

**From:** [People for Ponto Planning](#)  
**To:** [People for Ponto Planning](#)  
**Subject:** New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 4:38:15 PM

---

### **Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### **Additional Comments**

Build My Park!

---

### **Name**

4Hilton Inc

---

### **Email**

[4hilton@gmail.com](mailto:4hilton@gmail.com)

---

### **Address**

7449 Tribul Ln

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:09:32 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 4:30pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Leave the land alone and let the locals enjoy our beach

---

### Name

Allison Murray

---

### Email

[mauisnicks@gmail.com](mailto:mauisnicks@gmail.com)

---

**Address**

1420 Sapphire Drive  
Carlsbad, Ca  
92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:13 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:16pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

ANDREW SWONETZ

---

### Email

[dswonetz@roadrunner.com](mailto:dswonetz@roadrunner.com)

---

### Address

610 NAVIGATOR CT.

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:15:55 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 11:31am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Ann Rhoads

---

**Email**

[anndrhoads@gmail.com](mailto:anndrhoads@gmail.com)

---

**Address**

7019 Whitewater St  
Carlsbad, CA. 92011

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:12:07 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 11:04am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

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### Additional Comments

Having visited Carlsbad for over 35 years, my heart would be broken if the City were to build housing at this beautiful coastal area. My wish for my children, grandchildren, and great grandchildren (along with their future children) is that this area be developed into a beach park. I pray that you do the right thing and build this park, and know that God would smile upon all of you if you do. May God bless you.

---

**Name**

Arlene Meyers

---

**Email**

[meyersray15@gmail.com](mailto:meyersray15@gmail.com)

---

**Address**

15 N. Buena Vista Ave.  
Englewood, FL 34223

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:22 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 5:27am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Britt Vocke

---

**Email**

[bvocke76@gmail.com](mailto:bvocke76@gmail.com)

---

**Address**

3245 Spring Brook Ct

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:36 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 1:53pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

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I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Bruce Rays

---

**Email**

[Doc.rays@verizon.net](mailto:Doc.rays@verizon.net)

---

**Address**

7229 Santa Barbara st  
Carlsbad, Ca 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:04 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:48pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

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---

**Name**

Bruny Haas

---

**Email**

[brunyh@att.net](mailto:brunyh@att.net)

---

**Address**

7080 Whitewater Street  
Carlsbad, CA 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:09:52 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:55pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

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---

### Name

Cara Krenn

---

### Email

[carakrenn@gmail.com](mailto:carakrenn@gmail.com)

---

### Address

614 NAVIGATOR CT, Carlsbad 92011

Sent from People for Ponto

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**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:12 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:40pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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---

**Name**

Carol Bechtloff

---

**Email**

[cbechtloff@roadrunner.com](mailto:cbechtloff@roadrunner.com)

---

**Address**

7056 Whitewater Street  
Carlsbad

Sent from People for Ponto

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**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:16:13 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 11:19pm  
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Subject: New Ponto Park City Petition Entry

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---

### Additional Comments

Unless you plan to change the coastal commissions boundary lines for stvrs to only allow stvrs west of the I-5 freeway and not in our residential neighborhoods , then will nullify my signature

---

### Name

Carrie Ward

---

**Email**

[29atwa@gmail.com](mailto:29atwa@gmail.com)

---

**Address**

937 Begonia CT

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:13:45 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 6:19am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

I was a resident of Carlsbad for close to 8 years and recently moved to North Carolina... but Ponto Beach area is still close to my heart and I have family that live there. We need to maintain our coastal areas... and ensure open areas for our families and visitors to enjoy. Stop the commercial development! Maintain the beauty!

---

### Name

Cathy Mead

---

**Email**

[cathymeadnew@yahoo.com](mailto:cathymeadnew@yahoo.com)

---

**Address**

3111 Virginia Pine Ln  
Apex, CA. 27539

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 3:29:15 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 2:59pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Cheryl Geigle

---

**Email**

[geigle0803@aol.com](mailto:geigle0803@aol.com)

---

**Address**

7310 Starboard S

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:57:19 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 10:12am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

We need more open space in South Carlsbad, not more coastal development!

---

### Name

Chris Barnes

---

### Email

[cbarnes42@gmail.com](mailto:cbarnes42@gmail.com)

---

**Address**

6404 Calmeria Pl, Carlsbad 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:17 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:38pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

I have lived here for 44 years and watched the open space disappear and the buildings and homes get taller and larger. Please preserve a piece of the spirit of Carlsbad.

---

**Name**

Chris Riccitelli

---

**Email**

[criccitelli@roadrunner.com](mailto:criccitelli@roadrunner.com)

---

**Address**

5500 Los Robles Drive  
CARLSBAD CA 92008

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:55:58 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:05am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Cindy Deming

---

### Email

[cindydeming@gmail.com](mailto:cindydeming@gmail.com)

---

### Address

1351 Forest Ave., Carlsbad CA 92008



Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:17:06 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 10:02am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

Once these beautiful open spaces have been developed, there is no turning back. We must treasure and protect this incredible gift of nature we have here in our community.

---

**Name**

Corrie Martin

---

**Email**

[fiercecorrie@gmail.com](mailto:fiercecorrie@gmail.com)

---

**Address**

1922 Stewart Way  
Encinitas, CA 92024

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:22:11 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 9:39pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Name**

Cory Adams

---

**Email**

[coryada@gmail.com](mailto:coryada@gmail.com)

---

**Address**

2864 Levante St  
Carlsbad, CA 92009

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:13:08 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 7:24am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

**Name**

Cory Swonetz

---

**Email**

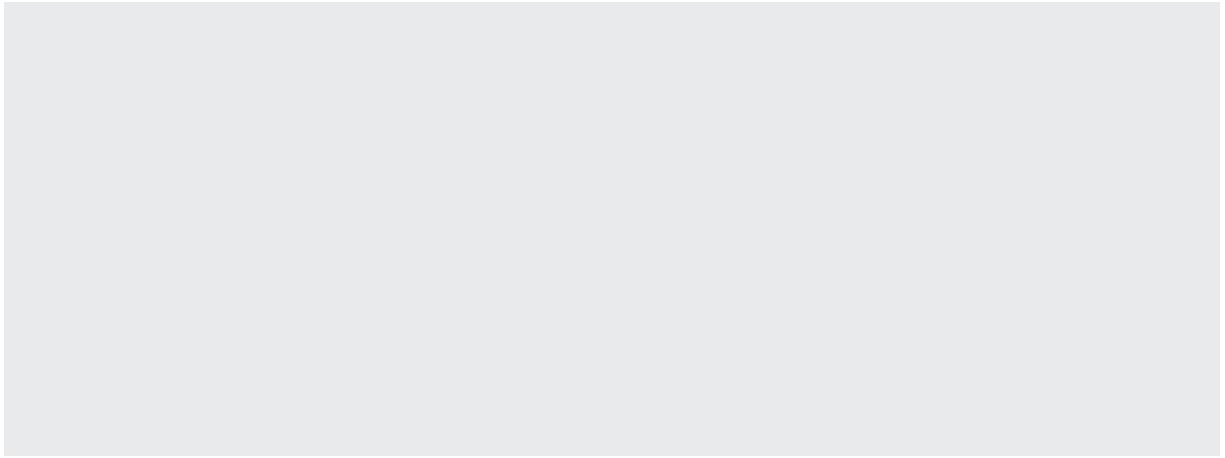
[cswonetz@gmail.com](mailto:cswonetz@gmail.com)

---

**Address**

610 Navigator Ct.  
Carlsbad  
Ca. 92011

Sent from People for Ponto



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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:03:01 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 12:48pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Cynthia Roush

---

**Email**

[roushcindy@yahoo.com](mailto:roushcindy@yahoo.com)

---

**Address**

7075 Whitewater St  
Carlsbad 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:07 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 6:04am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Dana Strahl

---

**Email**

[dana\\_tracy@sbcglobal.net](mailto:dana_tracy@sbcglobal.net)

---

**Address**

1723 Eucalyptus Ave.  
Encinitas, 92024

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 3:35:15 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 3:34pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

David Wexler

---

**Email**

[david@thewexlers.com](mailto:david@thewexlers.com)

---

**Address**

7200 Pintail Dr, Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:20:33 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 7:51pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Dean Sauerwine

---

### Email

[deansauerwine@gmail.com](mailto:deansauerwine@gmail.com)

---

### Address

6576 Red Knot St, Carlsbad, Ca 92011

Sent from People for Ponto

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**From:** [Diane Nygaard](#)  
**To:** [Planning](#)  
**Cc:** [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [cort.hitchens@coastal.ca.gov](mailto:cort.hitchens@coastal.ca.gov); [Council Internet Email](#)  
**Subject:** Comments on LCP Update # 4 December 2,2020  
**Date:** Tuesday, December 1, 2020 3:14:56 PM

---

Dear Chair and Commissioners

We appreciate the effort that has gone into this update of the Local Coastal Plan. We also acknowledge that this update includes many positive changes. However, there are still several key issues that must be addressed for this update to fully protect the priceless coastal resources of Carlsbad, and to ensure the community and visitors can access and enjoy these resources in a sustainable way.

