

## Tammy Cloud-McMinn

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**From:** Shirley Cole <shirley.cole@sbcglobal.net>  
**Sent:** Monday, January 29, 2024 8:22 PM  
**To:** City Clerk  
**Subject:** City Council Meeting of January 30, 2024    Public Hearing #2 - Housing Element Rezoning

January 29, 2024

[clerk@carlsbadca.gov](mailto:clerk@carlsbadca.gov)

RE: Public Hearing #2 - Housing Element Rezoning

All Receive - Agenda Item # 2  
For the Information of the:  
CITY COUNCIL  
Date 1/30/24 CA ☒ CC ☒  
CM ☒ ACM ☒ DCM (3) ☒

I understand the need for possible higher densities and variances as a way to meet affordable housing requirements of Carlsbad's Housing Element. However, I am very concerned if the proposed zoning changes add to an inequitable burden of one City neighborhood over another. It seems the proposed housing growth is concentrated in the Village area and the Shoppes, both in Northwest quadrant, and the Poinsettia Train area.

Poinsettia Station has the open space and the necessary services to accommodate what you are proposing. The Village area is already built out and would be difficult to accommodate the additional congestion, lack of parking, and it would bring significant change to the small town atmosphere that locals and tourist enjoy.

Please consider greatly reducing any large scale housing projects so close to the Village.

Thank you.

Richard Kotter  
1252 Basswood Avenue  
Carlsbad, CA. 92008  
[rkator@yahoo.com](mailto:rkator@yahoo.com)

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## Tammy Cloud-McMinn

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**From:** roberta malaman rowland <robertamalaman@att.net>  
**Sent:** Tuesday, January 30, 2024 11:46 AM  
**To:** City Clerk  
**Subject:** RE: 2024/01/30 Approval to amend the General Plan Land Use - Site 3

To Whom This May concern:

The rezoning of site 3 to R-15, at the corner of Chestnut Ave and El Camino Real, will create a traffic nightmare.

There is no easy way to access the new developments from Chestnut and entering/exiting on El Camino with traffic going 55 miles an hour is just an invitation to accidents.

Please consider that

- 1) both on Chestnut and El Camino the sloping of the road creates a blind area for cars trying to merge in and exiting from the proposed development
- 2) over 5000 students in the area jam the streets twice a day, with El Camino and Chestnut being main arteries for such traffic. Cars jetting out of the new development with a limited view of the uphill road and electric bicycles ridden by not always careful teens will just smash into each other regularly.
- 3) unless there is a huge oversizing of available parking inside the new developments, there will be many cars trying to park in the nearby streets (no parking nearby on El Camino and Chestnut) . The chances of accidents, especially at night, will skyrocket with people trying to cross in a hurry and cars trying to make illegal maneuvers to avoid having to drive up and down to make left or U-turns.

Thank you for your attention and best regards,

Roberta Malaman

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## Tammy Cloud-McMinn

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**From:** Jessica Khorramian <jessicakhorramian@gmail.com>  
**Sent:** Tuesday, January 30, 2024 12:55 PM  
**To:** City Clerk  
**Subject:** Opposition of Rezoning of Vacant Lot Near Sunny Creek

Jessica Khorramian  
5556 Foxtail Loop  
Carlsbad, Ca 92010  
January 30, 2024

Dear City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the vacant lot located at the corner of El Camino Real and College Blvd (Sunny Creek). As a concerned resident and member of this community, I believe that this rezoning would have detrimental effects on our neighborhood for several reasons.

There would be a large increase of traffic on an already congested El Camino. Our schools would become over crowded. Crime has increased over the past several years and adding high density housing would put our community at risk.

I urge the City Planning Department to carefully consider the long-term consequences of the rezoning and to prioritize the well-being and interests of the current residents. Our community has thrived under the existing zoning regulations, and any deviation from this may jeopardize the quality of life we all value.

I kindly request that you take into account the voices of the residents who will be directly affected by this decision. Public input is crucial in shaping the future of our neighborhood, and I hope that the concerns raised by the community will be given the attention they deserve.

Thank you for your time and consideration. I trust that the City Planning Department will make a decision that reflects the best interests of the community and preserves the unique character of our neighborhood.

Sincerely,  
Jessica Khorramian

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## Tammy Cloud-McMinn

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**From:** Keith Thamer <thamer1@sbcglobal.net>  
**Sent:** Tuesday, January 30, 2024 1:23 PM  
**To:** City Clerk  
**Subject:** High density housing on Chestnut and El Camino

Dear City Council Members:

In advance of your meeting tonight, we would like to register our extreme opposition to the proposed rezoning. We live at 3671 Celinda Drive, only one house in from Chestnut, and this project will adversely impact our house and neighborhood. The overflow parking - which there will be for sure - will happen right in front of our house. The increased traffic going into and out of that property will make a very busy intersection even worse. I would assume the entrance to the project would be off El Camino, but that area is already a dangerous corner, especially at school entering and exiting time. If the entrance is off of Chestnut, it would be an even bigger disaster. But your designers know this! This is not the location for even 36 units!

