

Rancho Carlsbad Owners' Association
5200 El Camino Real, Carlsbad, CA 92010
Phone: 760-438-0332 FAX: 760-438-1808

August 22, 2023

Scott Donnell, Senior Planner
City of Carlsbad Planning Division
1635 Faraday Ave.
Carlsbad, CA 92008

Dear Mr. Donnell:

This is a letter of opposition from the Rancho Carlsbad Owners' Association Board of Directors regarding the City's proposed zoning change for Site 4 (northeast corner of El Camino Real and College Blvd.) The Association represents 504 households with more than 800 voters who, along with so many others in this quadrant, will be directly and adversely impacted by the proposed changes.

* Site 4 was originally planned for commercial/shopping, then to mixed use - commercial/shopping and housing. A high density housing proposal not only removes sorely needed shopping services from the area, but would also compound an already intolerable traffic tangle at this intersection as well up and down El Camino Real and College Blvd. Traffic management must be a priority and developed before anymore residents can be "cornered" into traffic and parking purgatory. This is not just about inconvenience - it is about quality of living and greatly about safety as well.

* Another major concern for Rancho Carlsbad residents is that the new proposal could cut-off the Community's Emergency Exit route. Since the City of Carlsbad has failed to address lack of adequate ingress/egress to/from Rancho Carlsbad, the Community relies on an ad hoc dirt road as its' Emergency Route. Take that away and we are even more stranded.

* The City is well aware of the flood threats that The Agua Hedionda Creek poses for Rancho Carlsbad. Additional hardscape storm water run-off from high density development on Site 4 would only exacerbate and heighten the risk of loss of property, and potentially life, in our community.

These concerns highlight the existing problems and issues with the zoning changes. There is much more at stake in this proposal than finding a "spot" for meeting housing mandates. Rancho Carlsbad and this quadrant deserve and insist that this new Site 4 zoning proposal be rejected.

Raymond Bower, President
Rancho Carlsbad Owners' Association

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Keith Blackburn, Mayor
Carolyn Luna, District 1, Council Member
Scott Chadwick, City Manager
Jason Haber, Director of Intergovernmental Affairs
Russ Kohl, Co-Chair, External Relations Committee
Seena Seward, Co-Chair, External Relations Committee
Nancy Dungan, Chair, Creek Control Committee
Board of Directors, Rancho Carlsbad Owners' Association

From: [Jeff Murphy](#)
To: [Eric Lardy](#); [Robert Efird III](#)
Subject: Fwd: Agenda Council
Date: Wednesday, October 18, 2023 5:03:31 PM

JEFF

From: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Sent: Wednesday, October 18, 2023 4:29:35 PM
To: Jeff Murphy <Jeff.Murphy@carlsbadca.gov>
Subject: Fwd: Agenda Council

More input

Scott Chadwick
City Manager
City of Carlsbad

(Sent from my iPhone)

From: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Sent: Wednesday, October 18, 2023 10:01:35 AM
To: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Subject: Fwd: Agenda Council

It sure what to do with this one.....



Dr. Melanie Burkholder

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

[442-339-2830](tel:442-339-2830) (City Hall)
[442-637-2853](tel:442-637-2853) (mobile/text)

From: Maria Nahmias <marialynn48@gmail.com>
Sent: Wednesday, October 18, 2023 9:58:17 AM
To: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Subject: Agenda Council

Dear Melanie,

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

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

We live in Kensington at the square in Bressi area.

These are my concerns:

Environmental

Nature

Health of neighbors

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. There's a home health nurse here now.

Nature:

Trails

Birds

Trails are few nearby where I can walk. The 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. They may not survive losing more habitat.

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.

Thanks for hearing my concerns.

Sincerely,

Maria

Maria L. Nahmias, Ph.D.

760-889-7844

6164 Colt Pl. #105

Carlsbad CA 92009

Maria L. Nahmias, Ph.D.

760-889-7844

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content is safe.

From: [Jeff Murphy](#)
To: [Eric Lardy](#); [Robert Efird III](#)
Subject: FW: Site 10 Future Housing Concern
Date: Wednesday, October 18, 2023 3:47:55 PM

JEFF

From: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Sent: Wednesday, October 18, 2023 2:24 PM
To: Jeff Murphy <Jeff.Murphy@carlsbadca.gov>
Subject: Fwd: Site 10 Future Housing Concern

Input

Scott Chadwick
City Manager
City of Carlsbad

(Sent from my iPhone)

From: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Sent: Wednesday, October 18, 2023 12:53:00 PM
To: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Subject: Fwd: Site 10 Future Housing Concern

Another one.. isn't this is D2?

signatureImage


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: Anthony Luczkow <acluczkow@gmail.com>
Sent: Wednesday, October 18, 2023 12:35:26 PM
To: Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>
Subject: Site 10 Future Housing Concern

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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