

**From:** [Planning](#)  
**To:** [Cynthia Vigeland](#)  
**Subject:** FW: Item 1 June 5 2024  
**Date:** Wednesday, June 5, 2024 8:11:07 AM

---

---

**From:** michael ajdour <michaelajd@yahoo.com>  
**Sent:** Wednesday, June 5, 2024 6:42 AM  
**To:** Planning <planning@carlsbadca.gov>  
**Subject:** Item 1 June 5 2024

No, thank you.

Much thought,time,money and effort was put into the Village/Barrio Masterplan. It was actually done THREE times by city planners & planning commission.

Any walkability planned centers on the commercial services at this plaza. Facilitating their removal by you tonight would unravel years of planning.

Also, while thinking about parking in this & ANY future developments adjacent I-5 ? Who do you think WANTS to live right beside an interstate highway ? It's people who like cars and driving them. Go figure.

Keep the commercial use here.

Thank you,

Julie Ajdour

Barrio homeowner and almond croissant fan

[Sent from Yahoo Mail on Android](#)

**CAUTION:** *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

**From:** [Planning](#)  
**To:** [Cynthia Vigeland](#)  
**Subject:** FW: SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE  
**Date:** Wednesday, June 5, 2024 8:07:33 AM

---

---

**From:** Kim Staley <kimstaley789@gmail.com>  
**Sent:** Tuesday, June 4, 2024 9:12 PM  
**To:** Planning <planning@carlsbadca.gov>  
**Subject:** SDP 2023-0014 (DEV2023-0078) CARLSBAD VILLAGE MIXED USE

Planning Commission and City Council:

Following are my opinions on this proposed development.

Approving this development will have a very negative impact on local residents, the businesses that have been in the plaza for decades being displaced and possibly not reopening elsewhere, and a loss of jobs. I regularly shop at Smart & Final because they carry items I need that are better priced for me and because it is so close and convenient. The plaza and any shop I've been in has always been busy when I'm there. Tearing down this plaza will force residents to drive further to the Oceanside store, if we prefer to keep shopping at a Smart & Final. This does not reduce vehicles on the road and their emissions. Denault's Ace Hardware is the only hardware store in the Village area, and it is well-loved. This development will not reduce traffic in and out of the property, as the developer claims. If anything, it will increase from new apartment residents, as most households have multiple vehicles, and existing residents who presently walk to the plaza will have to drive or pay for rides to get to similar businesses to do their shopping. It will also create more traffic at the freeway entrances and exits. I live on Tyler Street in Tyler Court Senior Apartments. This plaza is much needed for the residents here. The proposed development does not fit in with the look and feel of Carlsbad Village. **The new property owner would do much better for the community by investing in freshening up the exterior of the plaza.**

In addition, research has proven that crowded living in high density, tight areas (such as these proposed apartment buildings) with little to no greenery (plant life) experience greater anxiety, stress, and anger due to being so close together and disturbing each other with their household noises, as well as the noise of traffic right outside their doors.

I realize that one of a city government's primary focuses is generating income. In fact, it often seems the primary focus above the concerns of residents. Previously, I lived in San Marcos for four years and always wanted to live in Carlsbad. Due to financial reasons, I'm not living in the wealthier, nicer parts of Carlsbad, but instead in the senior complex in the Village for the past two years. I soon realized that the City of Carlsbad government isn't all that great because of the projects that have been approved in tight spaces in the Village (the Loft, the Starbucks right on the corner of Tamarack & Jefferson entrance to the I-5 - a terrible location, the Pacific View affordable housing apartments on Jefferson right across from a grade school - another terrible location that has caused very disruptive traffic problems in the morning), as if this is a dumping ground for a 15-minute city model. The City of Carlsbad does a great job with parks, keeping the city clean, and the Carlsbad Senior Center and its activities. Thank you for that.

If the City of Carlsbad needs to increase revenue, how about looking for ways to reduce unnecessary expenditures instead that don't affect residents? I hope approving the development doesn't have anything to do with getting deeper pockets, payoffs, campaign donations, etc. If it has to do with meeting federal or state laws to provide affordable housing, there are plenty of other bigger, roomier spaces to do this where a nice complex with walkways and greenery can be built as opposed to this proposed development of cramming tall buildings into this tiny piece of property.

Lastly, I spoke with a manager at Denault's Ace Hardware about the proposed development and asked where to sign the petition. He said to me, "please do anything you can to help us."

Please do not approve this development! Melanie Burkholder will lose my vote when elections come around.

Sincerely,

Kim Staley  
Carlsbad, 92008

**CAUTION:** *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

**From:** [Planning](#)  
**To:** [Cynthia Vigeland](#)  
**Subject:** FW: : 6/5 public comment (support for housing)  
**Date:** Wednesday, June 5, 2024 8:06:53 AM

---

**From:** Erin Oseguera <erineoseguera@gmail.com>  
**Sent:** Tuesday, June 4, 2024 6:46 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>; Ramon Oseguera <r.oseguerajr@gmail.com>  
**Subject:** : 6/5 public comment (support for housing)

Good evening,

I have just learned about a meeting happening at the city tomorrow, from an individual trying to get me to come and oppose. However, after looking into this project and all that it entails, I'm writing to SUPPORT the project. I hope these comments make it to the right place in time.

I think we can all agree that something is going to be built on this site, but it's just a matter of what that is. The city and the public spent a lot of time getting the Village and Barrio Plan just right, and I appreciate that this developer is doing something consistent with those developments.

This design has great curb appeal. I can appreciate that they showed some restraint and made the buildings one-story along Carlsbad Village Drive. I like the coastal architecture, and they thought about what it would look like for us locals who go past this site.

Carlsbad has no shortage of naysayers concerning developments that include apartments, so please follow the staff's recommendation to approve this project.

Thank you,

Ramon and Erin Oseguera

5020 Ashbbery Road

Carlsbad, CA 92008

**CAUTION:** *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*