

Tammy Cloud-McMinn

From: Enchanted Seashells <enchantedseashells@gmail.com>
Sent: Monday, January 29, 2024 2:22 PM
To: City Clerk; melanieburkholder@carlsbadca.gov; Scott Chadwick
Subject: January 30, 2024 : Agenda Items #2 and #3

#2 I am against rezoning which will once again overdevelop this area and makes no sense. It's troublesome to put >200 units with little or no parking requirements, no services (grocery stores, schools, etc, and the real safety issue of exit options in an emergency.

#3 I thought the open space designations, specifically Aura Ct, had been approved more than two years ago and plans to protect the space were beginning. I had requested to be on a citizen committee and the emails stopped coming to me. Can you explain how that happened? We are all supportive and very invested in this protection of open space. Please investigate why I have been eliminated from inclusion.

Rosanne Bentley

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Tammy Cloud-McMinn

From: Varsamis, Jim <James.Varsamis@bpretail.com>
Sent: Monday, January 29, 2024 2:44 PM
To: City Clerk
Cc: Scott Chadwick; Gary Barberio; Tony Pauker
Subject: Written Comments for Upcoming City Council Meeting on January 30, 2024
Attachments: 2024-01-29 Public Hearing Letter to City of Carlsbad on Rezoning Parking Lots.pdf

On behalf of RPI Carlsbad, L.P., owner of The Shoppes at Carlsbad, please find attached written comments we would like to submit for the record for the upcoming City Council meeting on Tuesday January 30, 2024.

Please let us know if there are any issues opening the attached PDF letter.

James Varsamis
Senior Vice President, Development
Retail

350 N. Orleans St Suite 300, Chicago, IL 60654
T 312.835.4764
james.varsamis@bpretail.com
www.brookfieldproperties.com/retail

Brookfield
Properties



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Brookfield Properties

January 29, 2024

RE: Request for Reconsideration of Affordability Requirements for City-Owned Sites - **Agenda Item 2: the 2021-2029 Housing Element Rezoning Program (GPA 2022-0001/ZCA 2022-0004/ZC 20220001/AMEND 2023-0008/AMEND 2023-0009/AMEND 2023-0010/AMEND 2023-0011/AMEND 20230012/LCPA 2022-0015/EIR 2022-0007 (PUB 2022-0010))**

Dear City Council and Clerk of Carlsbad,

I am writing on behalf of Brookfield Properties, in reference to Agenda Item 2 and the proposed rezoning affecting city-owned land adjacent to The Shoppes at Carlsbad, located at 2525 El Camino Real. We have learned of the City's plan to impose an affordability requirement of 40% for city-owned sites, which includes the land adjacent to The Shoppes at Carlsbad. We believe this requirement will significantly impact the feasibility of any development on this site and therefore, respectfully request the City Council to consider a lower affordability threshold for the city-owned sites.

Our concerns and rationale for this request are outlined as follows:

- 1. Joint Partnership Due to Deed Restrictions:** The deed restrictions on the parking lots create a joint partnership between Brookfield and the City. Any development in the parking lots directly affects both parties. It is crucial that the City recognizes this partnership and works collaboratively with us in determining the feasibility of any future housing development.
- 2. Financial Viability at 20% Affordability:** Setting the affordability requirement above 20% would render and future project unfinanceable. To ensure the economic viability and attractiveness to potential financiers and developers, we advocate for an affordability level that aligns with the standard for non-city owned sites.
- 3. Vision for a Synergistic Development:** Our vision for The Shoppes at Carlsbad encompasses a holistic, synergistic development where the mall and the redeveloped parking areas complement each other. This includes a balanced approach to affordability that supports both the community needs and the commercial viability of future development.

We understand and support the City's goals to increase affordable housing options. However, it is critical to balance these goals with the economic realities of development projects. A too-high affordability requirement will inadvertently stifle development, contrary to the objectives of The Shoppes at Carlsbad, the City, and the Housing Element.

In light of these points, we request a collaborative discussion with the City Council to explore a mutually agreeable solution that fulfills the city's housing goals while ensuring the economic viability of the development at The Shoppes at Carlsbad.

Thank you for your attention to this matter. We look forward to a constructive dialogue and are committed to finding a path forward that benefits the Carlsbad community, the City Council, and The Shoppes at Carlsbad.

Sincerely,

A handwritten signature in black ink, reading "James Varsamis". The signature is fluid and cursive, with the first name "James" and last name "Varsamis" clearly legible.

James Varsamis
Senior Vice President, Development
350 N. Orleans St, Ste. 300
Chicago, IL 60654

On behalf of RPI Carlsbad, L.P., owner of The Shoppes at Carlsbad.

Tammy Cloud-McMinn

From: Kevin C. <firstinkc@gmail.com>
Sent: Monday, January 29, 2024 3:08 PM
To: City Clerk
Subject: Proposed rezoning (site 10)

Council,

My name is Kevin Carter. I am sending this correspondence because I will be unable to attend the January 30th meeting.

My family and I live in the Kensington at the Square condominium community, adjacent to Site 10, one of the properties being considered for rezoning and residential development.

Kensington is located in Bressi Ranch, on Colt Place, a cul-de-sac off of Gateway Road.

We are opposed to residential development on site 10. Development on site 10 would negatively impact our community by dramatically increasing traffic and parking issues, compromise safety and increase the potential for trespassing and misuse of our communities amenities.

Due to its limited ingress and egress, 50 to 80 residential units, would add 100+ vehicles and traffic to Colt Place. Kensington's private road linking Colt to the Sprouts/CVS commercial space is already often used as a short cut by shoppers and would see much more use with the addition of units on site 10.

Our community has resident pedestrians and children at play throughout the day. Their safety would be at risk with more vehicles cutting through to the commercial center. There have been close calls. As a retired Fire Captain/Paramedic and the son of a former LAPD officer, for me safety will always be a focus and top priority.

Parking would be an issue with the development of site 10. Street parking is already limited on the cul-de-sac.

In viewing the bigger picture, decisions to go forward with rezoning and developing sites 10, 11 and 12 (all in Bressi Ranch) would add hundreds, if not thousands, of vehicles and associated trips to the Palomar Airport Road corridor. This road is already stressed and often backed up in many spots including from El Fuerte to Innovation, especially during the afternoon rush hours.

Lastly, I would like the plan to be fair. Our Kensington community has 25 affordable units out of 125 total units. There are affordable units in the complex across the street from our location. Now with the proposed rezoning, the northeast quadrant of Carlsbad has a large number of additional housing units being considered. I believe the population increase and the associated concerns that come with it should be shared. It appears the south east portion of the city has no sites for consideration. I'm not against providing additional housing to solve the crisis, but it should be done in a fair, common sense manner.

