

**From:** [Katherine Cameron](#)  
**To:** [Planning](#); [Scott Donnell](#)  
**Subject:** Colt Place Site #10  
**Date:** Tuesday, October 17, 2023 11:47:37 AM

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Afternoon Scott and Planning Committee,

As you decide how best to utilize and zone the parcel of land on Colt Place, I want to touch base as a resident who lives directly on Colt.

I purchased my home on Colt in August of 2020. Since then, there have been numerous car break-ins, items stolen from garages, vandalism, homeless people living in our community pool/bathroom area and an electrical closet, as well as a break-in at my own home. I am highly concerned that more high-density housing will only further bring crime to this area. We often have transient people living from their cars on our street as well. I have two young children who need to walk home from school, who walk to activities around Bressi Ranch and the neighborhood is becoming less and less safe.

Please consider zoning that area for something besides high-density housing. Please.

Sincerely,

Katie Cameron  
6148 Colt Pl #103 92009  
7605195283

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**From:** [Liz Edmonston](#)  
**To:** [Planning](#)  
**Subject:** Comments on why Site 3 should be removed  
**Date:** Tuesday, October 17, 2023 1:32:27 PM

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To whom it may concern,

I am very against changing the zoning for site 3 which is located on El Camino Real and Chestnut. Chestnut feeds into 3 major schools including Carlsbad High, Valley Middle School and Magnolia Elementary. Hundreds of kids walk and ride their bikes to school along Chestnut and I'm very concerned about their safety with adding more housing and cars to the area.

This is a heavily used street especially during school hours. Many people speed down the Chestnut running stop signs. Drivers in a hurry will cut into the bike lane without looking to get past people turning left onto neighboring streets like Cameo or Westhaven. There have been many recent accidents at the chestnut and El Camino Real intersection. I have included pictures of 3 separate incidents at this intersection. There have also been many other incidents in the nearby neighborhoods including the well known fatality of Christine Embree, a mother who was riding a bike with her daughter on Basswood.

Please do not change the zoning to allow for more cars in this already busy neighborhood. It is simply not safe for our city's children (the future of Carlsbad) and our families. There are better areas that Carlsbad can use for housing.

Thank you,  
Elizabeth Edmonston

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> Sent from my iPhone

**From:** [Stan Weiler](#)  
**To:** [Scott Donnell](#)  
**Cc:** [Saahil Khandwala](#); [Eric Munoz](#)  
**Subject:** Planning Commission Hearing - October 18, 2023 - Public Hearing Item #1  
**Date:** Tuesday, October 17, 2023 6:05:46 AM  
**Attachments:** [image003.png](#)

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Scott,

I want to thank you for taking our comments into consideration and the property owner generally supports what the City is doing.

First, due to the size of the Staff Report and supporting documentation and at the request of the property owner for Site 10, we would like to request a continuance of Public Hearing item #1 for the October 18, 2023 Planning Commission meeting. There is quite a bit of information presented and we would appreciate more time to digest this information and allow the property owner to evaluate the potential impacts as it relates specifically to his property. Thank you for considering our request.

Regarding what we have been digest to date, there are two minor text adjustments we would like to see in the Bressi Ranch Master Plan:

- 1) Add RD-M to the zoning designation column for PA 4 on the Land Use Summary table of Page 693 of 780 of the Staff Report. We assume that this was just an oversight.
- 2) For the purpose of clarity, we suggest that the second sentence of the underlined wording with red text on Page 702 of 780 of the Staff Report read as "These sites (Site 10 and Site 11) were designated for residential use as part of AMEND 2023-0008 (Master Plan 178(L)), consistent with the 2021-2029 Housing Element Program 1.1."

Please feel free to reach out if you have any questions.

Best Regards,

**L. Stan Weiler, AICP - Principal**

**HWL – Howes Weiler Landy – Planning, Engineering & Surveying**

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