

**From:** [Daniel Boilini](#)  
**To:** [Planning](#)  
**Subject:** Re: Reminder: Public hearing on potential sites for future housing  
**Date:** Monday, October 16, 2023 5:08:51 PM

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What will happen if we do nothing? Leaving our beautiful city as is and not junk it up with low-income housing. Will we be prosecuted and sent to prison?

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**From:** City of Carlsbad <communications@carlsbadca.ccsend.com> on behalf of City of Carlsbad <planning@carlsbadca.gov>  
**Sent:** Monday, October 16, 2023 3:01 PM  
**To:** boilini@hotmail.com <boilini@hotmail.com>  
**Subject:** Reminder: Public hearing on potential sites for future housing



**From:** [Barbara Diamond](#)  
**To:** [Planning](#)  
**Subject:** Parcel #3  
**Date:** Monday, October 16, 2023 5:54:17 PM

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Planning Committee,

Parcel #3 should not increase the units to 28 because there's already density in that area and the increase of traffic in that intersection would cause auto delays and congestion and therefore increase the GHG emissions in the area. The dense population would pose a problem with the current residents in that people would be likely to trespass to take shortcuts walking to Skyline Rd.

Barbara Diamond  
3808 Skyline Rd, Carlsbad, CA 92008

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~Barbara Diamond~

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**From:** [Alex A. Krasavin](#)  
**To:** [Planning](#)  
**Subject:** objections to proposed property, corner of El Camino Real and Chestnut (parcel #3)  
**Date:** Monday, October 16, 2023 9:54:13 PM

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I'm writing as a concerned property owner living adjacent to the proposed housing project. I want to strongly voice my objections to the current plan to build 28 housing units due to its potential impact on our neighborhood and my property.

**Excessive Units:** The proposed number of housing units appears excessive for our area, and as a neighboring property owner, I'm deeply concerned about the potential strain on local infrastructure and services. This can have a negative impact on the value and enjoyment of my property.

**Traffic Congestion:** Our road access is already problematic during peak hours, with heavy traffic on El Camino Real not allowing for easy egress. The way it looks on the map, the entire proposed community would be using our access road to get to El Camino Real. Adding more housing units will not only exacerbate traffic issues but also potentially harm the safety and accessibility of my property.

**Noise Concerns:** My biggest concern is the potential noise from construction and increased traffic. This may significantly disrupt the peaceful environment around my property, negatively affecting my property's value and desirability.

I urge you to thoroughly evaluate the project from the perspective of neighboring property owners like myself. It's essential that any development aligns with our neighborhood's character and infrastructure, safeguarding our well-being and property values.

I strongly encourage the committee to limit the number of units allowed to be built to a more reasonable number, balancing the need for housing with the protection of the quality of life and property values of neighboring homeowners.

Please keep me updated on any meetings or developments related to this project, as my property and I are directly impacted.

Best regards,

Alex Krasavin  
owner, 3851 El Camino Real

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**From:** [Tom Frieder](#)  
**To:** [Planning](#)  
**Subject:** Planning Commission Meeting Oct 18 2023 5pm-9pm  
**Date:** Monday, October 16, 2023 9:58:30 PM

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I am writing to strongly object to the proposed rezoning of Site 8 from R-4 single family homes to R-23 condos/apartments. There are currently ample low income homes available in this area. Adding up to 150 more possible units is unsafe, unsupportable, and unsustainable with the space available and infrastructure required.

I plan to attend the meeting this Wednesday to provide input in person.

Tom Frieder  
Mariposa Rd  
Carlsbad  
858-354-8664

Sent from my iPhone

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**From:** [Mike Geraghty](#)  
**To:** [Planning](#)  
**Subject:** Fwd: Public hearing on potential sites for future housing  
**Date:** Tuesday, October 17, 2023 8:12:39 AM

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Please consider my feedback for this proposed sites:

I want to express my strong support for Map 2.

Site 8 should not be rezoned to R-23.

There is a disproportionate share of high density housing in this area - with the Aviara Apartments under construction (329 units) and existing Laurel tree Apartments (138 units). There will be close to 500 units already in this area.

The city has more space and better alternatives in other locations.

Thank you  
Mike Geraghty  
1191 Mariposa Road  
Carlsbad CA 92011

Begin forwarded message:

**From:** City of Carlsbad <[planning@carlsbadca.gov](mailto:planning@carlsbadca.gov)>  
**Subject:** Public hearing on potential sites for future housing  
**Date:** October 12, 2023 at 8:09:04 PM PDT  
**To:** [michael.e.geraghty@gmail.com](mailto:michael.e.geraghty@gmail.com)  
**Reply-To:** [planning@carlsbadca.gov](mailto:planning@carlsbadca.gov)



#### Planning Commission to review Housing Element EIR and recommend sites to rezone for future housing

The City of Carlsbad [Planning Commission](#) will hold a public hearing on Oct. 18, 2023, at 5 p.m. to review the final environmental impact report and public input for potential sites and recommend which to rezone for future housing in Carlsbad to meet state requirements. The commission will also consider changes to the General Plan and other land use documents.

The report, appendices and related documents are available on the [project webpage](#).

#### Planning Commission meeting

Wednesday, Oct. 18, 2023  
5 p.m.