Thank you for your time and consideration.

Kevin Carter
6002 Colt Pl.
Carlsbad, CA 92009

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Tammy Cloud-McMinn

From: Kim Hernandez <kim@kimhernandezkuch.com>
Sent: Monday, January 29, 2024 3:13 PM
To: City Clerk; Scott Chadwick
Subject: City Council Meeting -January 30th, 2024:Agenda Item #2 Public Comment

Dear Honorable Mayor and City Council Members,

I am writing to express my concern and seek further dialogue regarding the future of Carlsbad, particularly regarding housing development and zoning within the Village of Carlsbad, as outlined in Agenda Item #2.

As stakeholders in the growth and development of our city, it is imperative to judiciously consider the comprehensive impact of rezoning decisions. The council's role in determining the allocation of new housing units within Carlsbad is pivotal. The current proposal suggests a significant shift by reallocating the Regional Housing Needs Allocation (RHNA) from three previous proposed sites to the Carlsbad NCTD project, the Poinsettia Station project, and the Shoppes at Carlsbad.

While the rezoning agenda item is important, the Village of Carlsbad is the most important to me. The implications of such a change are considerable, potentially increasing building heights and housing density beyond the already changing housing heights. While development is necessary, any new development (and redevelopment) must align with the unique character and ambiance that defines the Village of Carlsbad. The fabric of our community is woven with these qualities, and any alterations must be approached with a vision for sustainability and preserving our communal heritage, not just through 2029 but 20, 30 years, and more.

In that spirit, I implore the council to consider the following:

1. What long-term strategies are in place to ensure that development maintains the Village's charm, incorporates the addition of the rail trail, the improved change in the vital train corridor, and remains congruent with our city's identity?
2. Why must the Village of Carlsbad be responsible for most of the reallocation when our resources are already spread thin? The other two locations, Poinsettia, and the Shoppes have access to a major grocery store, family services, health amenities, parking, and transportation, all within walking distance.
3. How will the council ensure that the infrastructure and essential services support the additional density without compromising the existing community's quality of life?

These questions are not to challenge the necessity of development but to collaborate in finding a harmonious path forward. Our collective vision indeed shapes our home, and it is with a collaborative approach that we can ensure Carlsbad continues to thrive while retaining its beloved characteristics.

Thank you for your time and consideration. I look forward to the council's insights and the community's continued engagement in these essential discussions.

--
Respectfully,
Kim Hernandez Kuch
Kim@kimhernandezkuch.com | State St. Carlsbad, CA



KIM HERNANDEZ KUCH



State St. Carlsbad, CA



Kim@KimHernandezKuch.com

The Honorable Mayor and City Council Members
1200 Carlsbad Village Drive.,
Carlsbad, CA 92008

January 29, 2024

Dear Honorable Mayor and City Council Members,

I am writing to express my concern and seek further dialogue regarding the future of Carlsbad, particularly regarding housing development and zoning within the Village of Carlsbad, as outlined in Agenda Item #2.

As stakeholders in the growth and development of our city, it is imperative to judiciously consider the comprehensive impact of rezoning decisions. The council's role in determining the allocation of new housing units within Carlsbad is pivotal. The current proposal suggests a significant shift by reallocating the Regional Housing Needs Allocation (RHNA) from three previous proposed sites to the Carlsbad NCTD project, the Poinsettia Station project, and the Shoppes at Carlsbad.

While the rezoning agenda item is important, the Village of Carlsbad is the most important to me. The implications of such a change are considerable, potentially increasing building heights and housing density beyond the already changing housing heights. While development is necessary, any new development (and redevelopment) must align with the unique character and ambiance that defines the Village of Carlsbad. The fabric of our community is woven with these qualities, and any alterations must be approached with a vision for sustainability and preserving our communal heritage, not just through 2029 but 20, 30 years, and more.

In that spirit, I implore the council to consider the following:

- **What long-term strategies are in place** to ensure that development maintains the Village's charm, incorporates the addition of the rail trail, the improved change in the vital train corridor, and remains congruent with our city's identity?
- **Why must the Village of Carlsbad be responsible for most of the reallocation** when our resources are already spread thin? The other two locations, Poinsettia, and the Shoppes have access to a major grocery store, family services, health amenities, parking, and transportation, all within walking distance.
- **How will the council ensure that the infrastructure and essential services support the additional density** without compromising the existing community's quality of life?

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Thank you for your time and consideration. I look forward to the council's insights and the community's continued engagement in these essential discussions.

Sincerely,

Kim Hernandez Kuch

Kim Hernandez Kuch



Tammy Cloud-McMinn

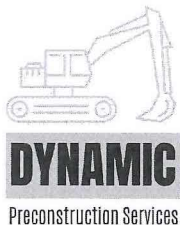
From: Jesse Espinoza <Jespinoza@DynamicPrecon.com>
Sent: Monday, January 29, 2024 3:34 PM
To: City Clerk
Cc: melanieburkholder@carlsbadca.gov; Scott Chadwick; liz.j.espinoza@icloud.com
Subject: Carlsbad City Council Meeting (01.30.24) - Ordinance & Adoption Item #2 - Public Comment

Good Afternoon,

My wife and I, Elizabeth Espinoza, are residents of Carlsbad. We live right off Carlsbad Village Drive, and we strongly oppose re-zoning the village to allow for the development of commercial buildings and / or affordable housing. The village is literally the charm of our city, and we don't want to lose that. We would also prefer to see the existing small businesses thrive in the village, as they have been for many years.

Thank you for voting on behalf of we, the people.

-Jesse



"Let's be Dynamic!"

Jesse S. Espinoza
Founder / Principal Consultant

Cell: (760) 224-0889 | Office: (442) 224-6389

Email: Jespinoza@DynamicPrecon.com

Website: www.DynamicPrecon.com

Address: 450 S. Melrose Dr., Vista, CA 92081

California Contractor's License #1083919

Certified DBE & SBE (CA, AZ, WA)

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Tammy Cloud-McMinn

From: kmsm1234@aol.com
Sent: Monday, January 29, 2024 4:21 PM
To: City Clerk
Subject: Item #2 at meeting 1/30/24 Rezoning in Village

Honorable Mayor and City Council Members,

Regarding the upcoming Council Meeting for Tues 1/30/24 - addressing Rezoning in the Village Item #2.

We are expressing our concern regarding the continuing proposals and projects related to increasing density throughout Carlsbad...especially those that would negatively impact the whole atmosphere of downtown and the surrounding area.

We strongly oppose zoning choices that increase density, impact parking and that affect the lack of amenities to support Carlsbad's infrastructure.

