

Tooley Interests LLC
11661 San Vicente Blvd, Suite 850
Los Angeles, CA 90049

June 4, 2024

Mr. Eric Lardy
City Planner
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008
VIA EMAIL: eric.lardy@carlsbadca.gov

Re: Carlsbad Mixed Use Project (“CVMU”) Hearing Continuance Request

Mr. Lardy:

On behalf of Tooley Interests LLC (“Applicant”), we respectfully request a continuance of the planning commission hearing scheduled for June 5th, 2024.

It is our understanding that there is currently a vacancy on the commission, and in addition, we were recently informed at least one current member of the commission will also be absent from tomorrow’s hearing.

In an effort to allow all members of the commission to hear this item, the Applicant hereby requests a continuance to the regularly scheduled June 19th, 2024 meeting of the Planning Commission.

Sincerely,



Patrick Tooley
Tooley Interests, LLC

Cc: Mr. Jason Goff, Project Planner
Mr. Cliff Jones, Principal Planner

From: [Planning](#)
To: [Cynthia Vigeland](#)
Subject: FW: Reject SDP 2023-0014 Carlsbad Village Mixed Use Project
Date: Tuesday, June 4, 2024 2:58:08 PM

From: Carol Gailey <clgaileyres@gmail.com>
Sent: Tuesday, June 4, 2024 2:27 PM
To: Planning <planning@carlsbadca.gov>
Cc: Jason Goff <jason.goff@carlsbadca.gov>
Subject: Reject SDP 2023-0014 Carlsbad Village Mixed Use Project

Dear Carlsbad Planning Commission Members,

I wish to express my strong opposition to the proposed redevelopment of the Carlsbad Village Plaza into a large, mixed-use high-density residential complex. (Project Number SDP 2023-0014).

As a longtime resident of Coastal North County and Carlsbad, I currently live several blocks from Carlsbad Village Plaza, and I very often use the businesses there—I would be lost without Carlsbad Village Pharmacy.

This proposed development is most definitely not in the best interest of Carlsbad and the residents of Carlsbad Village and the Barrio. It would rob residents of many businesses we have used for years and depend on (I've personally used the hardware store for decades). Plus, the new development would destroy much of the charm of Carlsbad. Newer is not always better.

I implore you to act in the best interest of our residents and reject the proposed development of SDP 2023-0014.

Please consider what is best for the community and not for developers.

Sincerely,
Carol L Gailey
3540 Madison St, #A
Carlsbad, CA 92008
760-729-1809

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City of Carlsbad
1635 Faraday Avenue
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VIA EMAIL: eric.lardy@carlsbadca.gov

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Sincerely,



Patrick Tooley
Tooley Interests, LLC

Cc: Mr. Jason Goff, Project Planner
Mr. Cliff Jones, Principal Planner

From: [david dvorak](#)
To: [Jason Goff](#)
Subject: The village shopping center
Date: Tuesday, June 4, 2024 1:54:25 PM

To whom it may concern,

I'm writing to express my concern for the land development project, where the smart and final, village pharmacy, den hardware store and other small business are located in our neighborhood.

My name is Pamela Dvorak, my husband and family have lived in carlsbad(1197 Chestnut Ave) for the passed 40 plus years.. our four adult children, all went to most of the Carlsbad school system.

Both my husband,David A dvorak , believe strongly in building a strong community bond, where neighbors can feel safe, cared for and have a place they can call home. Most importantly, small affordable family owned homes, businesses and schools that one can walk, bike or short drive to when needed.

That is what we have now, but with the way this city is being sold off and made smaller by greed, wealth, and outside interests.. we are a different community....

Please, help save our once unique, quaint Carlsbad Village... we need to leave a hometown for our future generations to want to stay and raise their children in and where tourist want to come and visit and see what we call small town coastal town Our Carlsbad by the Sea.....

Sincerely,

Pamela j Dvorak

And

David A. Dvorak

Sent from my iPhone

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From: Jean Isbell <jisbell@live.com>

Sent: Friday, May 31, 2024 11:49 PM

To: Jason Goff <jason.goff@carlsbadca.gov>; Planning <planning@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>

Subject: RE: The Carlsbad Village Plaza

Dear Carlsbad Planning Commission Members, Mayor and City Council Members,

RE: Project Number SDP 2023-0014

The Carlsbad Village Plaza, currently home to Smart and Final grocery store, Carlsbad Village Pharmacy, French Bakery, Denault's Hardware, and more, is a one stop retail center that serves the Village/Barrio and Olde Carlsbad residents. It is conveniently located west of the 5 freeway and bordered by CVD, which makes it walkable and easily accessible, visited by 100's of residents every day. The plaza has been there 6+ decades providing the community connectedness and familiarity which promotes well being and positive mental health for residents.

