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From: George Skinner <george.a.skinner@gmail.com>
Sent: Tuesday, February 6, 2024 1:49 PM
To: City Clerk
Subject: Comments re agenda items 6 & 7

All Receive - Agenda Item # 6 & 7
For the Information of the:
CITY COUNCIL
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Carlsbad City Council Members

I attended the meeting last week re. rezoning and was very concerned re the lack of information from City staff on some of the topics discussed. Seeing agenda items 6 and 7 are adding to my concerns and those of my neighbors here in SeaGrove.

To keep it brief, re:

6) Negotiating with NCTD re parking in the Village including the Train Station

I'm sure you recall there was a lot of commentary from your constituents last week re increasing traffic and shortage of parking within the Village. The City Traffic Planner was asked how he determined that Carlsbad had sufficient infrastructure to handle all of the new development proposed. His answer was that the analysis was done on a macro level for the entire city and not specifically for any of the sites. In what world is that an adequate response? Is this the same team that will be negotiating with NCTD? Hope to learn more tonight.

7) Acceptance of the rezoning proposals.

I believe it was Melanie Bukholder who asked where the housing units removed in sites 8 and 15 were going to be reallocated. She asked specifically if they were planning to add these to sites 14 and 17 (the rail stations). The City Planner would not answer so I expect that is the plan, as NCTD wants to maximize the density at those sites. Also I asked what number of units the city plans for in Site 14, as the density numbers and acreage quoted are conflicting. These questions needed to be answered before your vote last week.

I have to add that the City has approved many projects in the past that conflict with the Village theme. Seaglass on State is a prime example; it is such a poor design that the builder can not even sell some of these units. Ocean 17 has flooding issues even before our recent rains. The grotesque box approved 6 years ago for the corner of State and Carlsbad Village Drive was voted down by the Council only after a public outcry. Now the developer is back with another 45' plus version that does not remotely fit our village. Is there a point to having height and lot line restrictions if no common sense is used re the actual design and fit of the buildings..

Thanks for your attention, and hoping for answers!

George Skinner
SeaGrove

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