Please protect, respect and preserve the integrity of what remains of our Carlsbad Beach town community.

Carlsbad is large enough to place the overpowering structures in areas that still provide access to the needs of affordable housing residents and still maintain our beach community with respect to all residents.

Please, please do not allow Carlsbad to become paradise lost. Once these structures overpower our city there will be no turning back. There can be a balance.

Thank you for your time and attention

Kris and Shiela Musser
(Carlsbad residents since 1972)

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Tammy Cloud-McMinn

From: Jenni Copland <jenni.copland@gmail.com>
Sent: Monday, January 29, 2024 4:27 PM
To: City Clerk
Subject: Re-zoning Vacant lot at College Blvd & El Camino Real

Dear Ms. Sherry Freisinger and Carlsbad City Council,

My name is Jennifer Copland, and I have been a resident of the Terraces at Sunny Creek neighborhood since 2016. I am writing to express my strong opposition to the vacant lot at College Blvd & El Camino Real being utilized for high density housing.

Part of what I love about my neighborhood is it feels quiet and secluded in the midst of a busy suburb. I feel safe here. There has been some petty crime perpetrated by residents of the apartments just outside our front gate, and I fear that this kind of unfavorable activity would exponentially increase if the empty lot was re-zoned from commercial to residential - especially if it was high density, low-income housing.

I have come from a humble beginning, but I've worked incredibly hard and sacrificed to give my kids a place to live that is relatively safe. I intentionally moved out of the Tri-City area of Vista to Carlsbad to give my kids a space where they can grow up feeling safe no matter what time of day or night it is.

I also have a concern about the traffic and e-bike/driver safety. A number of construction projects were recently completed on El Camino Real to improve traffic flow. However, traffic still bottlenecks at our intersection, and adding additional housing (especially high density) would just make matters so much worse. E-bike and driver safety is already a huge concern and there have already been multiple catastrophic accidents at our intersection of College and El Camino Real. The addition of high-density housing would only exacerbate the existing problems.

The detrimental environmental impact that high-density housing would cause should also be considered. We already have coyotes and other wildlife displaced into our neighborhood hunting for food. Further development will destroy even more of their habitat.

In conclusion, I must emphasize that I am extremely opposed to the vacant lot being used for high-density housing.

Thank you for hearing me out, and thank you for your continued service and support of Carlsbad communities.

Respectfully,
Jennifer Copland

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Tammy Cloud-McMinn

From: Jihan Murad <Jmurad5@hotmail.com>
Sent: Monday, January 29, 2024 5:28 PM
To: City Clerk
Subject: 1/30/24 City Council Meeting - statement

Dear Council Members:

I am a twenty (20) year homeowner in the Terraces at Sunny Creek and I am writing to provide input on the City's consideration of rezoning future housing, and more specifically, Site 4 of the potential housing sites. I am informed and believe that when Site 4 was rezoned to residential it initially contemplated 115 units. I understand that the City is contemplating **more than doubling the number of housing units to 327 or potentially as high as 550 units**. More than doubling the anticipated density may have a catastrophic effect on the surrounding community in the form of environmental impacts as outlined in the Final Environmental Impact Report ("FEIR"), including impacts at Sunny Creek, increased fire risk to adjacent properties, traffic and congestion to the open space behind the site and the potential for increased crime and decreased safety in the area.

Further, converting the site to high density housing will likely have a substantial negative impact on the homes in the immediate vicinity. I understand Site 4 is located within a very high fire hazard zone and may cause or contribute to increased fire hazards to surrounding properties in the event of a fire at the site. I am also concerned that with an increase in fire risk that would adverse impact the ability of current residents to obtain fire insurance and/or increase our insurance premiums due to the increase risk with more density.

I understand Site 4 contains natural habitat including riparian associated with Agua Hedionda Creek and grasslands that will be negatively impacted by increased housing density and that the proposed mitigation efforts will not be sufficient. Further, Site 4 appears to contain designated floodplain areas and there is no guarantee that *as built* the existing drainage would remain the same regardless of what the builder is required to do. As you may be aware, often times builders are required to comply with building codes, city ordinance and other governmental regulations, but once a project is built it is later discovered to be non-compliant with codes/regulations and ordinances.

Many residents, myself included, based our home purchase in this location on the fact the Site 4 lot was not planned to be used for high density housing. For the City to consider such high-density housing at the cost of the safety and welfare of long-time residents is at minimum disappointing and could potentially be dangerous. As noted in the FEIR in response to a Terraces at Sunny Creek Homeowner request for information, "Specific details of development on Site 4 are unknown at this time[.]"

I am very concerned about what rezoning may do to increase crime and decrease safety and resident welfare in the area. For the last several years we have seen the crime in this City increase both in the form of violent crimes and theft. Adding high density housing in the area will likely contribute to an increase in crime. My recollection is the City initially contemplated rezoning for mixed use with a moderate number of housing units. Increasing the allowable units on Site 4 will have a substantial impact on the health, safety and welfare of the surrounding communities and specifically the Terraces at Sunny Creek.

I respectfully request that the Council deny the request for rezoning Site 4 and/or deny the request to increase the housing density for Site 4.

Respectfully submitted,

Jihan Murad

Terraces at Sunny Creek
Jmurad5@hotmail.com

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Tammy Cloud-McMinn

From: Jo Ann Raspa <moosey6939@yahoo.com>
Sent: Monday, January 29, 2024 6:37 PM
To: City Clerk
Subject: City Council to consider rezoning sites for future housing

To the City Council,

We are homeowners in 92008 and are very concerned about rezoning in this area, specifically along the coast and in Carlsbad Village. Sites 14 and 15 appear to be the most relevant to this concern (and we hope these will NOT be selected for more housing). We already deal with a lot of parking issues and traffic congestion and increasing housing density would create an unnecessary burden to those of us who live here.

As an alternative, a dog park might be a nice use of Oak Yard due to there being many dog owners in this neighborhood where dogs are not allowed on the beach and most people don't have backyards.

Walking along the streets and to/from the beach in this neighborhood is honestly becoming frightening due to the number of cars and drivers who do not respect pedestrian's right of way. We do appreciate the increase in police presence (i.e. looking for speeding cars) but of course this can only do so much. More housing -> more people -> more cars -> increased risk of accidents including pedestrian death/injury.

Please do not add more housing in this area.