City Council Chamber  
1200 Carlsbad Village Drive

[Public hearing notice](#)  
[Agenda and staff report](#)

#### How to participate

- Email comments to [planning@carlsbadca.gov](mailto:planning@carlsbadca.gov)
- Provide comments in person

#### Three ways to watch the meeting from home:

- Watch the meeting [live on the website](#)
- Watch a [recording of the meeting](#) afterwards
- Watch live on the city's cable TV channel, Spectrum channel 24 and AT&T U-verse channel 99

The environmental impact report is required as part of the city's [Housing Element Update](#), a state-required plan approved in April 2021 for how Carlsbad will accommodate projected housing needs through 2029. Specifically, about every eight years, cities are provided with the number of

**From:** [Eric Lardy](#)  
**To:** [Eli Snyder](#)  
**Subject:** FW: Public hearing on potential sites for future housing  
**Date:** Tuesday, October 17, 2023 8:54:25 AM

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Eric Lardy, AICP  
City Planner  
Community Development Department  
City of Carlsbad  
1635 Faraday Ave.  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

442-339-2712 | [eric.lardy@carlsbadca.gov](mailto:eric.lardy@carlsbadca.gov)

[Facebook](#) | [Twitter](#) | [YouTube](#) | [Pinterest](#) | [Enews](#)

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**From:** Ronald Kemp <[Ronald.Kemp@carlsbadca.gov](mailto:Ronald.Kemp@carlsbadca.gov)>  
**Sent:** Tuesday, October 17, 2023 8:40 AM  
**To:** Eric Lardy <[Eric.Lardy@carlsbadca.gov](mailto:Eric.Lardy@carlsbadca.gov)>  
**Subject:** FW: Public hearing on potential sites for future housing

Ronald Kemp  
Senior Assistant City Attorney



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**From:** Cindie McMahon <[Cindie.McMahon@carlsbadca.gov](mailto:Cindie.McMahon@carlsbadca.gov)>  
**Sent:** Tuesday, October 17, 2023 8:37 AM  
**To:** Ronald Kemp <[Ronald.Kemp@carlsbadca.gov](mailto:Ronald.Kemp@carlsbadca.gov)>  
**Subject:** FW: Public hearing on potential sites for future housing

FYI.  
Cindie

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**From:** Priya Bhat-Patel <[Priya.Bhat-Patel@carlsbadca.gov](mailto:Priya.Bhat-Patel@carlsbadca.gov)>  
**Sent:** Tuesday, October 17, 2023 8:26 AM

**To:** Scott Chadwick <[Scott.Chadwick@carlsbadca.gov](mailto:Scott.Chadwick@carlsbadca.gov)>; Cindie McMahon <[Cindie.McMahon@carlsbadca.gov](mailto:Cindie.McMahon@carlsbadca.gov)>  
**Subject:** Fwd: Public hearing on potential sites for future housing

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**From:** Mike Geraghty <[michael.e.geraghty@gmail.com](mailto:michael.e.geraghty@gmail.com)>  
**Sent:** Tuesday, October 17, 2023 8:05:55 AM  
**To:** Priya Bhat-Patel <[Priya.Bhat-Patel@carlsbadca.gov](mailto:Priya.Bhat-Patel@carlsbadca.gov)>  
**Subject:** Fwd: Public hearing on potential sites for future housing

Priya - I am a 23 year resident of Carlsbad in District 3 - and wanted to send you a quick email to ask for your support for Map 2 as the proposed housing plan moves through the process.

My primary concern is with Site 8 - i do not want this area developed into high density housing. There is already a disproportional share of high density / affordable housing in this area - Aviara apartments (under construction) is adding 329 units to the already existing Laurel Tree apartments (138 units) = close to 500 units in a concentrated area of Aviara Parkway and Palomar Airport Road.

Adding additional units in this area would add more traffic, noise, pollution, etc to an area that will be highly impacted with the construction of the new Aviara Apartments.

Thank you for your consideration!

Mike Geraghty  
1191 Mariposa Road  
Carlsbad CA 92011

Begin forwarded message:

**From:** City of Carlsbad <[planning@carlsbadca.gov](mailto:planning@carlsbadca.gov)>  
**Subject:** Public hearing on potential sites for future housing  
**Date:** October 12, 2023 at 8:09:04 PM PDT  
**To:** [michael.e.geraghty@gmail.com](mailto:michael.e.geraghty@gmail.com)  
**Reply-To:** [planning@carlsbadca.gov](mailto:planning@carlsbadca.gov)



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**From:** [Sonck4@roadrunner.com](mailto:Sonck4@roadrunner.com)  
**To:** [Planning](#)  
**Subject:** Cottage Row Apartments  
**Date:** Monday, October 16, 2023 5:18:04 PM

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Regarding Future Housing specific to Site 8: NO ON ANY FUTURE DEVELOPMENT!!!!!!! Map 2 is the only option!!!! The city is already killing our area around Poinsettia Park with the two huge Wehmers apartment complexes at Aviara Parkway & Laurel Tree Drive!!!! Traffic, noise, pollution. speeding drivers on Aviara Parkway, Mariposa, and Plum Tree is already making it hazardous for our kids!!!! Adding more apartments will exacerbate and already dangerous area!!!! LOOK ELSEWHERE FOR ADDITIONAL HOUSING DENSITY!!!!!! What the hell is wrong with you people?!?!?!?!?!?

ENOUGH111111111

Donald Sonck  
6482 Torreyanna Circle; Carlsbad 92011  
Mobile: 760.330.0525

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