Our concerns include the following:

**- Minimal response to Sea Level Rise (SLR)**

The SLR Vulnerability Assessment was completed in 2017. We had assumed that the LCP would actually include the adaptation strategies and triggers that are essential to respond to the known risks. While the LCP includes generic policy, it defers these details again- to the zoning ordinance for which no timeline has been established. It is critical to set a real schedule for when actions must be taken to address SLR.

**- Improper definition of "existing " structures**

Structures that have been built along the coast to protect property from the sea, commonly referred to as "armoring" , are being considered existing if they are in place when the CA Coastal Commission certifies this LCP, presumably 2021. But most places consider "existing" to mean at the time the Coastal Act was adopted in 1977. This is a 44 year difference and clearly has major implications. The adverse impacts of armoring the coast are well documented. While the proposed policy provides some flexibility in how this would be implemented, our concern is that varying standards were used to approve such structures over the years. We believe that all such structures built after 1977 should be evaluated against current standards and not be given special consideration as "existing."

**- Fails to recognize issues with coastal parks in Ponto area and throughout the city**

Parks and recreational facilities in the coastal zone serve both residents and visitors. Carlsbad's park performance standards do not factor in the impact of visitors and thereby short change residents throughout the city, but especially

those in the coastal zone.

Furthermore the city continues to rely on the plan from 1986 to use Veteran's Park to meet the park acre performance standard for all 4 quadrants. This ignores the desire for parks actually in the neighborhoods they are intended to serve, ignores the need to reduce GHG, and ignores better opportunities to address recreational needs, particularly those along the coast.

Those new, and arguably better, opportunities include Hub Park on the S. Shore of Agua Hedionda, and the land at Ponto that is currently available for sale. The Ponto land is perfectly located to provide a coastal access park for the southern part of the city-something that is sorely needed. Residents have raised their preference for a park at Ponto instead of at Veteran's Park for years- and this has been ignored.

Hub Park is also a tremendous opportunity to add recreational land and lagoon views where there is a connection to the coast. It provides far greater access than Veteran's Park, yet there has been no effort to consider this alternative. The Hub Park lease was negotiated with SDG & E years ago. The time to consider how it can best be used to benefit the community is now.

This LCP is the opportunity to actually relook at park distribution and access in the coastal zone , but instead this LCP is stuck in the past.

**- Leaves the relocation of the state park campground in limbo**

This is a key recreational asset and lower cost visitor serving amenity. After years of discussion this remains in limbo- yet it is critical that there is a real plan.

**- No adaptive management plan for Environmentally Sensitive Habitat Areas (ESHA)**

State guidance on climate action plans includes addressing adaptive management ie what actions need to be taken because the climate is already warming. The SLR assessment is one part of this. But a critical issue is proactive planning to address sensitive habitat impacts throughout the city, including the ESHA in the coastal zone. This issue is not even mentioned in the LCP and we are not aware of anything in process that would address this. The city of San Diego is currently working on their climate change adaptive management plan, but the rest of the region is years behind in addressing this critical issue.

**- Has not integrated the current high priority project for trails on the S. Shore**

## **of Agua Hedionda Lagoon**

Chapter 4 says the city "could consider" trails on the S. Shore. In fact the City Council has identified this as a high priority project that is currently underway. LCP 4.P-26 says such future trails should avoid impacts to the agricultural resources at the Strawberry Fields, but fails to note the importance of providing trail connections to the Crossings Golf Course, (through an existing undercrossing), Veteran's Park and to other coastal access trails. It also fails to even mention integration of these trails with a future Hub Park.

The community and City Council have made these trails a high priority- but they are barely mentioned in the LCP. The failure to fully address these trails is another missed opportunity.

### **- Fails to recognize or address potential adverse impacts to coastal resources from increased public access**

There is mention of evaluating impact on coastal resources when designing things like trails- but that is a one-time assessment. There needs to be clear policy about on-going monitoring and enforcement related to public use that ensures that the resources are protected, and that corrective action is taken if they are not. We have seen too many places where increased public use results in increased intentional and inadvertent damage to natural resources.

We urge you to recognize these concerns, and direct staff to fully address them before approving this Local Coastal Plan Update. The residents of today, and future generations are counting on you.

Diane Nygaard  
On behalf of Preserve Calavera

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 2:48:41 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 2:13pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

We deserve a people friendly park in this area, which is sorely lacking  
. It would benefit the neighbors and tourists alike.

---

**Name**

Diane O'Connell

---

**Email**

[dianeoc0nnellart@gmail.com](mailto:dianeoc0nnellart@gmail.com)

---

**Address**

7076 Whitewater St  
Carlsbad 92011

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:56:40 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:46am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Thank you for taking my comments. We have a deficit in park lands in the South Carlsbad Area. I want the 11 acre undeveloped area West of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel to be considered as public park for the benefit of ALL Carlsbad residents and visitors. I do not want the City of Carlsbad to change the LCP making Ponto Planning Area F land use R-23 high-density Residential. I want to preserve Coastal Open Space and I am NOT in favor of future residential development at Ponto and should be reserved for Coastal Recreation. Thank you

---

**Name**

Diane Rivera

---

**Email**

[dianariver@aol.com](mailto:dianariver@aol.com)

---

**Address**

252 Acacia Ave. #113, Carlsbad, CA

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:26:04 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 12:20pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Dolores Hamady

---

### Email

[doloreshamady@gmail.com](mailto:doloreshamady@gmail.com)

---

### Address

7453 Neptune Drive

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:15:48 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 11:52am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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Accordingly, I am making my position known and requesting that:

**Checkboxes**

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Doug Olson

---

**Email**

[dwo2718@att.net](mailto:dwo2718@att.net)

---

**Address**

6738 Limonite Ct, Carlsbad CA 92009

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:18:48 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:16pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Dr. Jay Marquand

---

### Email

[marquand.jay@gmail.com](mailto:marquand.jay@gmail.com)

---

### Address

7397 Seafarer Place, Carlsbad, CA. 92011

Sent from People for Ponto

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**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:30 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 5:03am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

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---

**Name**

Elise Siam

---

**Email**

[elise.n.siam@gmail.com](mailto:elise.n.siam@gmail.com)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:16:21 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 10:52pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

I am not in the Carlsbad city limits by one street so this issue still affects me greatly.

---

### Name

Frances Walters

---

### Email

[Fatt3@aol.com](mailto:Fatt3@aol.com)

---

**Address**

1863 Wilstone Ave. Encinitas, CA 92024

Sent from People for Ponto

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**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:10:02 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:53pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

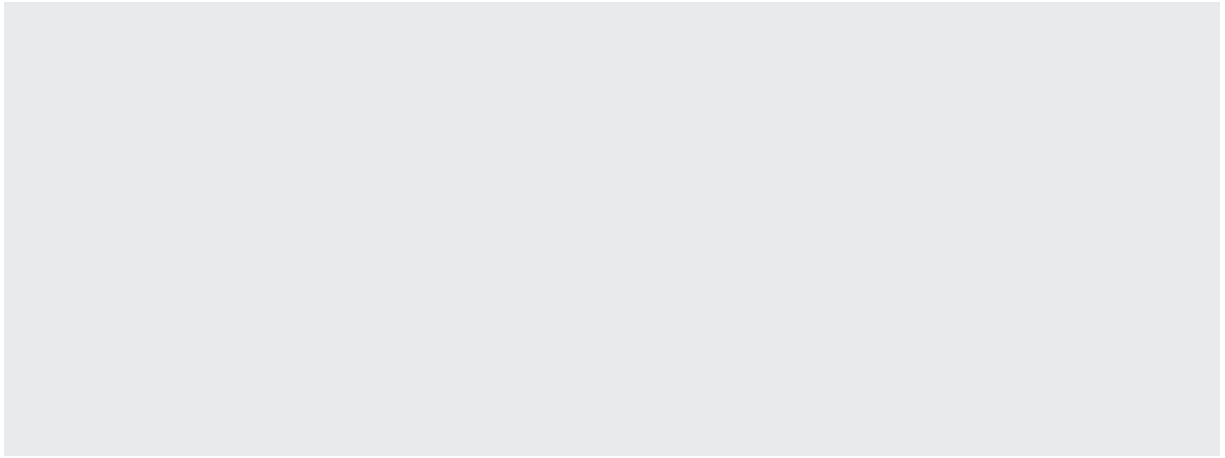
Gail Prenzlow

---

### Email

[gailmorris@roadrunner.com](mailto:gailmorris@roadrunner.com)