Sincerely,

Jo Ann and Vincent Raspa

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Tammy Cloud-McMinn

From: S R <sraspa13@gmail.com>
Sent: Monday, January 29, 2024 7:22 PM
To: City Clerk
Subject: Potential Housing Sites

Dear Carlsbad City Council Members,

As a resident of Carlsbad, I am very concerned about sites 14 (Carlsbad Village Coaster) and 15 (City's Oak Yard) being rezoned for more housing. There is too much crowding in this area already and more housing would create an increased risk of accidents, more time spent in traffic, and more difficulty finding parking. As a resident of 92008, myself and my neighbors already struggle with a lack of parking. The Carlsbad Village area is popular among vacationers (especially in the summer months) as well as locals from other parts of Carlsbad enjoying their leisure time. This makes it difficult for those who live and work in this area already. The Carlsbad by the Sea Care Center (nursing home) has extremely limited parking in its garage, so its employees and the families of its residents and patients must seek parking in the village area. I am a healthcare worker at this facility and others, so I know how difficult it has been for healthcare facilities to maintain adequate staffing (especially since the COVID pandemic). Further increasing housing density in this area may make it even more difficult for crucial staffing needs to be met due to employees having too much difficulty finding parking. Instead of adding crowding in this area by increasing housing units at sites 14 and 15, part of this space (providing it is not open space or part of sensitive habitats) could be used for more public parking (free parking is always appreciated, but even a paid lot could help while generating income for the city at the same time). As a frequent rider of the Coaster, I would also hope that any changes to the transit station do not take away from coaster parking. Besides parking, increasing housing units would create more traffic and pollution in this area. Those who live, work, and even vacation in this area do not want to spend any more time sitting in traffic. More park-like space could be a great use of Oak Yard (i.e. community garden with sitting areas for reading or a dog run area). Let's keep our city enjoyable!

I am also very concerned about losing trees and open space in our community. Even "vacant" and "underutilized" areas which have not been officially designated as protected/open space help to add natural beauty to a city that is becoming more and more crowded. Replacing trees and open space would make living in Carlsbad much less enjoyable. Sites with concerns about the removal of open space, trees, and natural habitats include #1, 2, 3, and more.

Sites 1 and 2 are in areas that are already developed (such as the mall and other shopping areas) but are a little more removed from the crowded coastal area. If they are already developed, they might be acceptable for adding housing as long as they do not remove or take away from natural habitats such as lagoons, eucalyptus trees, or Buena Vista Creek. Please do not allow removal of an inch of these natural areas! However, El Camino Real is already a crowded road with a lot of traffic congestion during rush hour, so it would be preferable not to increase density in this area for that reason as well.

I am not as familiar with the aesthetics of these sites currently, but from the descriptions, changing areas like site 5, 7, 10, 11, 12, 19, and maybe 6 from office/ industrial/ commercial to residential zoning (in areas where people can live close to jobs) might be a good option without harming the environment, taking away open space, or further crowding beach areas.

Please consider increasing parking requirements in whatever housing sites are approved. Designating at least two assigned spaces per unit in addition to at least one visitor space per unit can help to ensure parking does not overflow into neighboring streets or commercial areas.

Please consider designating some of these housing sites as 55+ communities. I am not referring to "for-profit" assisted living facilities, but rather single story, small ranch style homes for purchase at a discounted price for retired older adults. The city's population is aging and many of these residents have mobility issues and cannot comfortably live in the new homes being built (which are frequently three story townhomes). Many retired individuals who are on fixed incomes but are not considered low income are also having trouble affording market rents or the cost of new homes being built.

Furthermore, I believe there is a lack of what I would consider true middle income housing. If I am reading the Housing RHNA flyer correctly, a family of four with a total income of \$104,000 would be considered above moderate income. Many of my peers are choosing not to have children because they simply cannot afford to, even though they aren't considered low income. I don't believe that a family of four earning \$104,000 per year could comfortably afford most of the single family homes in Carlsbad (most of the housing I have seen large enough for a family of four costs well over one million dollars). How are we going to provide housing for families that cannot spend over a million dollars on a home but don't fit into the lower income categories either? The homes that are slightly more affordable to start are also older and generally in need of repair (so even if the home itself is just barely affordable, the necessary repairs, maintenance, and annual property taxes are not).

Finally, although I understand that the state is mandating increasing housing in all cities, most of the potential sites in Carlsbad impact sensitive biological resources. Has Carlsbad tried asking for modifications to the housing density requirements based on the limited number of areas we have to develop without negatively impacting biological resources or creating unbearable traffic congestion?

I greatly appreciate your time and consideration. Feel free to contact me at any time.

Sincerely,

Suzanne Raspa

908-907-1639

Suzanne Raspa, PT, DPT, CSCS

Tammy Cloud-McMinn

From: Danielle Pyke <dpyke@atlassian.com>
Sent: Monday, January 29, 2024 7:38 PM
To: City Clerk
Cc: Danielle Pyke
Subject: Opposition to Proposed Housing Plan

Dear Council members,

We are the homeowners of 2416 Badger Ln. in the Sunny Creek Terraces neighborhood. We have been in Carlsbad for 4.5 year and love living here. We are writing to express our strong opposition to the Carlsbad Housing Plan, specifically the proposed doubling of the housing density of the vacant Sunny Creek lot on El Camino Real (Site 4 of the Housing Plan).

The increase in housing density is absolutely undesirable to the area. Along with being harmful to the wildlife it will worsen traffic and cause safety problems. As parents of 3 small children, safety was a main reason when we chose to live in Carlsbad and our top priority.

Currently, traffic on El Camino Real (which I call the vein of Carlsbad) is already awful - not just during rush hours. It is anticipated to worsen with the completion of the Marja Acres development of 296 units and a shopping Center across Robertson Ranch. To add more housing in the area will result in a traffic standstill which would be terrible not only for the residents of our community, but Carlsbad in general.

Many residents, including myself, purchased homes here based on the fact it wasn't planned on being used for high density housing.

I urge you to disapprove of the proposed housing plan.

Thank you for supporting our community.

Warm regards,
Danielle and Tyler Pyke
2416 Badger Ln,
Carlsbad, CA, 92010

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Tammy Cloud-McMinn

From: Katie Gerran <ktgerran@yahoo.com>
Sent: Monday, January 29, 2024 8:00 PM
To: City Clerk
Subject: Opposition Letter - Rezoning Zone 4

Dear Council Members,

I am writing to express my strong opposition to rezoning of Site 4.

I purchased my home in the Terraces at Sunny Creek in 2016, and, as a single mom of two children, safety, congestion, and home equity are my major concerns. Rezoning Site 4 will negatively impact all aspects of living in the Terraces at Sunny Creek and the surrounding area.

Firstly, the safety of our children, drivers, runners, pedestrians, bikers, runners, would be greatly impacted. There have already been numerous accidents on El Camino and College, and rezoning would only add to the traffic, congestion, and ultimate safety of all residents.

Secondly, crime in the area has also increased and rezoning will also negatively impact crime rates.