California State Law, AB2345, states that this high density bonus law for new housing which includes 15% low income housing is allowed "as long as the development does not negatively affect the public health, safety, or the environment". The following examples will show how the proposed redevelopment of the Carlsbad Village Plaza with 16 small businesses into large mixed-use high density 5 story residential complexes and 5 story parking garage (Project # SDP 2023-0014) will be detrimental to the public health and safety of the Village/Barrio and Old Carlsbad residents as well as all visitors and residents in Carlsbad.

Born here in 1956, a CHS graduate of 1974, School Nurse/Public Health Nurse for 30 years in Oceanside (retired) and currently a homeowner of 35 years in Olde Carlsbad, I would like to address how this proposal will negatively affect the current residents and those who will be living in this development.

Live Well San Diego, a Vision for San Diego County by the San Diego Public Health Department and Health and Human Services Agency was created in 2010. The mission statement is "to make the lives of the 3.3 million county residents healthier, safer, and self-sufficient."

Living Safely is one aspect of health that would be **negatively affected** by 5 story apartment buildings bordered by the 5 freeway, busy CVD, fast food restaurants, and Windsor Pointe currently housing Veterans and Mentally ill persons requiring a security guard.

Crime is on the rise, our police department is understaffed, and high rise apartment buildings are known to have more crime. **This puts all residents at risk when our police response times and presence is affected and would have a negative impact on all Carlsbad residents.**

Disaster Preparedness and Emergencies Outcomes are worse in higher density buildings and allowing two 5 story apartment buildings with a 5 story parking garage in this location butted up to the 5 freeway and busy Carlsbad Village Drive with limited access from an alley and Oak Avenue for our police and fire departments would be disastrous in cases of fires, earthquakes, and medical emergencies. It would drain on our already precious resources and **negatively affect all residents.**

Safe Route to School With increased traffic from 218 apartments and no school buses, the children would be walking to school on very busy streets and would not have a safe route to Jefferson Elementary one mile away. The safety of the children currently living in the Barrio neighborhood would also be **negatively affected by the increased traffic. Teenagers trying to get to Valley Middle School and CHS would also be dangerous on busy roads.**

Health Living so close to a freeway with exhaust fumes would be harmful to those with asthma, emphysema, and other pulmonary disease. The health of the barrio residents would also be **negatively affected** by the pollution of the increased traffic thru their neighborhood accessing the freeway from Tamarack which was proposed by the developer.

Mental Health and Self Sufficiency Those residents who currently shop at the Carlsbad Village Plaza will have to travel farther and make multiple stops for the same services. For those elderly with minimal energy, this will especially have a **negative impact** on their lives. Losing our only full service grocery store with affordable fresh produce, small town hardware store, pharmacy, and bakery in the village, which provides a sense of connectedness, will also have a **negative impact**. As stated in the **LIVE WELL SAN DIEGO vision**, the goal is to have healthy neighborhoods with self sufficiency to improve the well being of residents. The Plaza, where you can shop for groceries, visit friends at the bakery, pick up your prescriptions from a small pharmacy(not a chain) and grab a plunger provides a sense of well being with familiarity and connectedness that is vital for the mental health of our residents. Having the personal attention from the neighborhood hardware store instead of trying to get help in the massive aisles at Home Depot will also be lost. These losses are real and will negatively affect the mental health and self sufficiency of our residents, especially those in the Village/Barrio and Old Carlsbad neighborhoods. The character of the Carlsbad Village will also be irreversibly altered with 5 story apartment buildings that look like barracks. The definition of village is: "a self-contained community, within a town, characteristic of village life.." We must preserve our Village/Barrio as outlined in the Village and Barrio Master Plan, the heart of our city, or we will no longer have a Carlsbad "village".

Due to the overwhelming negative impact SDP 2023-0014 will have on our community's public health and safety, it must be denied approval. We are counting on you, our Carlsbad City Planner, City Council, and Mayor to speak for all residents in standing up against this disastrous plan.

Best Regards,

Jean Isbell, RN
3305 Belle Ln
Carlsbad, CA 92008
760-419-1887

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From: [Planning](#)
To: [Cynthia Vigeland](#)
Subject: FW: Carlsbad Village Plaza
Date: Tuesday, June 4, 2024 1:56:47 PM

From: no name no name <kobekobe427@gmail.com>
Sent: Tuesday, June 4, 2024 1:48 PM
To: Planning <planning@carlsbadca.gov>
Subject: Carlsbad Village Plaza

Please do not approve the Carlsbad Village mixed use project. I trained at Smart and Final with CUSD ATP and also at El Puerto. We need these businesses so we can have job training and jobs.