Sent from People for Ponto



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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:19:04 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:07pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

**Additional Comments**

I just moved to Carlsbad because of the beautiful coastal land that was unspoiled up to now There is a serious lack of planning by the city of Carlsbad

---

**Name**

Gary Withey

---

**Email**

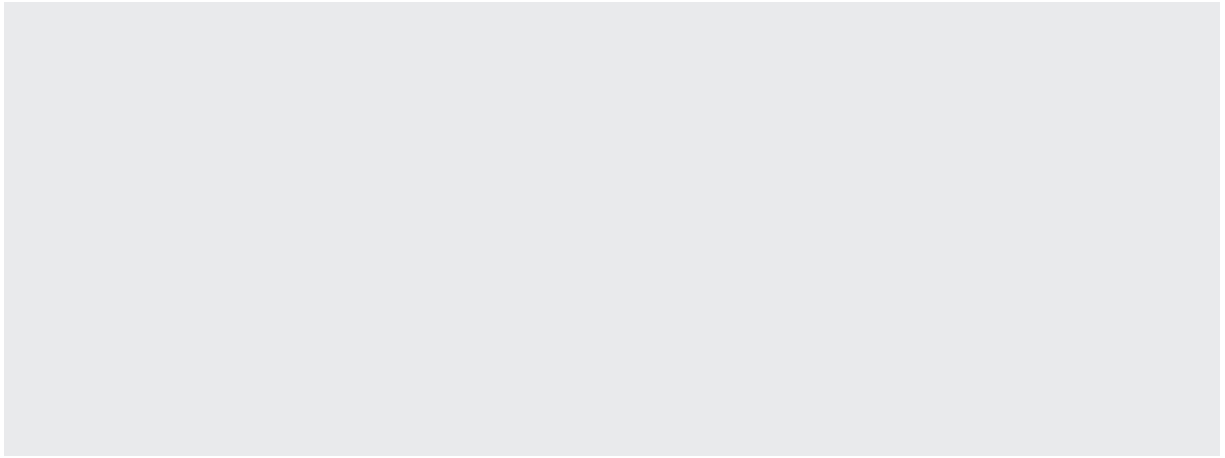
[garywithey1@gmail.com](mailto:garywithey1@gmail.com)

---

**Address**

6615 Encelia place  
Carlsbad Ca 92011

Sent from People for Ponto



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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:56:21 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:35am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Please preserve what makes Carlsbad special- our few remaining open spaces. It's best for the residents, as well as our visitors.

---

### Name

Grace Losada

---

### Email

[gracelosada3@gmail.com](mailto:gracelosada3@gmail.com)

---

**Address**

2008 Hummingbird Rd,  
Carlsbad, CA 92011

Sent from People for Ponto

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



**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:02:35 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 1:04pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Gregory Porter

---

### Email

[gregoryaporter@gmail.com](mailto:gregoryaporter@gmail.com)

---

### Address

7046 Heron Cir  
Carlsbad CA 92011

Sent from People for Ponto

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

**From:** [Hector Gomez](#)  
**To:** [Planning](#)  
**Subject:** FW: Planning Commission Meeting of 12.2.2020  
**Date:** Tuesday, December 1, 2020 8:30:28 AM

---

Hello,

We are forwarding the below e-mail.

Thank you,



Hector Gomez  
Deputy City Clerk  
City of Carlsbad  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008-1949  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

760-434-5021 | [hector.gomez@carlsbadca.gov](mailto:hector.gomez@carlsbadca.gov)

---

**From:** Harry Peacock <hrpeacock41@gmail.com>  
**Sent:** Tuesday, December 1, 2020 7:22 AM  
**To:** City Clerk <Clerk@carlsbadca.gov>  
**Subject:** Planning Commission Meeting of 12.2.2020

>Please forward to the Commission as their direct link appears not to be working.

On behalf of People for Ponto I am requesting the Planning Commission, at the conclusion of its hearing on the Local Coastal Plan Update, continue the matter with the hearing open until the Commission's second regular meeting in January, for the following reasons.

- > 1. The Plan Update document is some 350 pages long. It was not made available to the public until November 20th. The following week was Thanksgiving and many people were understandably occupied with other commitments which cut into their time to review the document in its entirety.
- > 2. The new city council will not be sworn in until December 8th and there will be a new member to the city council from District 4 which includes the Ponto area.
- > 3. The upcoming Christmas and New Year holidays will make it, as it was in the case of Thanksgiving, difficult to devote the amount of time reviewing this document deserves.
- > 4. The communications challenges which we all face because of the Covid-19 pandemic makes the development of well considered commentary and community input to the Commission on the document just that much more complicated.

>

> People for Ponto and, we believe, the rest of the Carlsbad community needs the time to develop

an informed community point of view on the various recommendations the document contains which, if adopted, will guide the city for the next generation and affect us all.

>

> Thank you on behalf of People for Ponto

>

> Harry Peacock

> 7434 Sundial Place

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.u@peopleforponto.com](mailto:lisa.u@peopleforponto.com); [rbach@parks.ca.gov](mailto:rbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:53:14 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 4:56pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

Build My Park!

---

**Name**

Hilton Sher

---

**Email**

[4hilton@gmail.com](mailto:4hilton@gmail.com)

---

**Address**

7449 Tribul Ln

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:07:07 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 4:50pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Build My Park!

---

### Name

Hilton Sher

---

### Email

[4hilton@gmail.com](mailto:4hilton@gmail.com)

---

**Address**

7449 Tribul Ln

Sent from People for Ponto

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



**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:09:44 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 4:08pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Jack Mok

---

### Email

[jackamok@gmail.com](mailto:jackamok@gmail.com)

---

### Address

7212 Daffodil Place

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:22:07 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 10:56pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Additional Comments**

While I am not a resident of Carlsbad, I live in Northwest Leucadia and Ponto has been my beloved beach since 1977. I have a great respect for the careful and sensitive manner in which Carlsbad has responded to and supported their neighborhoods. This is an opportunity to preserve a gorgeous parcel of natural beach bluff overlooking Batiquitos Lagoon for generations of north county residents. Please defend that which I cannot.

---

**Name**

Jamie Simon

---

**Email**

[jamietsimon22@gmail.com](mailto:jamietsimon22@gmail.com)

---

**Address**

1714 Eolus Avenue

Sent from People for Ponto

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

**From:** [Jane N](#)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [Planning](#); [City Clerk](#)  
**Cc:** [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); [Toni.Ross@coastal.ca.gov](#); [cort.hitchens@coastal.ca.gov](#); [lisa.urbach@parks.ca.gov](#); [info\\_ponto](#)  
**Subject:** Re: December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda  
**Date:** Tuesday, December 1, 2020 11:49:34 AM

---

I am also requesting the Planning Commission, at the conclusion of its hearing on the Local Coastal Plan Update, continue the matter with the hearing open until the Commission's second regular meeting in January, for the following reasons.

- > 1. The Plan Update document is some 350 pages long. It was not made available to the public until November 20th. The following week was Thanksgiving and many people were understandably occupied with other commitments which cut into their time to review the document in its entirety.
- > 2. The new city council will not be sworn in until December 8th and there will be a new member to the city council from District 4 which includes the Ponto area.
- > 3. The upcoming Christmas and New Year holidays will make it, as it was in the case of Thanksgiving, difficult to devote the amount of time reviewing this document deserves.
- > 4. The communications challenges which we all face because of the Covid-19 pandemic makes the development of well considered commentary and community input to the Commission on the document just that much more complicated.

Kindest Regards,

Jane Naskiewicz

On Nov 30, 2020, at 3:08 PM, Jane N <[fab.frugal.jane@gmail.com](mailto:fab.frugal.jane@gmail.com)> wrote:

(I request my comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.)

Nov. 30, 2020

Planning Commission, Dear Mayor, City Council, Coastal Commission, etc,

First and foremost, I want Ponto Park and do not want changes in the LCP that allow for residential at Planning Area F.

What good is building more condos if there are no Parks for the current residents to enjoy the outdoors? With existing and proposed hotels on both sides of Ponto and

this being the gateway to South Carlsbad, there is an urgent need to have a well planned public park to enjoy this last remaining open coastal space.