Thirdly, when I purchased my home, I bought it knowing the current zoning for Site 4. If I had known it would be changed, I would have bought elsewhere. My home is my biggest financial investment, as it is for many, and it is not fair to make such a significant change that would cause great impact on our homes' values.

I please with the Board to please not rezone Site 4. The Terraces at Sunny Creek is a wonderful neighborhood, and a safe and beautiful place to live. Rezoning it will negatively impact all aspects of our lives.

Best,
Katie Gerran
5545 Coyote Court

Katie Taylor Gerran, MS, LMFT
Changing Tides Behavioral
Support and Family Therapy
ktgerran@yahoo.com /
katie@changingtides.support



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Tammy Cloud-McMinn

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

RE: Public Hearing #2 - Housing Element Rezoning

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
rkatpor@yahoo.com

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Tammy Cloud-McMinn

From: Elisha Harp <elisha.harp@gmail.com>
Sent: Monday, January 29, 2024 8:45 PM
To: City Clerk; Josh; Keith Blackburn; Melanie Burkholder; Carolyn Luna; Priya Bhat-Patel; Teresa Acosta
Subject: City Council Planning Commission Zoning of Site 8

Hello,

We are residents of the Shorepointe neighborhood and are strongly opposed to the increased density zoning for Site 8, to be considered as a resolution to accept Map 1 in tomorrow's city council meeting.

Site 8 is a very steep hillside property, with its only two-way access through a narrow fire exit road onto Mariposa. It is adjacent to two other high-density apartment developments- Laurel Tree Apartments and the still-under-construction massive warehouse-style project on the corner of Aviara Parkway and Laurel Tree lane. As is, this is an over-burdened corner, with constant overflow parking problems, throughout the apartments, surrounding streets and 24 hour fitness lot. The current project building hundreds of new apartment units is not even complete, but the east-side lot is so tight and small that the overflow parking will be dangerously crowded. Adding any additional units in this tiny parcel before understanding the existing impact of prior allowances is absolutely poorly considered.

This corner has no walkability. Palomar Airport road has insufficient and unsafe beach access, inadequate accessible grocery or services. Costco is the only proximate shopping, and its parking lot regularly fills and backs onto Palomar Airport road. The ability of any of these residents to safely cross Aviara or Palomar is questionable. We have seen crashes at this intersection, it is not safe for walking, and the train station is far away.

This corner of Carlsbad should not be forced to bear so much additional density without waiting for the last round's increase to be built and filled. It is recklessly poor planning. Our park is already overcrowded, with parking overflowing, and cars regular race through our neighborhood streets at high speed from the current Cottage apartments. Please look for a different corner of Carlsbad to meet all the housing requirements- the MALL would perfectly satisfy all the requirements for housing density, rather than a steep hillside, inaccessible, over-crowded neighborhood with no shops or services for all the hundreds of new residents to use.

We urge you to vote AGAINST zoning Site 8 as higher density. Please reject Map 1.

Thank you.

Elisha and Josh Harp

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Tammy Cloud-McMinn

From: Michelle Miller <mmcarlsbad1@att.net>
Sent: Monday, January 29, 2024 9:28 PM
To: City Clerk
Cc: Michelle Miller
Subject: Please Do Not REZONE Site 4 (College/El Camino/Sunny Creek)

Dear City Council of Carlsbad,

We are writing to express our strong opposition to rezoning site 4 in the area at El Camino Real and College Blvd (Sunny Creek Rd). We do not want the zoning changed to allow high density residences. It has already been changed once since we bought our home in 2006. We were promised a mixed use retail area with low density housing. It was then increased to allow more housing but at a lower medium density with townhomes. It is not acceptable to increase the density in the area once again. We would not have bought our home in 2006 had we known that this would be happening.

The increase in housing density will affect the quality of life for those who live near Sunny Creek. Traffic is already at a standstill at 5pm on El Camino Real. If high density housing is approved, it will be detrimental to the area. We could have an extra thousand people on the roads utilizing El Camino Real if this is approved. Why would we increase housing in an area where traffic is already a huge problem? There will be even more heavy traffic on El Camino Real even if College goes through. Traffic has already been impacted greatly by Robertson Ranch and will soon be further impacted by the Marja Acres development which includes 296 units and a shopping center. We do not need to add anything else along El Camino Real/College to further increase traffic. We have the ability to not make it any worse. Once it is built and the high density units are occupied, it will be too late. Please consider this. I use El Camino Real every day several times a day and the traffic is getting worse and worse. We need a better solution. And adding high density housing will definitely not solve the problem. We will turn El Camino Real into a parking lot for the majority of the day.

Also, aren't new developments required to have a healthy percentage of open space? What about our surrounding wildlife? We have so many native animals and wildlife in this area. Where will they go? What will happen to our displaced wildlife and Carlsbad's previously prioritized open space with new developments with such a large amount of high density housing crammed into that amount of acreage? It seems like our cities priorities and goals are changing into a city that isn't concerned with their residents quality of life.

Please reject and not approve the proposed housing plan for Site 4 in the area at El Camino Real and College Blvd. I have spoken with my neighbors and we all are opposed to high density housing. We have already had the numbers increase once before and do not want the number of housing units increased any further.

Thank you for your consideration and support of our communities.

Best Regards,
Lee Miller
Michelle Miller

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Tammy Cloud-McMinn

From: Melanie Burkholder
Sent: Tuesday, January 30, 2024 5:40 AM
To: City Clerk
Subject: Fwd: Carlsbad City Council Meeting re: Housing Sites



Dr. Melanie Burkholder
City Council Member, District 1
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov

442-339-2830 (City Hall)
442-637-2853 (mobile/text)

From: Jo Ann Raspa <moosey6939@yahoo.com>
Sent: Monday, January 29, 2024 7:25:49 PM
To: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Subject: Carlsbad City Council Meeting re: Housing Sites

To Melanie Burkholder,

We are homeowners in 92008 and are very concerned about rezoning in this area, specifically along the coast and in Carlsbad Village. Sites 14 and 15 appear to be the most relevant to this concern (and we hope these will NOT be selected for more housing). We already deal with a lot of parking issues and traffic congestion and increasing housing density would create an unnecessary burden to those of us who live here.

As an alternative, a dog park might be a nice use of Oak Yard due to there being many dog owners in this neighborhood where dogs are not allowed on the beach and most people don't have backyards.

Walking along the streets and to/from the beach in this neighborhood is honestly becoming frightening due to the number of cars and drivers who do not respect pedestrian's right of way. We do appreciate the increase in police presence (i.e. looking for speeding cars) but of course this can only do so much. More housing -> more people -> more cars -> increased risk of accidents including pedestrian death/injury.