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From: [Planning](#)
To: [Cynthia Vigeland](#)
Subject: FW: Public Comment - Support
Date: Tuesday, June 4, 2024 4:51:49 PM

From: Nina E. <nina.esber@gmail.com>
Sent: Friday, May 31, 2024 1:15 PM
To: Planning <planning@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>
Cc: Jason Goff <Jason.Goff@carlsbadca.gov>; Eric Lardy <Eric.lardy@carlsbadca.gov>
Subject: Public Comment - Support

Hello,

Please add these comments to the record for the redevelopment of the Carlsbad Village Plaza. I normally don't get involved with things like this, but I've seen the chatter on social media and felt compelled to voice my support.

The housing market is not what it was 10, 20, or even 5 years ago. The cost of living is through the roof which is pushing people to other states. I'd venture to guess that most of the people opposing this project have owned their homes for decades and don't understand how much harder it is now.

My boyfriend and I had to live with two other roommates off Paseo Del Norte for a year until we were recently lucky enough to find our own place off Lincoln Street. Even then, the rent is still incredibly high. It's that perspective I suspect you don't hear a lot of. The people who have time to sit in front of grocery store and collect signatures are typically not the people who are going to benefit from affordable housing.

I appreciate that the developer is proposing quality housing for a variety of income levels. Please vote yes.

Nina Esber

3080 Lincoln St. Carlsbad, CA 92008

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From: [Planning](#)
To: [Cynthia Vigeland](#)
Subject: FW: SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE
Date: Tuesday, June 4, 2024 2:57:57 PM

From: Patricia Gulacsik <gulacsik46@hotmail.com>
Sent: Tuesday, June 4, 2024 1:57 PM
To: Planning <planning@carlsbadca.gov>; Patricia Gulacsik <gulacsik46@hotmail.com>
Subject: SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE

06.04.2024

To: Planning Commission

Re: Carlsbad Village Plaza Redevelopment

Please do not tear down the current Carlsbad Village Plaza.

The plaza is an important shopping center for the surrounding community.

Please **DO NOT** fill that space w/ an apartment complex.
Horrible idea.

Instead **REMODEL the current plaza.**

It's looking a little shabby.

Just remodel.

Leave all the existing establishments.

Remember, apartment complex idea.

Very very very very bad idea.

Pat Gulacsik
714-261-3303

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From: EJ SHIRING <ejshiring@aol.com>

Sent: Friday, May 31, 2024 11:36 AM

To: Jason Goff <jason.goff@carlsbadca.gov>; Planning <planning@carlsbadca.gov>

Subject: Carlsbad Village Plaza Plan

I will not be able to attend the planning meeting for the proposed high density business/residential development planned for the smart and final store location currently on Carlsbad Village Drive. I am a long time resident of Carlsbad at 2730 Chestnut Avenue and am very opposed to this project. I think it would continue to destroy the small town village feel of downtown Carlsbad making it look more and more like something out of LA/OC. Please reconsider this significant overbuilding of that site that would bring extraordinary traffic so close to the freeway and ruin the small town beach town feel that we are desperately trying to hold on to!

Regards,

Eric Shiring

From: [Planning](#)
To: [Cynthia Vigeland](#)
Subject: FW: Item 1. SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE - SUPPORT
Date: Tuesday, June 4, 2024 4:05:53 PM
Attachments: [Carlsbad Village Mixed Use YIMBY Support Letter.pdf](#)

From: YIMBY DemocratsSD <yimbydemssd@gmail.com>
Sent: Tuesday, June 4, 2024 3:55 PM
To: Planning <planning@carlsbadca.gov>
Subject: Item 1. SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE - SUPPORT

Dear Chair Kamenjarin and Planning Commission Members:

On behalf of the YIMBY Democrats of San Diego County, please accept this letter regarding our support for the proposed Carlsbad Village Mixed Use project.

The YIMBY Democrats of San Diego County believe that projects like this create a more equitable, sustainable, and thriving city. We submit this letter to remind the Planning Commission of its obligation to abide by all relevant state housing laws when evaluating this proposal. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction and towards the region's housing goals. We urge the Commission to approve the Carlsbad Village Mixed Use project and continue working towards solutions that prioritize housing abundance, affordability, and inclusivity.

Thank you for your time and consideration.

Sincerely,

Thomas DeFranco & Shane Larimer

Co-Chairs of Policy

YIMBY Democrats of San Diego County

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