The beach is not a park, and the state of CA owns the beaches which are subject to high tides, constant loss of sand, and effects of climate change. Plus not everyone wants to hang out on the beach.

The cities own website says its more complicated to get open space if the land is not designated for it, and yet you're trying to change this designation at Ponto. Are you intentionally trying to make it more difficult for residents to get that park? WHY?

There is a willing seller and the City has already received money from builders two decades ago. Those "in lieu of" fees collected from developers was never used for a park in this quadrant. That oversight should be corrected immediately, and that money should go where those residents who paid for it live. The bonus here is that Everyone in Carlsbad, including visitors to our city, will benefit from a Park at Ponto.

Having a park at Ponto IS the highest and best use of this land, especially given the fact that there are no other coastal parks for over 6 miles. The closet park is more than two miles away and over freeways, leaving thousands of residents with no park to walk to.

In addition to the already paid developer in lieu of fees, there are opportunities for grants and public partnerships to help fund this acquisition of Ponto land. And the city has a budget surplus that could go towards it. So I urge you to do the right thing...

DO NOT CHANGE the LCP to allow for residential at Planning Area F.  
Make Ponto a Park for generations to enjoy and have the citizens input on the park planning process.

Kindest Regards,  
Jane Naskiewicz, 16 year Carlsbad citizen and one of many People for Ponto

<Planning Comission Letter to Read at Meeting Dec. 2nd and others.pdf>

<Carlsbad CA webpage regarding open space.png>

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

(I request my comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.)

Nov. 30, 2020

Planning Commission, Dear Mayor, City Council, Coastal Commission, etc,

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The beach is not a park, and the state of CA owns the beaches which are subject to high tides, constant loss of sand, and effects of climate change. Plus not everyone wants to hang out on the beach.

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Make Ponto a Park for generations to enjoy and have the citizens input on the park planning process.

Kindest Regards,

Jane Naskiewicz, 16 year Carlsbad citizen and one of many People for Ponto

From: Jane N  
To: Matthew Hall; Council Internet Email; Planning; City Clerk  
Cc: Scott Davidson; Gary Barbero; Don New; Jennifer Jensen; Kyle Lapanzer; Mike Pacheco; David De Cordoba; Scott Dornell; Erin Peltier@coastal.ca.gov; Terri Brown@coastal.ca.gov; carl.hibshel@coastal.ca.gov; isa.urbach@parks.ca.gov; info.ponto@coastal.ca.gov  
Subject: December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda  
Date: Monday, November 30, 2020 3:08:32 PM  
Attachments: Planning Commission Letter to Read at Meeting Dec. 2nd and others.pdf; Fishbein F & Associates recording from 10:00 AM

(I request my comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.)

Nov. 30, 2020

Planning Commission, Dear Mayor, City Council, Coastal Commission, etc.

First and foremost, I want Ponto Park and do not want changes in the LCP that allow for residential at Planning Area F.

What good is building more condos if there are no Parks for the current residents to enjoy the outdoors? With existing and proposed hotels on both sides of Ponto and this being the gateway to South Carlsbad, there is an urgent need to have a well planned public park to enjoy this last remaining open coastal space.

The beach is not a park, and the state of CA owns the beaches which are subject to high tides, constant loss of sand, and effects of climate change. Plus not everyone wants to hang out on the beach.

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In addition to the already paid developer in lieu of fees, there are opportunities for grants and public partnerships to help fund this acquisition of Ponto land. And the city has a budget surplus that could go towards it. So I urge you to do the right thing...

DO NOT CHANGE the LCP to allow for residential at Planning Area F.

Make Ponto a Park for generations to enjoy and have the citizens input on the park planning process.

Kindest Regards,  
Jane Naskiewicz, 16 year Carlsbad citizen and one of many People for Ponto

[CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.](#)

## What is the city's approach to identifying land that could be purchased by the city as open space?

One chief factor considered is whether a potential property for open space will add to our quality of life at a reasonable cost. In 2005, after passage of Proposition C, the City Council appointed the [Open Space and Trails Ad Hoc Citizens Committee](#) to establish and rank a list of potential acquisitions. Some of the property on that list has been acquired. The Ad Hoc Committee is no longer active, but the city regularly reviews available land – land identified by the committee and other land – to determine whether it's in the taxpayers' best interests to purchase as open space. When appropriate, the city approaches land owners to discuss interest in selling. The city also relies on partnerships to acquire open space. For example, developers in Carlsbad are required to set aside open space as part of their developments and to pay for the upkeep of that open space. In this way city residents get the benefit of the open space without the expense. Sometimes the city teams with a private foundation or other public agency to pool resources to preserve open space. And in some instances another public agency, such as the California Department of Fish & Game, owns and maintains the open space.

## What challenges does the city face in trying to buy land for open space?

The biggest challenge in acquiring open space is finding a willing seller. The city tries to use local funds to leverage grant money, and those grants stipulate that the purchase price cannot exceed fair-market value. But if an owner doesn't want to sell, neither the city nor anyone else can buy the land. Another challenge involves how a potential property is zoned for land use. If it's not already zoned as open space, it is more complicated. The city can change the zoning, but must find other suitable locations for the land use the open space would replace.

## What is the Habitat Management Plan?

The City of Carlsbad is the only city in North County with an approved Habitat Management Plan, which is a comprehensive approach to preserving natural land for plant and animal species. It defines nature preserves that link with regional and statewide preserves to create a natural network where species can thrive. The habitat management plan was developed under the direction of a number of biologists and other environmental experts as a way to preserve and protect the wide variety of sensitive and endangered animals and plants found in the city. We have added nearly 1,000 acres of this habitat in the past 10 years. The habitat management plan also assures that money is set aside to maintain these natural networks.



**From:** [J Cannon](#)  
**To:** [Planning](#)  
**Subject:** Coastal property use  
**Date:** Monday, November 30, 2020 5:48:44 PM

---

Greeting Planning Commissioners—

I understand you are meeting 12/2/20 at 3pm to consider the fate of the power plant, Agua Hedionda and Ponto coastal properties.

Carlsbad is at a critical juncture where what happens to these key properties will massively affect the city's long term character.

Like the average citizen, I have no realistic hope of reading the hundreds of pages of terms and strategies for how these lands will be used, much less comprehend the blah-blah-blah jargon it contains. I honestly believe these fat volumes are designed to repel--via boredom--any person concerned from having any hope of reading into what the city's inner workings are aiming toward.

In the absence of having a comprehensive understanding of the **Local Coastal Program Land Use Plan**, I resort to my 44-year memory of Carlsbad development. Historically, the battle between short term pure profit-orientation, and a more holistic long term approach to land use is the story at hand, and I am sure this situation has not varied in this instance.

What I'd like to say is that I hope you can envision how astonishingly beautiful our city can be if these remaining coastal lands are not covered in *what is already covering the rest of our city*. Namely luxury condos, housing subdivisions, retail outlets (outdated mall-types), hotels, golf courses and ball fields.

It would be a high crime to see the power plant land, Agua Hedionda open lands, and Ponto engulfed by *more of the same*.

The most exquisite sites in the world feature open space, with very carefully designed, aesthetically pleasing (no cheap California Modern box-type) structures, which house museums, educational hubs, and public gathering areas. Partnerships with the many wealthy corporate entities that make their home here could be one of the approaches to creating economically profitable commons a reality.

Please dare to make decisions that will permanently distinguish Carlsbad from the generic scenery of fast money SoCal. The residents of Carlsbad, surrounding cities, and all who love to visit will remember you, our present City Council, and staff as brilliant visionaries.

Respectfully,  
Janell Cannon

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know the content is safe.

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:16:56 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 10:03am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Jay Privman Privman

---

**Email**

[jayprivman@aol.com](mailto:jayprivman@aol.com)

---

**Address**

7532 Navigator Circle, Carlsbad, CA, 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:58:58 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 4:07pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
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1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

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**Name**

Jennifer Merchat

---

**Email**

[jmerchat44@yahoo.com](mailto:jmerchat44@yahoo.com)

---

**Address**

7980 grado el Tupelo  
Carlsbad. Ca 92009

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Praher@coastal.ca.gov](mailto:Erin.Praher@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:15:05 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 4:42pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

The LCP should work to keep open space and build parks NOT condos

---

### Name

jodi jones

---

### Email

[jodimariejones@hotmail.com](mailto:jodimariejones@hotmail.com)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:01 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:40pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

John Frazza

---

### Email

[frazzajf@yahoo.com](mailto:frazzajf@yahoo.com)

---

### Address

1337 Shorebird Ln

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:04:20 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 11:30am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### **Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### **Additional Comments**

We have a responsibility to think about what is best for at least seven generations into the future. We should not consider the value of immediate and short-term financial gain for a few. This pandemic has revealed the value of community and the importance of mental and physical health. Open space is the answer.