Please do not add more housing in this area.

Sincerely,

Jo Ann and Vincent Raspa

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Tammy Cloud-McMinn

From: Scott Donnell
Sent: Tuesday, January 30, 2024 7:52 AM
To: City Clerk
Subject: FW: Site 17 Housing Development

Re item 2 on tonight's agenda.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
442-339-2618
www.carlsbadca.gov

From: Tognozzi, Elissa <tognozzi@humnet.ucla.edu>
Sent: Monday, January 29, 2024 5:55 PM
To: Scott Donnell <scott.donnell@carlsbadca.gov>
Subject: Site 17 Housing Development

To Whom It May Concern:

I am disappointed to see that Site 17 remains a location to be developed in your housing initiative. Besides the fact that I use the station, the reasons for not developing it are much more compelling than my use.

I moved to Carlsbad seven years ago from Santa Monica, CA, also under state mandate to increase housing. The greatest mistake that occurred in the development of these additional buildings in Santa Monica was the lack of foresight with regard to public transportation and traffic issues. That misstep has resulted in increased traffic deaths, pedestrian deaths and overall traffic congestion.

When building to (also) accommodate people who are unable to pay market level rents, you naturally increase the number of people dependent on public transportation. If there is only one train station in the Village that has limited parking, unless you provide shuttle service the station, people will have difficulty accessing that train.

Do us all a favor and reconsider what the need for public transportation may be in 10 years when there is no land left for another train station. Carlsbad is no longer the sleeper town it once was. And it never will be.

Thank you for your consideration. Unfortunately, I am unable to make the public hearing so I ask you to make my objection known to the council.

Elissa Tognozzi
870 Ginger Avenue
Carlsbad, CA 92011

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Tammy Cloud-McMinn

From: labilek@roadrunner.com
Sent: Tuesday, January 30, 2024 8:00 AM
To: City Clerk
Subject: HOUSING ELEMENT IMPLEMENTATION AND PUBLIC SAFETY ELEMENT UPDATE

Housing Commission,

I do not agree with changing the zoning at College and El Camino to high density. There is already too much traffic here and when the open up college, there will be way more. We were told when we moved into the Sunny Creek neighborhood, it would be a gas station and some shops, not high density housing!

Additionally, it is not close enough to the coaster, so it will be hard for people to get to work, and if they all have cars, again, it will bring traffic to it's knees!

I cannot make the meeting today, so I am sending this email.

So, to be clear, I am strongly against this change!

Thanks,
Larry Bilek

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Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, January 30, 2024 8:26 AM
To: City Clerk
Subject: FW: City Council Agenda #2 January 30, 2024
Attachments: RHNA letter 2024.docx

From: Kris Wright <kriswrt222@gmail.com>
Sent: Monday, January 29, 2024 8:51 PM
To: Council Internet Email <council@carlsbadca.gov>
Subject: City Council Agenda #2 January 30, 2024

Attached is my letter to the City Council for agenda item #2. Please include in the public responses.

Thanks,
Kris

--

Kris Wright
kriswrt222@gmail.com

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Carlsbad City Council

January 30, 2024

1200 Carlsbad Village Drive
Carlsbad, CA 92008
Agenda Item #2

Dear Mayor Blackburn and Members of the City Council,

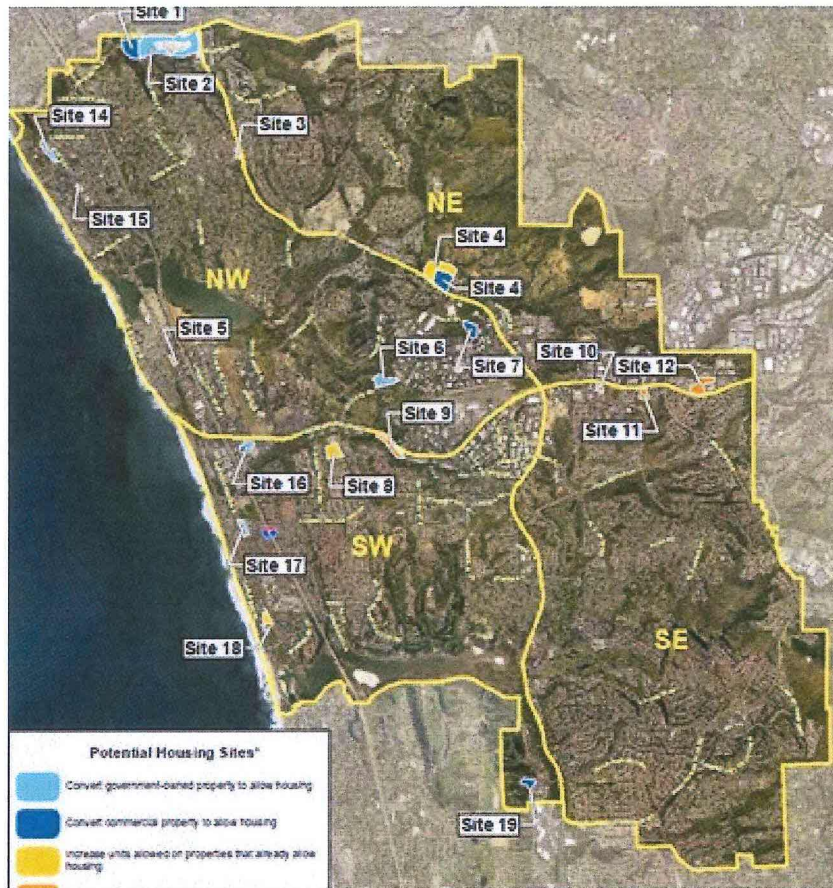
I am writing to ask that you exclude Site 3 (Chestnut x El Camino Real) from the RHNA Housing selection. As a resident of Carlsbad for 45 years, I have watched several RHNA cycles over time. I have also seen the gradual dissolution of our Growth Management Plan(GMP) as some of our roadways have become exempt.

Several of those exempt roadways are along the SB El Camino Real between State Hwy 78 and Cannon Rd. (and on Cannon Rd itself). The "exemption" of course was a way to bypass the GMP where roadway counts exceed GMP traffic. Those roadway segments that are exempted indicate that an increase in traffic has occurred beyond our GMP laws.

Building high density housing at Chestnut x El Camino Real sets us all up for another exempted roadway along SB El Camino Real. As larger, high density projects such as Marja Acres have been built along SB El Camino Real, it is of great concern that our community in North Carlsbad will suffer in gridlock if Site 3 is changed to high density.

As I have discussed with a City Planner, it is State Law that all RHNA housing be distributed equally throughout the City. This current map of consideration highly favors high density housing in the NW Carlsbad Quadrant, and leaves little to no high density RHNA Housing in the SE Quadrant.