Please consider the existing neighborhoods and deny the permits for this project.

Whatever happened to putting only five single family houses there?

Keith and Linda Thamer  
3671 Celinda Drive

760.729.5449

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## Tammy Cloud-McMinn

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**From:** derek brigden <derekbrigden@msn.com>  
**Sent:** Tuesday, January 30, 2024 1:54 PM  
**To:** City Clerk  
**Subject:** Proposed site 10.

I urge you all to walk through the proposed site 10. If you have already done so, do it again and imagine the traffic nightmare you will cause by building 50 plus housing units on this site.

There is no direct access to Palomar Airport rd. What if there is some kind of natural disaster?

Clearly this site is inappropriate for this type of development particularly when there is site 11 a mere ½ mile up the road, which is larger and has direct access to Palomar Airport road.

The only conclusion I can come to is that this is a greed driven project that must be curtailed or canceled.

Respectfully,

Derek Brigden  
6148 Colt Place  
Carlsbad.

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## Tammy Cloud-McMinn

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**From:** Manager Internet Email  
**Sent:** Tuesday, January 30, 2024 1:59 PM  
**To:** City Clerk  
**Subject:** FW: Area 14 -Carlsbad Village. Agenda #2, City Council Meeting, January 30

-----Original Message-----

**From:** Roslyn Raue <rozraue@gmail.com>  
**Sent:** Tuesday, January 30, 2024 1:38 PM  
**To:** terra.lawson-remer@sdcounty.ca.gov; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Keith Blackburn <keith.blackburn@carlsbadca.gov>; Manager Internet Email <manager@carlsbadca.gov>  
**Subject:** Area 14 -Carlsbad Village. Agenda #2, City Council Meeting, January 30

Good afternoon,

I am currently a very happy resident of the Village. I am writing you to share my concerns on the future of proposed Area 14 and Agenda #2 that will be discussed tonight at the Council meeting in regards to rezoning this project.

I would first like to pose a question to all of you.

Have you been in the Village recently and have you physically seen the proposed Area 14?

The proposed housing units seem to be between 200 & 270. My estimates for current units in this nearby location is less than 150. Those 150 units have some parking in place.

Please keep in mind many of the issues that have clearly been shared in past community out reach meetings... theses concerns have NOT been answered and the project continues with added units.

Concerns include parking, population density, school availability, no green space, and many safety issues for the residents. Safety issues include railroad tracks and exit options in the event of an emergency.

I understand the need for housing, I just hope you listen and act on your constituents concerns.

With Optimism,

Roz Raue

Sent from my iPhone

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## Tammy Cloud-McMinn

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**From:** Russ Henshall <russ\_henshall@hotmail.com>  
**Sent:** Tuesday, January 30, 2024 1:59 PM  
**To:** City Clerk  
**Cc:** Russ Henshall  
**Subject:** Re: Tonight's City Council Meeting-No vote for Upzoning site 3-please see our concerns  
  
**Importance:** High

Hello,

We are strongly against the upzone of Site 3. We live on the corner of Celinda Dr and Chestnut and want to ensure that our voice is heard in advocating for a NO vote tonight by city council members on whether to upzone Site 3 to accommodate high density apartments. **We are not in favor of this.**

I went into the housing office a couple years ago as I was concerned about this very thing. I was told it was to remain a single-family lot. There is already too much traffic going down Chestnut given the high school and surrounding homes. These apartments will also create overflow parking on Celinda along with more traffic. It has already been a point of discussion with the city regarding traffic on Celinda where speed humps were suggested. When the apartments were put in on the other end of Celinda (on Carlsbad Village Dr) they had challenges down there. They wound up going to the city as they were having issues with illegal activities in cars being parked on Celinda. The city put up no parking signs. See my email trail below from last year regarding extending the no parking zone on Celinda to the city...people on the email were: Miriam Jim <Miriam.Jim@carlsbadca.gov>, Jim Gale <Jim.Gale@carlsbadca.gov>; Lindy Pham <Lindy.Pham@carlsbadca.gov>; John Kim <John.Kim@carlsbadca.gov>).

Thanks

Russ and Mickie Henshall

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**From:** Miriam Jim <Miriam.Jim@carlsbadca.gov>  
**Sent:** Tuesday, November 28, 2023 4:23 PM  
**To:** Russ Henshall <russ\_henshall@hotmail.com>  
**Cc:** Jim Gale <Jim.Gale@carlsbadca.gov>; Lindy Pham <Lindy.Pham@carlsbadca.gov>; John Kim <John.Kim@carlsbadca.gov>  
**Subject:** RE: No parking signs not all the way down Celinda Drive

Hi Russ,

Thank you for your message. The 2008 request made by the HOA was between Carlsbad Village Drive and the south property line of 2481/3482 Celinda Dr, the limits of that HOA community at that time.

