

From: [Ed LaFever](#)
To: [Scott Donnell](#)
Subject: future residential development. Site #10
Date: Tuesday, October 17, 2023 2:39:10 PM

Hello Mr. Donnell,

I live and own a condo at 6124 Colt Place.
Carlsbad Ca. 92009 (Kensington).

I would like to go on record in opposition of this proposed low income below market rate high density housing unit being proposed in front of the Holiday Inn Hotel/Motel.

Parking in this area has always been at a premium. There is no parking available in that area in addition to many commercial buildings and businesses in the area.
There would have to be a very large parking structure built in the area to accommodate the parking needed and with the flight path being so close, I can't imagine the building being that tall and so close to the airport flight path.

Also the hotel has seen its share of many criminal activities due to it being the cheapest hotel in the area and with the addition of low income housing this will only exacerbate the situation. I'm sure the police can inform you of several of the events that have occurred at that hotel/motel.

The criminal element has also spilled into our area as well. With many homeless people living in cars in the cul-de-sac on Colt Place.

I am also very concerned about my resale / investment value being affected by the placement of this low income housing unit so close to us in addition to the increased criminal activity that will inevitably occur with it and spilling into our community as we are not a gated community.

Thank you,

Ed

Edward LaFever
6124 Colt Place 103
Carlsbad Ca. 92009

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From: [Ed LaFever](#)
To: [Planning](#)
Subject: future residential development. Site #10
Date: Tuesday, October 17, 2023 2:33:54 PM

Hello,

I live and own a condo at 6124 Colt Place.
Carlsbad Ca. 92009 (Kensington).

I would like to go on record in opposition of this proposed low income below market rate housing unit to being proposed in front of the Holiday Inn Hotel/Motel.

Parking in this area has always been at a premium. There is no parking available in that area in addition to many commercial buildings and businesses in the area.
There would have to be a very large parking structure built in the area to accommodate the parking needed and with the flight path being so close, I can't imagine the building being that tall and so close to the airport flight path.

Also the hotel has seen its share of many criminal activities due to it being the cheapest hotel in the area and with the addition of low income housing this will only exacerbate the situation. I'm sure the police can inform you of several of the events that have occurred at that hotel/motel.

The criminal element has also spilled into our area as well. With many homeless people living in cars in the cul-de-sac. On Colt Place.

I am also very concerned about my resale / investment value being affected by the placement of this low income housing unit so close to us in addition to the increased criminal activity that will inevitably occur with it and spilling into our community as we are not a gated community.

Thank you,

Ed

Edward LaFever
6124 Colt Place 103
Carlsbad Ca. 92009

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From: [Jennifer Becker](#)
To: [Planning](#)
Subject: Parcel#3 rezoning
Date: Tuesday, October 17, 2023 4:00:41 PM

Originally there was a plan to have over 50 units on this parcel and through a community gathering, everyone was able to extinguish that plan because of the severe impact it would have on the area. Now another plan with 28 units is up for approval and as I speak to my neighbors that were part of the original push to stop the overdevelopment of the property, none of them is aware of this situation. It is amazing to me that once a project has been denied, that it has the possibility of being approved again quietly but with a lower number.

I live behind the parcel #3 area diagonally on Skyline. There is another group of houses that were built many years ago in the canyon next to this lot and the City of Carlsbad repeatedly assured everyone that there would be no impact to the area. We would not notice that they were there. At the time we all tried to express our concerns to no avail. The City will do whatever it wants to do. Now we have no remaining view as non-native trees have grown taller than the valley below. Our once beautiful view that we paid dearly for of the mountains is completely blocked. Non-native plants climb onto our property and we have to cut them back. It has ruined our once precious lot.

Next, people that live in that area want to walk their pets, go for walks, or go to school. Do you think they walk down onto El Camino Real? No, they cut through property on Skyline. I can't imagine what the increase in

number of people cutting through property will be if you try and add an additional 28 "units". I think the original eight is MORE than sufficient for that area and the impact on the traffic. We should not be expected to enclose our properties with higher fences and put up security cameras to prevent invasion from "visitors" from below. In addition it is scary when people cut through during the night when they are wearing dark clothing and you don't know who they are.

If you have ever tried to enter El Camino Real from that road that these houses would be using, you would see that you have to be quite a good driver to make sure that the traffic accelerating over the hill at Chestnut won't hit you as you accelerate into it. You have no choice but to turn right and then U-turn at Tamarack. I think the City is inviting the opportunity for accidents to occur at the location where they enter/exit El Camino Real with that number of units. I think the traffic safety issue is immense.

Overall, I believe that we have plenty of areas in a city of multiple zip codes to place higher density moderate income units. When you look at the areas of the City that are "suburban", by mixing in these higher density units, you destroy our quality of life, decrease our home values, decrease our personal safety, increase the chance of accidents in an already crowded area of El Camino Real, and just plain ruin the feel of 'Olde Carlsbad". Please vote against Parcel #3.

Thank you for considering this and I am unable to come

to the meeting due to a previous commitment. I would like this read into the meeting.

Sincerely Jennifer Becker

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From: [Chris Rossman](#)
To: [Planning](#)
Subject: Site number three – Chestnut at El Camino Real
Date: Tuesday, October 17, 2023 4:34:27 PM

I am writing you to urge you to not increase the density on site number 3.

I live adjacent to this property and would have to share the entrance and exit onto El Camino Real with any residents on this site.

Increasing density would dramatically decrease our safety as residents.

Do not approve increasing beyond the current 8 units.

Chris Rossman
3871 El Camino Real

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From: [Sue Irey](#)
To: [Planning](#)
Subject: Parcel Numbers 167-080-34, 49, 50/ Site Number 3
Date: Tuesday, October 17, 2023 4:50:47 PM

The City Council made a very wise decision when they removed Site Number 3 from the possible sites for low income housing. The traffic situation is very dangerous at this site. Unfortunately, the suggestion to change the residential opportunities from 8 homes to 28 homes will also create the certain result of horrific traffic accidents at the parcel.

It is highly unusual to have traffic entering from a driveway onto a major arterial with the speed limit of 55 mph. The cars traveling 55 mph will not expect another vehicle entering at 0 mph. This unusual situation is compounded by the topography. The fast moving traffic crests a hill .1 mile from traffic exiting from the driveway. Many of the cars on the arterial road are traveling in speeds exceeding 55 mph, especially to zoom through a yellow or red light at the crest of the hill. The drivers will simply not have time to avoid a serious collision with a vehicle .1 mile away moving onto the road at a couple of miles per hour. Fatalities are almost certain to occur.

As the planning department knows, if there are too many serious accidents at a specific location, state law mandates that changes be made to the roadways involved. Yet there is almost no solution to the traffic nightmare that will have been created. By adding 20 homes to the to the residential allowance on that specific piece of property, the number of exits from this property onto the fastest arterial road in Carlsbad will be increased exponentially.

We all need to reassess where more homes can be built in Carlsbad. However, expanding housing to a location that will certainly kill some of our new residents through numerous fatal traffic accidents is not the answer.

Please reconsider,

Sue Irey

3881El Camino Real

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