I understand that two maps are being considered with the exclusion of Site 3, Site 8 and Site 15, the other being the inclusion of all sites with the omission of Site 13. Please consider the map excluding the Site 3, Site 8 and Site 15.



Thank you,
Kris Wright
Carlsbad, CA 92008

Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, January 30, 2024 8:29 AM
To: City Clerk
Subject: FW: Agenda Item 2 - exclude site 3

From: Diane Bedrosian <drdianeb@aol.com>
Sent: Tuesday, January 30, 2024 1:17 AM
To: Council Internet Email <council@carlsbadca.gov>
Subject: Agenda Item 2 - exclude site 3

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. . Not only is it a small parcel, which won't yield many 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. Apparently the owners have promised to have entrances on ECR. Cars travel through that intersection in excess of 50 mph. That would be disastrous for cars, along with for students and others on bikes and walking in the area.

It is also concerning that much of the dense housing is going into the northwest quadrant of the city. It does not appear that much housing at all, if any, is being planned for the southeast quadrant. Doubt that that will be acceptable for the state, to have such an imbalance.

In addition to excluding site 3, I believe that site 8 and site 15 should also be excluded.

Thank you for your attention.

Diane Bedrosian
Carlsbad resident
Address available upon request.

Sent from my iPhone

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Tammy Cloud-McMinn

From: Sheila Cobian
Sent: Tuesday, January 30, 2024 9:04 AM
To: City Clerk
Subject: FW: Carlsbad City Council Meeting - Item 2

From: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Sent: Tuesday, January 30, 2024 6:09 AM
To: S R <sraspa13@gmail.com>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Subject: Re: Carlsbad City Council Meeting

Thank you, Suzanne!

I have copied the City Manager for informational purposes and am happy to ask the question tonight.

Warmly,



Dr. Melanie Burkholder
City Council Member, District 1
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov

442-339-2830 (City Hall)
442-637-2853 (mobile/text)

From: S R <sraspa13@gmail.com>
Sent: Monday, January 29, 2024 7:27:05 PM
To: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Subject: Re: Carlsbad City Council Meeting

I added it (below) to this thread as well in case that is easier. Thank you for your time as always!

Dear Carlsbad City Council Members,

As a resident of Carlsbad, I am very concerned about sites 14 (Carlsbad Village Coaster) and 15 (City's Oak Yard) being rezoned for more housing. There is too much crowding in this area already and more housing would create an increased risk of accidents, more time spent in traffic, and more difficulty finding parking. As a resident of 92008, myself and my neighbors already struggle with a lack of parking. The Carlsbad Village area is popular among vacationers (especially in the summer months) as well as locals from other parts of Carlsbad enjoying their leisure time. This makes it difficult for those who live and work in this area already. The Carlsbad by the Sea Care Center (nursing home) has extremely limited

parking in its garage, so its employees and the families of its residents and patients must seek parking in the village area. I am a healthcare worker at this facility and others, so I know how difficult it has been for healthcare facilities to maintain adequate staffing (especially since the COVID pandemic). Further increasing housing density in this area may make it even more difficult for crucial staffing needs to be met due to employees having too much difficulty finding parking. Instead of adding crowding in this area by increasing housing units at sites 14 and 15, part of this space (providing it is not open space or part of sensitive habitats) could be used for more public parking (free parking is always appreciated, but even a paid lot could help while generating income for the city at the same time). As a frequent rider of the Coaster, I would also hope that any changes to the transit station do not take away from coaster parking. Besides parking, increasing housing units would create more traffic and pollution in this area. Those who live, work, and even vacation in this area do not want to spend any more time sitting in traffic. More park-like space could be a great use of Oak Yard (i.e. community garden with sitting areas for reading or a dog run area). Let's keep our city enjoyable!

I am also very concerned about losing trees and open space in our community. Even "vacant" and "underutilized" areas which have not been officially designated as protected/open space help to add natural beauty to a city that is becoming more and more crowded. Replacing trees and open space would make living in Carlsbad much less enjoyable. Sites with concerns about the removal of open space, trees, and natural habitats include #1, 2, 3, and more.

Sites 1 and 2 are in areas that are already developed (such as the mall and other shopping areas) but are a little more removed from the crowded coastal area. If they are already developed, they might be acceptable for adding housing as long as they do not remove or take away from natural habitats such as lagoons, eucalyptus trees, or Buena Vista Creek. Please do not allow removal of an inch of these natural areas! However, El Camino Real is already a crowded road with a lot of traffic congestion during rush hour, so it would be preferable not to increase density in this area for that reason as well.

I am not as familiar with the aesthetics of these sites currently, but from the descriptions, changing areas like site 5, 7, 10, 11, 12, 19, and maybe 6 from office/ industrial/ commercial to residential zoning (in areas where people can live close to jobs) might be a good option without harming the environment, taking away open space, or further crowding beach areas.

Please consider increasing parking requirements in whatever housing sites are approved. Designating at least two assigned spaces per unit in addition to at least one visitor space per unit can help to ensure parking does not overflow into neighboring streets or commercial areas.

Please consider designating some of these housing sites as 55+ communities. I am not referring to "for-profit" assisted living facilities, but rather single story, small ranch style homes for purchase at a discounted price for retired older adults. The city's population is aging and many of these residents have mobility issues and cannot comfortably live in the new homes being built (which are frequently three story townhomes). Many retired individuals who are on fixed incomes but are not considered low income are also having trouble affording market rents or the cost of new homes being built.

Furthermore, I believe there is a lack of what I would consider true middle income housing. If I am reading the Housing RHNA flyer correctly, a family of four with a total income of \$104,000 would be considered above moderate income.

Many of my peers are choosing not to have children because they simply cannot afford to, even though they aren't considered low income. I don't believe that a family of four earning \$104,000 per year could comfortably afford most of the single family homes in Carlsbad (most of the housing I have seen large enough for a family of four costs well over one million dollars). How are we going to provide housing for families that cannot spend over a million dollars on a home but don't fit into the lower income categories either? The homes that are slightly more affordable to start are also older and generally in need of repair (so even if the home itself is just barely affordable, the necessary repairs, maintenance, and annual property taxes are not).

Finally, although I understand that the state is mandating increasing housing in all cities, most of the potential sites in Carlsbad impact sensitive biological resources. Has Carlsbad tried asking for modifications to the housing density requirements based on the limited number of areas we have to develop without negatively impacting biological resources or creating unbearable traffic congestion?

I greatly appreciate your time and consideration. Feel free to contact me at any time.