Regards,  
Miriam

**Miriam W. Jim, P.E., T.E.**  
Senior Engineer

Public Works  
Traffic & Mobility Division

1635 Faraday Avenue  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

(442) 339-5796 | [miriam.jim@carlsbadca.gov](mailto:miriam.jim@carlsbadca.gov)

**From:** Russ Henshall <[russ\\_henshall@hotmail.com](mailto:russ_henshall@hotmail.com)>  
**Sent:** Tuesday, November 21, 2023 6:18 AM  
**To:** Miriam Jim <[Miriam.Jim@carlsbadca.gov](mailto:Miriam.Jim@carlsbadca.gov)>  
**Cc:** Jim Gale <[Jim.Gale@carlsbadca.gov](mailto:Jim.Gale@carlsbadca.gov)>; Lindy Pham <[Lindy.Pham@carlsbadca.gov](mailto:Lindy.Pham@carlsbadca.gov)>; John Kim <[John.Kim@carlsbadca.gov](mailto:John.Kim@carlsbadca.gov)>  
**Subject:** Re: No parking signs not all the way down Celinda Drive

Thanks Jim for the information. Do you know why the previous restriction didn't extend the full length of Celinda Drive? It looks like only a couple more signs would have been needed.

Russ

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**From:** Miriam Jim <[Miriam.Jim@carlsbadca.gov](mailto:Miriam.Jim@carlsbadca.gov)>  
**Sent:** Monday, November 20, 2023 3:39:39 PM  
**To:** [russ\\_henshall@hotmail.com](mailto:russ_henshall@hotmail.com) <[russ\\_henshall@hotmail.com](mailto:russ_henshall@hotmail.com)>  
**Cc:** Jim Gale <[Jim.Gale@carlsbadca.gov](mailto:Jim.Gale@carlsbadca.gov)>; Lindy Pham <[Lindy.Pham@carlsbadca.gov](mailto:Lindy.Pham@carlsbadca.gov)>; John Kim <[John.Kim@carlsbadca.gov](mailto:John.Kim@carlsbadca.gov)>  
**Subject:** RE: No parking signs not all the way down Celinda Drive

Dear Mr. Henshall,

Thank you for contacting the city. Traffic safety is a high priority and we appreciate your email. You've requested additional no parking from 12:00am to 5:00am sign to be installed on Celinda Dr between Chestnut Ave and Maria Ln.

The current overnight parking restriction on Celinda Dr is between Carlsbad Village Drive and the south property line of 2481/3482 Celinda Dr. This restriction was approved by City Council back in 2008. Unfortunately, staff cannot install any no parking signs restricting overnight parking outside of the approved limits. If you would like to pursue the request to restrict overnight parking on Celinda Dr, a petition from the residents would be a good first step. Such request would then require a public outreach process including presenting to Traffic Safety and Mobility Commission and then City Council for consideration.

Thank you again for contacting the city. Please feel free to reach out if you have any other questions.

Regards,  
Miriam

**Miriam W. Jim, P.E., T.E.**  
Senior Engineer

Public Works  
Traffic & Mobility Division  
1635 Faraday Avenue  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)



(442) 339-5796 | [miriam.jim@carlsbadca.gov](mailto:miriam.jim@carlsbadca.gov)

**From:** Russ Henshall <[russ\\_henshall@hotmail.com](mailto:russ_henshall@hotmail.com)>

**Sent:** Friday, November 17, 2023 6:56 AM

**To:** Traffic <[traffic@CarlsbadCA.gov](mailto:traffic@CarlsbadCA.gov)>

**Cc:** Russ Henshall <[russ\\_henshall@hotmail.com](mailto:russ_henshall@hotmail.com)>

**Subject:** No parking signs not all the way down Celinda Drive

Hi,

I noticed that the no parking signs do not extend all the way to the end of Celinda Drive towards Chestnut. There has been talk of a multiple unit dwelling going up on Chestnut where Celinda and Chestnut intersect. We do not want overflow parking to happen on Celinda. Can another sign be placed between Chestnut and Maria Lane on Celinda on west side to deter parking from midnight to 5am? I had spoken with one of the residents down Celinda and the reason the signs were put up on the other end was due to the exact same reason where apartments/condos went up a while back. Thanks



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## Tammy Cloud-McMinn

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**From:** George Skinner <george.a.skinner@gmail.com>  
**Sent:** Tuesday, January 30, 2024 2:00 PM  
**To:** City Clerk  
**Subject:** Rezoning

Hello

I'm a property owner in Seagrove on State St. In reading through the information re Site 14, I'm confused re the number of units the City Planner is recommending for this site.

Is it the 28-35 that the site is currently zoned for, or the 30+ per acre that NCRD proposes? It also states that the site is 7 acres but NCRD states it is >17 acres. Some clarity would be much appreciated by anyone living in the Village. 200 units or 500 units are both insane numbers for downtown.

Also I would like to know why the Oceans 17 development beside us was allowed to be built higher than our buildings and much higher for the elevator housing.

Thanks

GEORGE SKINNER .  
305-213-5215

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