---

### **Name**

JOHN GABRIEL

---

**Email**

[johnrgabriel@gmail.com](mailto:johnrgabriel@gmail.com)

---

**Address**

2525 JEFFERSON ST  
UNIT H

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:24:58 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 12:38pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

**N**

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
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Accordingly, I am making my position known and requesting that:

**Checkboxes**

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**ame**

john Gabriel

---

**Email**

[johnRgabriel@gmail.com](mailto:johnRgabriel@gmail.com)

---

**Address**

2525 Jefferson St unit H Carlsbad ca 92008

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:54 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 6:59am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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**Checkboxes**

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

John Miklos

---

**Email**

[jwmiklos@gmail.com](mailto:jwmiklos@gmail.com)

---

**Address**

1037 3rd St, Encinitas, Ca 92024

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:14:56 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 6:13am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

karen crosby

---

### Email

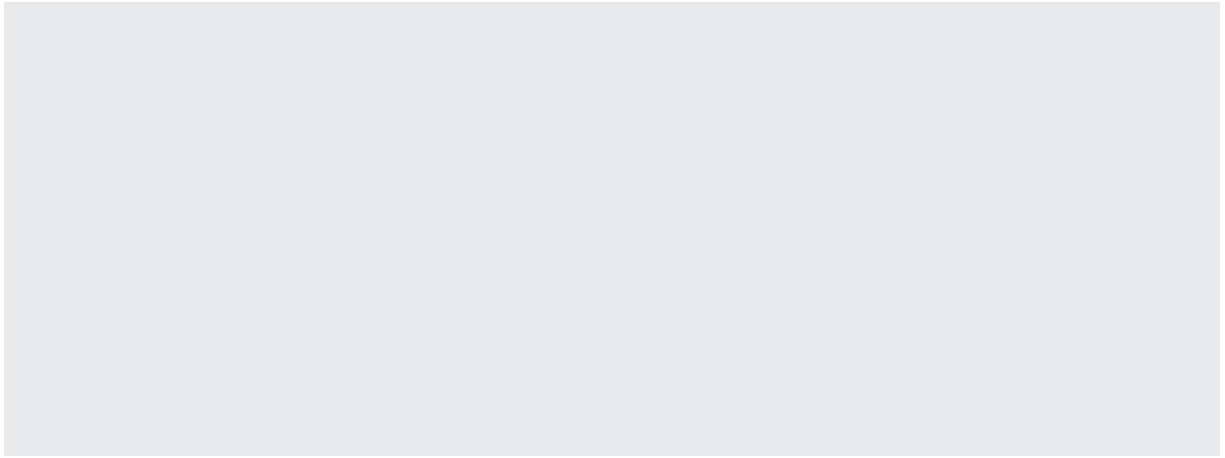
[kcrosby10@sbcglobal.net](mailto:kcrosby10@sbcglobal.net)

---

### Address

543 meridian way

Sent from People for Ponto



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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:58:35 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 3:35pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

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1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
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Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Karen Johnson

---

**Email**

[kajohnson74@gmail.com](mailto:kajohnson74@gmail.com)

---

**Address**

7307 San Bartolo St  
Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:26:36 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:30pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Karlen Schminke

---

**Email**

[kschminke1723@gmail.com](mailto:kschminke1723@gmail.com)

---

**Address**

1723 Gascony Road Encinitas

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.u@peopleforponto.com](mailto:lisa.u@peopleforponto.com); [rbach@parks.ca.gov](mailto:rbach@parks.ca.gov); [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:51:08 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 6:50pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Name**

Karlen Schminke

---

**Email**

[kwschminke@gmail.com](mailto:kwschminke@gmail.com)

---

**Address**

1723 Gascony Road Encinitas

Sent from People for Ponto

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



**From:** [Kathy Meyers-Schulte](#)  
**To:** [Planning](#)  
**Subject:** RE: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:18:42 PM

---

Below are my combined comments (342 words) to be read at the Dec 2 Planning Commission meeting re. draft LCP, thank you:

This last bit of open coastal land should be preserved and turned into a beach park for current citizens and visitors ... and for many generations to come. If you put buildings on this land, that precious opportunity will be gone forever. It's very disconcerting to see children playing in the streets and along the railroad tracks, and if asked, they say they don't have any place else to play like a park, and that all the parks are too far away for them to bike ride or walk to. Carlsbad can do better for its children and provide a local beach park in which the children can safely play. In addition to our City's children, adult residents would greatly enjoy and express a strong need for a beach park at Ponto. Please turn the vacant coastal land at Ponto into a park, so that residents in this area can bike ride or walk to a park, and where children can play safely.

After seeing the City Manager's recent comments about "hope" and the images marked "Grateful" on the City's website from Nov 24, 12:45PM - it is evident that we as a City are most grateful for our open space, the coastal area and beaches. I am hopeful that the City will do what is right and support its residents in putting a beach park at Ponto, to preserve what we are all so grateful for.

From: <https://www.carlsbadca.gov/cityhall/manager/update.asp>

"We will be sharing the images in the collage below on Thanksgiving Day and asking our social media followers to share the things for which they are most grateful, be it friends and family, health care workers, grocery clerks, our beautiful environment, our pets – whatever is helping you maintain a sense of hope. I encourage you to participate. With that, I will once again say thank you for continuing to #Care4Carlsbad."

We all care and we all have hope. So please continue to support what is most important to Carlsbad citizens. Please keep the coastal open space and build a park at Ponto.

Name

Kathleen Schulte

Email

[kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)

Address

7386 Escallonia Ct.  
Carlsbad, CA 92011

---

**From:** Planning [mailto:Planning@CarlsbadCA.gov]  
**Sent:** Tuesday, December 1, 2020 11:58 AM  
**To:** Kathy Meyers-Schulte; info@peopleforponto.com  
**Subject:** RE: New Ponto Park City Petition Entry

Please provide a combined document or email with your comments. Thank you.

---

**From:** Kathy Meyers-Schulte <[kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)>  
**Sent:** Tuesday, December 1, 2020 11:19 AM  
**To:** Planning <[Planning@CarlsbadCA.gov](mailto:Planning@CarlsbadCA.gov)>; [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**Subject:** RE: New Ponto Park City Petition Entry

Please combine them. If it ends up being more than the limit of 500 words, please let me know and then I will pare down my comments to fit into your limits.

Thank you-  
Kathy

---

**From:** Planning [<mailto:Planning@CarlsbadCA.gov>]  
**Sent:** Tuesday, December 1, 2020 9:56 AM  
**To:** [info@peopleforponto.com](mailto:info@peopleforponto.com); [kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)  
**Subject:** RE: New Ponto Park City Petition Entry

Hello,

Please clarify what submission of comments you would like to be read or combine them into one. We received two requests from you. Thank you.

---

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com) <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
**Sent:** Monday, November 30, 2020 8:01 PM  
**To:** Matthew Hall <[Matt.Hall@carlsbadca.gov](mailto:Matt.Hall@carlsbadca.gov)>; Council Internet Email <[CityCouncil@carlsbadca.gov](mailto:CityCouncil@carlsbadca.gov)>; City Clerk <[Clerk@carlsbadca.gov](mailto:Clerk@carlsbadca.gov)>; Planning <[Planning@CarlsbadCA.gov](mailto:Planning@CarlsbadCA.gov)>; Scott Chadwick <[Scott.Chadwick@carlsbadca.gov](mailto:Scott.Chadwick@carlsbadca.gov)>; Gary Barberio <[Gary.Barberio@carlsbadca.gov](mailto:Gary.Barberio@carlsbadca.gov)>; Don Neu <[Don.Neu@carlsbadca.gov](mailto:Don.Neu@carlsbadca.gov)>; Jennifer Jesser <[Jennifer.Jesser@carlsbadca.gov](mailto:Jennifer.Jesser@carlsbadca.gov)>; Kyle Lancaster <[Kyle.Lancaster@carlsbadca.gov](mailto:Kyle.Lancaster@carlsbadca.gov)>; Mike Pacheco <[Mike.Pacheco@carlsbadca.gov](mailto:Mike.Pacheco@carlsbadca.gov)>; David De Cordova <[David.deCordova@carlsbadca.gov](mailto:David.deCordova@carlsbadca.gov)>; Scott Donnell <[Scott.Donnell@carlsbadca.gov](mailto:Scott.Donnell@carlsbadca.gov)>; [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 1:50pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### **Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

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I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### **Additional Comments**

After seeing the City Manager's recent comments about "hope" and the images marked "Grateful" on the City's website from Nov 24, 12:45PM - it is evident that we as a City are most grateful for our open space, the coastal area and beaches. I am hopeful that the City will do what is right and support its residents in putting a beach park at Ponto, to preserve what we are all so grateful for.

