

From: [Anthony Luczkow](#)
To: [Scott Donnell](#)
Cc: [Planning](#)
Subject: Site 10 Future Housing Concern
Date: Wednesday, October 18, 2023 12:32:20 PM

Hello,

My name is Anthony Luczkow, I'm a resident at 6010 Colt Place, which lies next to Site 10 on Map 1 for potential rezoning. I'm writing ahead of the meeting tonight, in hopes that the site is kept commercial. We are having issues with parking, trash and cut-through traffic in our neighborhood as it is and this would get significantly worse if lot 10 were to be made residential. Our community sits between Sprouts and the businesses off of Colt Place/Innovation Way. We already have a significant number of vehicles illegally cutting through the neighborhood each day at higher speeds, which is quite dangerous with so many younger families in the community. We have put speed bumps in, but they haven't done anything to deter traffic. If we were to sit between another residential building and Sprouts/the shops at the Square, this traffic would increase significantly. Parking would be an additional concern, as we already have few spaces for our community on Colt Place. These spaces are always full at night, with no additional overnight parking options nearby.

Looking at the other lots on the map, it seems that there are quite a few good options available. I hope that Lot 10 can be kept off of the rezone list

Thank you for hearing my concerns and let me know if you have any questions,

Anthony

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From: [Joanne Talbot Miller](#)
To: [Planning](#)
Subject: Site 4 objection
Date: Wednesday, October 18, 2023 1:25:27 PM

To whom it may concern,

I am an owner/resident at Sunny Creek and I am extremely concerned about the plan to build high density housing on the corner of El Camino Real and College Blvd. I strongly object to the proposal to increase the density of the housing and to change zoning from commercial to residential. While I understand that this area will be developed at some point I believe that the proposed changes will negatively impact our community and safety. I have three major concerns:

1. Traffic: The current traffic on El Camino Real is backed up on a daily basis during rush hour and an increase in housing will have a major impact on traffic in this area. Even with the extension of College I believe there will be a major congestion and safety issue.
2. Parking: Creating spaces for over 300 homes would lead to overcrowding, obstruction, and danger to our children that ride their bikes to school. This is demonstrated in other areas of Carlsbad where high density housing has been built and surrounding streets are jammed by overflow street parking (such as the area around 24 hour fitness on College).
3. House prices: Our community will be land locked by high density housing. When we purchased our homes the surrounding areas were zoned for single family homes and a small commercial development. These changes will negatively impact the value of our homes.

In addition to these concerns we received notification of this meeting last week on 10-12. This did not allow time to discuss fully with our neighbors. These proposed changes were buried in a huge document and it appears that most of our community is not even aware of the extent of the proposed changes. I believe that such significant changes should be communicated with more transparency. Residents should be fully aware about the impact on their homes and given time to present concerns to the planning committee.

I would like to formally object to the planned changes to site 4.

Sincerely,

Joanne Talbot
5470 Wolverine Terrace,
Carlsbad, CA 92010
949-933-6790

Sent from [Mail](#) for Windows

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From: [Cris Johnson](#)
To: [Planning](#)
Subject: Site 4 objection
Date: Wednesday, October 18, 2023 1:40:54 PM

To whom it may concern,

I am a resident at Sunny Creek and I am extremely concerned about the plan to build high density housing on the corner of El Camino Real and College Blvd. I strongly object to the proposal to increase the density of the housing and to change zoning from commercial to residential. While I understand that this area will be developed at some point I believe that the proposed changes will negatively impact our community and safety. I have three major concerns. The current traffic on El Camino Real is backed up on a daily basis during rush hour and an increase in housing will have a major impact on traffic in this area. Even with the extension of College I believe this will be a major congestion and safety issue. Parking for over 300 homes would create major congestion. This is demonstrated in other areas of Carlsbad where high density housing has been built (such as the area around 24 hour fitness on College). House prices, our community will be land locked by high density housing. When we purchased our homes the surrounding areas were zoned for single family homes and a small commercial development.

We received notification of this meeting last week on 10-12 which did not allow time to discuss fully with our neighbors. These proposed changes were buried in a huge document and it appears that most of our community is not even aware of the extent of the proposed changes. I believe that our community should be communicated with more transparency about the impact on their homes and given time to present concerns to the planning committee.

Sincerely,

Cris Johnson
760-802-5277

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From: [Keira La Bianco](#)
To: [Planning](#)
Subject: Site 4 objection
Date: Wednesday, October 18, 2023 1:50:46 PM

To whom it may concern,

I am a resident at Sunny Creek and I am extremely concerned about the plan to build high density housing on the corner of El Camino Real and College Blvd. I strongly object to the proposal to increase the density of the housing and to change zoning from commercial to residential. While I understand that this area will be developed at some point I believe that the proposed changes will negatively impact our community and safety. I have three major concerns. The current traffic on El Camino Real is backed up on a daily basis during rush hour and an increase in housing will have a major impact on traffic in this area. Even with the extension of College I believe this will be a major congestion and safety issue. Parking for over 300 homes would create major congestion. This is demonstrated in other areas of Carlsbad where high density housing has been built (such as the area around 24 hour fitness on College). House prices, our community will be land locked by high density housing. When we purchased our homes the surrounding areas were zoned for single family homes and a small commercial development.

We received notification of this meeting last week on 10-12 which did not allow time to discuss fully with our neighbors. These proposed changes were buried in a huge document and it appears that most of our community is not even aware of the extent of the proposed changes. I believe that our community should be communicated with more transparency about the impact on their homes and given time to present concerns to the planning committee.

Sincerely,

Keira La Bianco
760-585-6005

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From: [Connor La Bianco](#)
To: [Planning](#)
Subject: Site 4
Date: Wednesday, October 18, 2023 1:55:10 PM

To whom it may concern,

I am a resident at Sunny Creek and I am extremely concerned about the plan to build high density housing on the corner of El Camino Real and College Blvd. I strongly object to the proposal to increase the density of the housing and to change zoning from commercial to residential. While I understand that this area will be developed at some point I believe that the proposed changes will negatively impact our community and safety. I have three major concerns. The current traffic on El Camino Real is backed up on a daily basis during rush hour and an increase in housing will have a major impact on traffic in this area. Even with the extension of College I believe this will be a major congestion and safety issue. Parking for over 300 homes would create major congestion. This is demonstrated in other areas of Carlsbad where high density housing has been built (such as the area around 24 hour fitness on College). House prices, our community will be land locked by high density housing. When we purchased our homes the surrounding areas were zoned for single family homes and a small commercial development.

We received notification of this meeting last week on 10-12 which did not allow time to discuss fully with our neighbors. These proposed changes were buried in a huge document and it appears that most of our community is not even aware of the extent of the proposed changes. I believe that our community should be communicated with more transparency about the impact on their homes and given time to present concerns to the planning committee.

Sincerely,

Connor La Bianco
[760-683-4843](tel:760-683-4843)

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