

From: [Cherine Rossman](#)
Cc: [Planning](#)
Subject: Site #3 – Chestnut at El Camino Real
Date: Tuesday, October 17, 2023 5:27:55 PM

To Whom It May Concern:

I am writing to express my concerns and opposition to the proposed increase in housing density at Site #3, located on the corner of El Camino Real and Chestnut Ave in Carlsbad, 92008.

As a resident and property owner of Carlsbad, I am deeply invested in the well-being and safety of our neighborhood. I believe that increasing the housing density from the approved 8 units at this location presents several significant challenges and risks that should be carefully considered.

The intersection of El Camino Real and Chestnut Ave is already a hub of traffic activity, especially during the pick-up and drop-off times for the nearby elementary, middle, and high schools, as well as the everyday "rush hour" for people commuting to and from work. Increasing the housing density at this location will inevitably add to the traffic congestion, leading to longer wait times, gridlock, and safety concerns. With a high number of school children walking or riding bikes to their nearby schools, safety must be our top priority. A substantial increase in residential units would likely mean an increase in vehicle traffic, which would put our children at risk, as well as create a less conducive environment for them to commute safely to and from school.

One of the most pressing concerns regarding this proposal is the limited access to the small frontage road off of El Camino Real. The existing infrastructure, including the access road, would already be strained with just 8 additional units. Adding a significant number of housing units to this location would only exacerbate the problem, leading to unsafe conditions, traffic congestion, and a decrease in the overall quality of life for the residents in this community.

A substantial increase in housing density would have environmental consequences, including increased energy consumption, waste production, and strain on local resources. Preserving open spaces and green areas is essential for maintaining a healthy and sustainable environment. As you know, Carlsbad already faces limitations regarding water and electricity resources, yet our leaders continue to put increased strain on these natural resources with no solution in sight.

Our community's quality of life is influenced by the balance between land use spaces. Adding a disproportionately high number of housing units to this area may disrupt the equilibrium and negatively impact the overall quality of life for residents. The existing infrastructure, including roadways, parking, and public services, may not be adequately equipped to handle the demands of a significant increase in housing density. This could lead to overburdened resources and a decline in the quality of services.

I urge you to consider the consequences of the proposed housing density increase on the safety, livability, and traffic conditions in our neighborhood. As residents, we are committed to fostering a community that is safe, welcoming, and accommodating for all members, including our children and the various schools in the vicinity.

I kindly request that you take our concerns into account and explore alternative solutions that balance housing development with the preservation of the community's character and safety. Public engagement and collaboration are crucial in making informed decisions that benefit all stakeholders.

Thank you,

Cherine Rossman
3871 El Camino Real
Carlsbad, CA 92008

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From: drdianeb@aol.com
To: [Planning](#)
Subject: Fw: RHNA Housing Site #3
Date: Wednesday, October 18, 2023 11:06:40 AM

I am a Carlsbad resident who lives near this proposed site. This is the small parcel at the southwest intersection of El Camino Real and Chestnut.

Please exclude this site from the proposed RHNA sites. Not only is it a small parcel, which won't yield mini housing units, but it is at an intersection which has failing intersections both north and south of it, as detailed in emails and presentations from others. Additionally, there would be no optimal ingress or egress from this property.

From reviewing the map of potential RHNA sites, it looks like there are at least a dozen other properties which are much more suitable. Please remove this parcel from consideration.

Thank you for your attention.

Diane Bedrosian
Carlsbad resident
Address available upon request.

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From: [apurva thakkar](#)
To: [Scott Donnell](#)
Cc: [John Fornal](#)
Subject: Chestnut Carlsbad - Site #3 of the Housing
Date: Wednesday, October 18, 2023 9:15:29 AM

Hello Scott,

I am writing to express my enthusiastic support for site #3 housing element and their proposed project in our upscale neighborhood. After closely reviewing their plans and discussing the project, I am confident that their design choices align seamlessly with the character of our community. Furthermore, I want to assure you that my own upcoming project adheres to the same high standards, emphasizing compatibility and aesthetic harmony within our neighborhood. Additional of a new neighborhood that demonstrate this level of thoughtfulness will undoubtedly enhance the overall appeal of our community and maintain its prestigious reputation

Thank You!
-Apurva Thakkar

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From: [Maria Nahmias](#)
To: [Scott Donnell](#)
Subject: Agenda City Council lot 10
Date: Wednesday, October 18, 2023 10:09:23 AM

Dear Scott,

I'm writing to you again, as I wrote over the past year re: lot 10 under consideration for high density housing. I think it's not the right place.

Thanks for serving our community of Carlsbad California. I appreciate you!

I'm concerned about building on the lot 10, with higher density housing, proposed for construction, on tonight's agenda for the city council.

We live in Kensington at the Square in Bressi Ranch area. Our home faces on Gateway Road.

These are some of my concerns:

Environmental (noise, dust)
Nature & birds
Health of neighbors including elderly
Water drainage

Environmental:

Noise & Dust:

We already have house from Palomar Airport.

Air quality:

This has been reducing lately. Dust and construction and lots of trucks and cars will affect us adversely. I have adult asthma and my husband has similar health issues. We are elderly as are some of our neighbors. We also have families with young children who are susceptible. Please see weather data for more details.

Nature:

Trails
Birds
Vegetation

Trails are few and far between nearby where I can walk. One short trail behind the motel adjacent to Palomar Airport Road at Innovation towards El Fuerte was nice. It's currently overgrown and in need of maintenance. Will we lose it especially if the low income housing comes there?

Coastal zone birds are vital to our ecosystem. They fly inland for food and habitats. We see gulls, including the rare Hermann's gull with a red beak, from Aviara to Bressi next to the Pannini kabob on Gateway Road. They may not survive losing more habitat with vegetation for them. They like bushy reed like plants.

Water drainage

We have more rain this year. The run off is huge on Colt Pl. more people cars and construction will ruin the natural run off water basin. We'll have more flooding.

I also wrote of my concerns to several city council members today.

Thanks for hearing my concerns.

Sincerely,
Maria

Maria L. Nahmias, Ph.D.

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From: [John Fornal](#)
To: [Eric Lardy](#)
Subject: Site 3 immediate neighbor to the South
Date: Wednesday, October 18, 2023 10:49:22 AM

I received this this morning from Valdimir, who owns the lot adjoining us to the South.

"Dear neighbors,

There are 2.5 acs of land lots next to mine for development business. Sure, I like them forested, but they are not going to stay undeveloped, and there is a state government that wants more dwellings. Building single-family houses on such big land is not feasible, and even a loss with all the Californian regulations and fees. So, I rather let a nice local entrepreneur consider building 36 upscale townhouses for well employed people, because an alternative can be much worse, like a non-profit or a big corporation, with an army of mean layers, build an apartment building for rent. It's not nice to spoil somebody's honest business."

Respectfully
Vladimir Mogorean

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