From: <https://www.carlsbadca.gov/cityhall/manager/update.asp>

"We will be sharing the images in the collage below on Thanksgiving Day and asking our social media followers to share the things for which they are most grateful, be it friends and family, health care workers, grocery clerks, our beautiful environment, our pets – whatever is helping you maintain a sense of hope. I encourage you to participate. With that, I will once again say thank you for continuing to #Care4Carlsbad." We all care and we all have hope. So please continue to support what is most important to Carlsbad citizens. Please keep the coastal open space and build a park at Ponto.

---

### **Name**

Kathleen Schulte

---

### **Email**

[kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)

---

**Address**

7386 Escallonia Ct.  
Carlsbad, CA 92011

Sent from [People for Ponto](#)

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

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:03:40 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 11:57am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

### **Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

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---

### **Additional Comments**

This last bit of open coastal land should be preserved and turned into a beach park for current citizens and visitors ... and for many generations to come. If you put buildings on this land, that precious opportunity will be gone forever. It's very disconcerting to see children playing in the streets and along the railroad tracks, and if asked, they say they don't have anyplace else to play like a park, and that all the parks are too far away for them to bike ride or walk to. Carlsbad can do better for its children and provide a local beach park in which the children can safely play. In addition to our City's children, adult residents would greatly enjoy and express a strong need

for a beach park at Ponto. Please turn the vacant coastal land at Ponto into a park, so that residents in this area can bike ride or walk to a park, and where children can play safely.

---

**Name**

Kathy Meyers-Schulte

---

**Email**

[kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)

---

**Address**

7386 Escallonia Ct.  
Carlsbad, CA 92011

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:01:11 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 1:50pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

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and family, health care workers, grocery clerks, our beautiful environment, our pets – whatever is helping you maintain a sense of hope. I encourage you to participate. With that, I will once again say thank you for continuing to #Care4Carlsbad." We all care and we all have hope. So please continue to support what is most important to Carlsbad citizens. Please keep the coastal open space and build a park at Ponto.

---

**Name**

Kathleen Schulte

---

**Email**

[kmeyers-schulte@sbcglobal.net](mailto:kmeyers-schulte@sbcglobal.net)

---

**Address**

7386 Escallonia Ct.  
Carlsbad, CA 92011

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:17:30 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:48pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Katrinka Marquand

---

### Email

[mkrivero@gmail.com](mailto:mkrivero@gmail.com)

---

### Address

7397 Seafarer Pl. Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:21:56 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:41pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

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---

### Name

Kelley Frazza

---

### Email

[frazzaka@yahoo.com](mailto:frazzaka@yahoo.com)

---

### Address

1337 Shorebird Ln

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:23 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:35pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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Accordingly, I am making my position known and requesting that:

**Checkboxes**

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Kristine Golden

---

**Email**

[goldenfab5@earthlink.net](mailto:goldenfab5@earthlink.net)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:30:55 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:29pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

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Sent from People for Ponto

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Comparison of Ponto Planning Area F’s existing v. Carlsbad proposed LCP LUP not fully correct. The table is from City of Carlsbad. The last paragraph of the Existing LCP notes “prior to any planning activity”. This was newer done, so the City’s “General Plan update” (of just the land use map) was done in violation of the Existing LCP LUP Policy – one of the City’s Ponto planning mistakes. As noted in 1-4 below, the CCC has noted these mistakes dating back to 2010 with the “Ponto Beachfront Village Vision Plan” and 2015 General Plan map, and is seeking to correct them in the 2016 and 2017 communications to the City.

HOW THE EXISTING CITY OF CARLSBAD LOCAL COASTAL PROGRAM (LCP) POLICIES ARE ADDRESSED IN THE DRAFT LOCAL COASTAL PROGRAM UPDATE

Row	EXISTING LCP POLICIES	HOW DRAFT LCP ADDRESSES EXISTING LCP POLICIES
	<b>WEST BATIQUITOS LAGOON/SAMMIS PROPERTIES SEGMENT</b>	
282	<p>10. Planning Area F</p> <p>Planning Area F is located at the far northwest corner of the Master Plan area west of the AT&amp;SF Railway right-of-way. This Planning Area has a gross area of 11 acres and a net developable area of 10.7 acres.</p> <p>Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. Planning Area F is an “unplanned” area, for which land uses will be determined at a later date when more specific planning is carried out for areas west of the railroad right-of-way. A future Major Master Plan Amendment will be required prior to further development approvals for Planning Area F, and shall include an LCP Amendment with associated environmental review, if determined necessary.</p> <p>The intent of the NRR designation is not to limit the range of potential future uses entirely to non-residential, however, since the City’s current general plan does not contain an “unplanned” designation, NRR was determined to be appropriate at this time. In the future, if the Local Coastal Program Amendment has not been processed, and the City develops an “unplanned” General Plan designation, then this site would likely be redesignated as “unplanned.” Future uses could include, but are not limited to: commercial, residential, office, and other uses, subject to future review and approval.</p> <p>As part of any future planning effort, the City and Developer must consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad.</p>	<p>As part of the General Plan update, the Coastal Commission approved residential and general commercial land use designations on the LCP land use map.</p> <p>This policy is updated to be consistent with the land use map designations and the Ponto Beachfront Village Vision Plan. See draft LCP policy LCP-2-P.20.A and B.</p> <p>Regarding the need for lower cost visitor accommodations or recreational facilities west of the railroad, analysis and documentation will be provided in the staff report to the Planning Commission.</p>

CCC direction on why Draft LCP description is not accurate:

During the Jan 28, 2020 City Council Meeting (item #14), Carlsbad City staff for the first time as a side-bar comment admitted the City made some ‘Ponto planning errors’ going back over 15 years. Those City planning errors were first called out when the CA Coastal Commission (CCC) denied Carlsbad’s Ponto Beachfront Village Vision Plan (the referenced foundation for Carlsbad’s 2015 General Plan Update) in 2010 in part due to the City’s mistake. Following are 4 documents that conflict with the above City interpretation of how the Draft LCP addresses Existing LCP Polies.

- 1) The CCC in denying in 2010 the Ponto Vision Plan (the foundation for Carlsbad’s 2015 General Plan Update at Ponto) specifically said with direct reference to Ponto Planning Area F:

“Currently, this area [*Planning Area F*] has an Unplanned Area land use designation. In order to facilitate **any type of development in this portion of the Ponto area, an LCP amendment modifying the land use will have to be brought forward to the Commission for review and approval.**”

“... the Commission would reject such proposed uses because **there has been no evidence presented that would support the elimination of these [*Planning Area F*] areas for some lower**

**cost overnight accommodations or public recreational amenities in the future.** The Commission's past action of **the Poinsettia Shores Master Plan specifically called for such an assessment, and none has been submitted to date.** The concerns related to the lack of lower cost overnight accommodations in Area F (ref. Exhibit #7) are further discussed in the findings later.”