Sincerely,

Suzanne Raspa

908-907-1639

Suzanne Raspa, PT, DPT, CSCS

On Mon, Jan 29, 2024 at 7:22 PM S R <sraspa13@gmail.com> wrote:

Thank you! I have sent the email to the clerk!

Suzanne Raspa, PT, DPT, CSCS

On Mon, Jan 29, 2024 at 2:00 PM Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov> wrote:

Hi Suzanne,

I read every comment so feel free to email the clerk!

Thank you,



Dr. Melanie Burkholder
City Council Member, District 1

City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov

442-339-2830 (City Hall)
442-637-2853 (mobile/text)

From: S R <sraspa13@gmail.com>
Sent: Monday, January 29, 2024 1:02:33 PM
To: Melanie Burkholder <melanie.burkholder@carlsbadca.gov>
Subject: Carlsbad City Council Meeting

Good afternoon!

If I am unable to attend the meeting tomorrow and wish to provide comments regarding reading the council considering sites to rezone for future housing, do my comments and concerns hold as much weight if I were to email them to clerk@carlsbadca.gov before the meeting tomorrow, or do I really need to attend the meeting and speak them in person?

Thank you!
Suzanne

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Tammy Cloud-McMinn

From: Lynda McDonell <lyndamcdonell@gmail.com>
Sent: Tuesday, January 30, 2024 9:24 AM
To: City Clerk; melanieburkholder@carlsbadca.gov; Scott Chadwick
Subject: Agenda item #2 Public Comment

Dear Carlsbad elected officials,

I am writing to address the proposal to develop in excess of 200 units at the current Carlsbad train station. This project, although meeting current requirements, does not support the vision previously written for our small village geography. It will create an unsafe, congested and unwelcoming corridor to the residents, citizens and tourists. What is already an unsafe and homeless populated area will increase crime and deplete resources. Please keep in mind the project does not have to be this immense to meet state requirements for affordable housing. Please do not hide behind the rule regarding parking for housing within one half mile of transit. This regulation does not take into account that this transit station borders the ocean!!!! There are 25% fewer places for the congestion to disperse each day and night.

As a parent and grandparent, living in the city for 42 years, I know my heirs can never expect to live in Carlsbad until they inherit our home. My husband and I support reasonable affordable housing to enrich the diversity of our city while affording the children a wonderful education. However, this monstrosity does not allow for safe housing, access to a public school without a vehicle or walkability to access food. Please don't insult us by considering 7 Eleven, Torito Market or Smart and Final opportunities for adequate nutrition within walking distance. It is criminal to think you can feed children with fresh, healthy food from the first two which are not within walking distance. If you are a parent using a stroller or wagon, this trip would be required on a daily basis. Other than that, a car is needed. No one can carry enough food for the families hopefully housed in this affordable housing, whether on foot or by bus. Frankly, the bus isn't really an option.

We all know Smart and Final will be demolished soon. Likely about the same time this proposed development will be completed. So tell us where the families will shop? Where will they go to school? Remember, there is only one direction they can go to find resources. North, South and West are no help at all. The coast highway is no place for a parent with small children on the hunt for food. So, they will have to trudge East, with two or more in a stroller, other children walking alongside. I walk 5-6 miles each day in the area between the ocean, So Oceanside, the Power Plant area and El Camino Real. I understand how unsafe this is on a daily basis. Traffic is already out of control and being a pedestrian is dangerous. My head is a swivel just protecting myself!

Do not approve the density changes for the sake of our city. It will be the end of our economy, tourist dollars included, as parking will be impossible to find. You know the 200 + residents will need, and will have cars. Not providing them parking is short sighted and unrealistic.

Thank you for your time,
Lynda McDonell

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Lynda McDonell

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Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, January 30, 2024 9:48 AM
To: City Clerk
Subject: FW: Please Do Not Build On Site 8

From: Daniel Livingston <thelivingstons@gmail.com>
Sent: Tuesday, January 30, 2024 8:31 AM
To: Keith Blackburn <keith.blackburn@carlsbadca.gov>; Carolyn Luna <carolyn.luna@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; Teresa Acosta <teresa.acosta@carlsbadca.gov>
Subject: Please Do Not Build On Site 8

Mayor and Council Members,

My name is Dan Livingston and my wife and I have lived at 6398 Topmast Dr. for almost 11 years. We STRONGLY OPPOSE any large apartment/condo complexes being built on site 8. The city has already approved over 300 units basically touching that lot and this pocket of Carlsbad cannot sustain any more. Please consider the residents before you approve this. The roads and schools in our area CANNOT support this many people. I urge you to NOT rezone site 8, we have not even had time to see the impact the currently under construction apartments make to our neighborhood. Enough is enough, choose another spot for dense housing. There is already too much in this corner. Do the right thing for Carlsbad and approve Map 2, or if you do approve Map 1 REMOVE SITE 8. Thank you for your time,
Dan Livingston

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Tammy Cloud-McMinn

From: Laurie Pfankuch <lauriepfan@gmail.com>
Sent: Tuesday, January 30, 2024 10:41 AM
To: City Clerk
Subject: No on site 3

Hello,

I am a resident of 92008 and am writing to emphatically recommend against the rezoning of Area 3. The intersection of Chestnut and El Camino is already busy with school commuters, both cars and pedestrians. Please consider driving through the area at school traffic hours and you will see the impossibility of adding more traffic and housing.

On top of that, the schools in the immediate vicinity are impacted and this housing will contribute.

Thank you,
Laurie Pfankuch
4090 Adams Street
760-421-4782
Sent from my iPhone

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Tammy Cloud-McMinn

From: Katherine Phillips <kathyphillips907@gmail.com>
Sent: Tuesday, January 30, 2024 10:48 AM
To: City Clerk
Subject: Rezoning Opposition Letter - Site 4 and vacant lot of El Camino Real and College Blvd (Sunny Creek)

Dear Council Members,

I am writing to vehemently oppose the proposed rezoning development of Site 4, the vacant lot located at the intersection of El Camino Real and College Blvd in the Sunny Creek area.

The prospect of overdevelopment in this area deeply concerns me, particularly due to its potential exacerbation of the already burdensome traffic congestion along El Camino Real. Such a development would undoubtedly compound the daily commute challenges for residents traveling to work and school, further straining an already congested thoroughfare. Moreover, it's imperative to consider the safety implications, especially for the numerous school-aged children who rely on bicycles to navigate this intersection on a daily basis.

As a member of this community, I implore you to carefully consider the detrimental impact that this proposed rezoning may have on our neighborhood's infrastructure, safety, and quality of life. Your thoughtful consideration of these concerns is crucial in preserving the well-being and integrity of our community.

Sincerely,

Katherine Phillip

5465 Wolverine Terrace

Carlsbad, CA 92010

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