“City is inadvertently sending a message to potential developers that 1) the identified development (townhouses) is the primary type of use the City will support, or 2) that development type is consistent with the current land use and zoning designations. Neither of those assumptions is correct. As the previously certified **Poinsettia Shores Master Plan states, any type of development at this location would first require an LCP amendment to establish the land use and zoning, which would have to be certified by both the City and the Coastal Commission. Additionally, the Master Plan further states that some component of the development at this location must consider the need for the provision of lower cost accommodations or recreational facilities.**”

“**While residential use is one of the land uses listed for this area in the Poinsettia Shores Specific Plan, it may not be the most appropriate designation. As previously stated, the project will at least need to consider the incorporation of some kind of lower cost accommodations, and any proposed zoning designation for the site will have to be found consistent with the policies contained in the Poinsettia Shores Master Plan. Furthermore, the standard of review for any change to the current land use designation is the Coastal Act, and thus will also have to be found consistent with all its applicable policies.**”

Recently, the Commission has become concerned with the lack of lower-cost accommodations statewide. **Thus, the establishment of a residential land use at this location may not be what is ultimately determined to be certified as consistent with the Poinsettia Shores Master Plan, or the Coastal Act.**”

**“B. High-Priority Uses - Lower Cost Visitor Accommodations in ‘Area F’: The Coastal Act has numerous policies promoting public access to the beach and state:**

Section 30210 - In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and **recreational opportunities shall be provided for all the people** consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213 - Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. **Developments providing public recreational opportunities are preferred.** The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30221 **Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.**

Section 30222 - **The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."**

"... in 1996, the Poinsettia Shores Master Plan was certified as part of the City's LCP, and replaced the [Visitor serving] land use designation as an "Unplanned Area." **In an attempt to maintain a lower-cost visitor-serving component at this location, the Commission, through a suggested modification, required language within the Master Plan that would serve to protect this type of use.** The language in the Poinsettia Shores Master Plan, for this location, "Area F," included: **As part of any future planning effort, the City and Developer must consider and document the need for the provision of lower cost accommodations or recreational facilities (i.e. public park) on the west side of the railroad."**

**"The Ponto Beachfront area is an area that could be considered as a high-priority location for lower cost overnight accommodations.** While located across the street from a State Park (South Carlsbad State Park) containing camping facilities, **during peak summer months, the campground is consistently at capacity. ... If at any time in the future, this State Beach campground is converted to day use sites, the market and the need for low cost overnight accommodations will be significantly amplified. Thus the Vision Plan, as proposed by the City, cannot be found consistent with the Coastal Act."**

"H. Conclusions: ... **concerns regarding the determination of preferred land uses in an 'unplanned' area, the lack of provision of lower-cost accommodations and recreational uses, ... remain. All of these oversights could result in impacts to public access and recreation and other coastal resources and, therefore, the Vision Plan, as submitted, is therefore inconsistent with the Coastal Act, and therefore, shall be denied as submitted."**

- 2) Following is from a 7/3/17 CCC letter to City Staff on the City's proposed land use changes at Planning Area F. City Staff for the 1<sup>st</sup> time provided this to City Council on 1/28/20:

**"The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront area. For example, Planning Area F requires the city and developer to "consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad.** This is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and this study should be undertaken as a part of the visitor serving use inventory analysis described above. **If this analysis determines that there is a deficit of low cost**

**visitor accommodations or recreation facilities in this area, then Planning Area F should be considered as a site where these types of uses could be developed.”**

- 3) In 2017 after citizens received the City’s reply to Public Records Request 2017-260, citizens meet with CCC staff to reconfirm the City failed since before 2010 to publicly disclose and comply with Planning Area F’s LCP requirements. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said:

**“The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**

- 4) In 2016, the CCC told City that Carlsbad’s proposed 2015 General Plan land use map could change based on the outcomes of both a Citywide Coastal Recreation needs Study, and also the specific Planning Area F LCP requirement to study Park needs at Ponto.

The City is apparently failing to fully disclose to Citizens these facts and the City’s prior “Ponto Planning Area F planning mistakes dating back over 10-years when the land was purchased by speculative investors.

Nov 30, 2020

People for Ponto citizen public input on:

Carlsbad's Draft Housing Element Update

Carlsbad Planning Commission for the Draft Local Coastal Program Land Use Plan Amendment;

Carlsbad Park Commission for the Draft Parks Master Plan Update; and

City Council and CA Coastal Commission for all the above Draft updates and amendments

Page# Citizen concern & public input

Overall Since 2017 there has been extensive Carlsbad Citizen input provided to the City Staff and City Council concerning the documented past/present 'City Coastal land use planning mistakes' at Planning Area F at Ponto (a site the City Staff is including in the housing inventory), and Citizens documenting and expressing the need for Ponto Park on Planning Area F and desire for the City Council to acquire it for a much needed (and only) Coastal Park for South Carlsbad.

The extensive Carlsbad Citizen input to the City gathered by People for Ponto Carlsbad Citizens (as of Nov 2020) includes over 2,700 emailed requests for the Ponto Park, over 200-pages of public testimony and data documentation showing the Carlsbad Citizen need for Ponto Park, and numerous presentations to the City Council showing Ponto Park needs and Citizen's requests for Ponto Park. Ponto Park was also by far the most cited Citizen need and request for City Council funding during both the 2019 and 2020 Budget processes. Over 90% of Citizen requests during both those City budget processes asked or Ponto Park [see attachment 1 & go to the 6/2 & 6/24/20 City Budget at <https://carlsbadca.swagit.com/play/06022020-906> & <https://carlsbadca.swagit.com/play/06232020-1181> and listen to and read the public testimony as the files are too big to email]. Due to the 4-person City Council and 2-2 City Council split these extensive Citizens needs and requests were not acted on. With the recent election, there is now a 5<sup>th</sup> Council person (from District 4 that includes Ponto) to provide a City Council decision on Citizen needs and desire for Ponto Park. People for Ponto citizens have asked the City Staff circulate and provide the extensive Carlsbad Citizen input, need and request for Ponto Park to Carlsbad's Planning, Parks and Housing Commissions, and the Housing Element Advisory Committee (HEAC), so the primary CA Coastal Land Use planning issues area coordinated between the City Staff's proposed Draft Local Coastal Program Land Use Plan Amendment, Housing Element Update, and Parks Master Plan Update processes. Unfortunately, City Staff communication, coordination and inviting People for Ponto Carlsbad Citizens to be involved when the Ponto Planning Area F land use issues are being considered by the Planning, Parks and Housing Commissions, and the Housing Element Advisory Committee does not seem to be happening.

On 2017 what is now a much larger People for Ponto group of Carlsbad Citizens asked the City Council and City Staff for a better Ponto Planning Process, and documented why Ponto Park is more consistent with Carlsbad's Community Vision (the foundation for Carlsbad's General Plan, and land use plan) [see attachment #2]

In 2017 People for Ponto filed official Carlsbad Public Records Requests, and found the City make multiple 'planning mistakes' at Ponto, and particularly at Planning Area F with regard to non-compliance with Carlsbad exiting Local Coastal Program and also overall Growth Management Standard Open Space acreage requirements at Ponto. These have been

documented to the City on several occasions and are highlighted on pages 2-5, 6-7, 11-12, and 14-16 in Attachment #3.

As summarized on page 11 in Attachment #3, in 2017 the CA Coastal Commission informed the City how the City's proposed Ponto Planning Area F General Plan Land Use designation change from the existing "Non-residential Reserve" to R-23 & General Commercial could change if 'higher-priority' Coastal Recreation or Low-cost Visitor Accommodations area needed at Ponto. City Staff first and only provided that information to the City Council (and one assumes also the Carlsbad Planning, Parks and Housing Commissions) on 1/28/20. On 1/28/20 City Staff introduced the Draft Local Coastal Program Land Use Plan Amendment process to the City Council. We are not sure if City Staff provided the CA Coastal Commissions' direction to the City on Ponto Planning Area F to the Planning, Park, and Housing Commissions and HEAC? The CA Coastal Commission is the final land use authority at Ponto since Ponto is in the CA Coastal Zone and is governed by the CA Coastal Act, which supersedes Carlsbad's General Plan. Land use in the CA Coastal Zone and the State law that governs land use in the CA Coastal Zone, the CA Coastal Act is not constrained by many CA Housing laws. This is logical as the Coast is a very limited State resource and many critical Coastal land uses can only be provided in the Coast, whereas housing can be provided over a much larger land area and based on beneficial surrounding land use adjacencies is better located in inland locations.

At the above mentioned 1/28/20 City Council meeting there were numerous apparent errors, omissions or misrepresentations in the Staff Report. These errors/omissions/misrepresentations had critical reference and relevance to the Draft Housing Element and how CA Coastal Act and state housing laws interact. People for Ponto submitted written and verbal testimony at the 1/28/20 meeting on these errors/omissions/misrepresentations [see attachment #4]. The Housing Commission and HEAC, Planning Commission and Parks Commission should review and consider Attachment #4 in evaluating the Draft Housing Element Update, Draft LCP-LUPA and Draft Parks Master Plan Update.

As documented in Attachment #5 Carlsbad's 2015 General Plan clearly recognizes that Carlsbad's General Plan land use changes to Carlsbad's Coastal Zone from the 2015 General Plan Update are not valid until the CA Coastal Commission fully "Certifies" a Local Coastal Program Land Use Plan Amendment (LCP-LUPA). This has not yet occurred. The CA Coastal Commission will likely consider Carlsbad's Draft LCP-LUPA in 2021-2022. As noted in Attachment #3, based on the 2010 and two 2017 communications from the CA Coastal Commission, the CA Coastal Commission may or may not "Certify" the City's proposed, Coastal land use change at Ponto Planning Area F from its current "Non-residential Reserve" land use to R-23 Residential and General Commercial. People for Ponto Citizen data provided to both the City and CA Coastal Commission show Carlsbad appears to both significantly lag behind other Coastal cities in providing both Coastal Recreation (i.e. Public Park) and Low-cost Visitor Accommodation that at high-priority Coastal land uses at Ponto [see Attachments #5 & #6]. Thus the CA Coastal Commission may direct Carlsbad to change its General Plan at both Ponto Planning Area F and maybe at other areas to provide these 'higher-priority' Coastal land uses consistent with the CA Coastal Act, and Carlsbad's existing LCP requirements for Ponto Planning Area F. The Housing Commission and HEAC, Planning Commission and Parks Commission should review and consider Attachments #5 & #6 in evaluating the Draft Housing Element Update, Draft LCP-LUPA and Draft Parks Master Plan Update.

Ponto Planning Area F is only 11-acres in size, and is the last remaining vacant and unplanned Coastal land in South Carlsbad to provide for the 'forever supply' of Coastal Recreation to accommodate the 'forever increasing population and visitor demands' of 'High-Priority Coastal Recreation and Low-cost Visitor Accommodations'. This issue of Coastal 'buildout' of 'High-priority Coastal land uses v. a forever increasing Carlsbad and CA residential population and visitor demand for those 'High-Priority Coastal land uses was presented to and asked of Carlsbad's City Council; Planning, Housing and Parks Commissions, HEAC, CA Coastal Commission and CA Housing and Community Development on 9/14/20 by People for Ponto Citizens [see attachment #7 on page XX below]. As yet there has been no City/State reply and City opportunity to fully discuss the issues in the 9/14/20 email. Ponto Planning Area F is the last critical and most economical area for those high-priority uses in South Carlsbad. Conversely, Planning Area F has a negligible impact on Carlsbad's affordable housing supply as documented in the Draft Housing Element. The Draft Housing Element documents a significant oversupply of housing and most critically affordable housing opportunities without even including the potential (only if both the City ultimately proposes and CA Coastal Commission actually 'Certifies' a change to Ponto Area F Coastal land use to residential) for Ponto Planning area F's residential use. As noted on the comments below relative to Draft housing Element page 10-92 and Table 10-29, the City's proposed Planning Area F's R-23 residential and General Commercial use would yield a potential 108-161 min-max range of dwellings. Of these 20% would be required to be affordable at the "Lower" income category since the City would have to transfer "excess Dwelling Units" to Planning Area F's "Non-residential Reserve" Coastal land Use. This 20% is a relatively small 22-32 "Low" income units. 22-32 "Low" income units is only .40% to .59% of all the "Lower" income housing units provided by Carlsbad in the Draft Housing Element; and is only .66% to .96% of the amount of the "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by Carlsbad's Draft Housing Element. So Ponto Planning Area F has no impact on Carlsbad meeting its RNHA allocation, and has a negligible 0.66% to 0.96% impact on the amount of "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by Carlsbad's Draft Housing Element. Yet Ponto Planning Area F has a profound, critical and truly forever impact on Carlsbad's and the State of California's Coastal Land Use Priorities for Coastal Recreation for the 64,000 current and growing numbers of South Carlsbad residents who want and need a Coastal Park. Ponto Planning Area F is the last meaningful vacant and unplanned Coastal land in South Carlsbad to provide Coastal Park, and the most affordable and tax-payer efficient Park Carlsbad could provide. Forever squandering this last bit of precious Coastal Land for residential use so a few (86-129) can buy \$ 1+ million homes, and a few 'lucky' (22-32) subsidized affordable homeowners have a coastal location; while forever denying a far greater 64,000 (and growing) South Carlsbad residents-children their only South Carlsbad Coastal Recreation (i.e. Public Ponto Park) opportunity does not make sense for either the City or State of California. Forever squandering Ponto Planning Area F for a few years of "Excess" residential land for some very expensive luxury homes does not seem to make sense.

**So, the Housing Commission and HEAC should at this time remove Ponto Planning Area F from the Housing Element at this time. The City should only consider including it in the Housing Element as 'vacant housing site' if and after the CA Coastal Commission 'Certifies' the City's proposed Coastal Land Use change from the existing LCP-LUPA "Non-residential Reserve" land use to a 'lower-Coastal-priority' residential land.**

Additional Data in support of the above Citizen request, & Draft Housing Element Comments:

- 10-63 States: "Coastal Zone: Although sites located within the Coastal Zone, as defined in the 2019 Local Coastal Program (LCP) Land Use Plan, are not excluded, areas within the Coastal Zone have been carefully considered, as any necessary redesignations in this zone would require additional processes and time, which can be a constraint to housing development." It is unclear what this means?

Also, this section fails to disclose some very critical Coastal Zone, that are governed by the CA Coastal Act, issues relative to the CA Coastal Act's superiority over CA Housing Laws if there is competing land use priorities or conflicts. This is logical and also written into State Law such as SB 330 (Skinner) Section 13 that states: "(2) **Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code). **For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code)." This language is consistent with CA case law, and other housing laws that recognize the obvious – there is very limited amount of Coastal land v. significant land area inland. Limited Coastal Land per the CA Coastal Act is needed for CA "High-Priority" Coastal Land Uses" - i.e. Coastal Recreation and Low-cost visitor accommodations primarily in a city such as Carlsbad. The CA Coastal Act identifies both residential and general commercial land uses as "low-priority" as these can be well provided in non-Coastal Zone areas. So although affordable housing is important there are other more appropriate locations, than on the last remaining vacant Coastal land in South Carlsbad that will be needed to address the "High-Priority" Coastal Land Uses to serve Carlsbad and California's 'buildout' needs. CA case law recognizes the supremacy of the CA Coastal Act over CA Housing Laws as noted in "Kalnel Gardens, LLC v. City of Los Angeles" et. al.

The Coastal Zone section on 10-63 should be clarified and acknowledge the CA Coastal Act Policies that concern California's Coastal Land Use priorities. Given future increases in Carlsbad and CA populations (and visitors) and those populations needing increases in Coastal Land for Coastal Recreation, it is prudent for the City of Carlsbad to plan and reserve the last remaining fragments of Coastal Land for Coastal Recreation land use to address these population increases [see Attachment 7].

- 10-92 Table 10-29: This table shows that Carlsbad has more than sufficient housing sites to address all its RHNA numbers in this cycle. Carlsbad and the State of California both have higher priority Coastal Land Use needs at Ponto Planning Area F than for housing. This is all the more relevant in that the housing proposed at the 11-acre Ponto Planning Area F is:
- relatively small and has negligible impact on overall city housing goals,
  - would not really further Carlsbad's nor the State of California's affordable goals, in that housing being designed-marketed and that housing market will price and sell homes for well over \$1 million per unit; and even if you build 3-5-10 stories high the market sell price would be the same or very similar, due to its Coastal location, will likely not even be exclusively used for housing, but market forces will promote more profitable short-term or medium term visitor rental use, and



- if for some reason the City will still be requiring the Ponto Planning Area speculative land owner to actually provide 20% of Planning Area F's potential 108-161 min-max range of dwellings as affordable at the "Lower" income category as is currently required, this is a relatively small 22-32 "Low" income units. 22-32 "Low" income units is only .40% to .59% of all the "Lower" income housing units provided by Carlsbad and is only .66% to .96% of the amount of "Excess" Lower Income housing units" provided by Carlsbad's land use plan. The landowner already has tried to offload their 20% Lower income requirement to an inland location around the airport but could not do so for several reasons, but likely will try again. So Ponto Planning Area F is well below 1% influence on Carlsbad housing; yet has a significant impact on Carlsbad's and the State of California's Coastal Land Use Priorities for Coastal Recreation.
- In reference to the above bullet, The current Coastal Land Use for Ponto Planning Area F is "Non-Residential Reserve" and has no residential land use associated with it under Carlsbad's General Plan as currently Certified by the CA Coastal Commission. So the City of Carlsbad currently requires under its Growth Management Plan to transfer some excess SW Quadrant dwelling units from the City's housing unit bank to the Ponto Planning Area F site change the Area F's land use for residential use. For this dwelling unit transfer the City requires a developer/land owner to provide 20% of the dwelling as affordable to "Low" incomes. The City has a formal agreement with the Ponto Planning Area F land owner requiring this 20% "Low" income housing on-site in exchange for City's 'transfer of Excess Dwelling Units' specifically to an existing "Non-residential Reserve" Coastal land use site in Carlsbad's current LCP. Draft Housing Element pages 10-117 to 119 documents the City's 'Excess Dwelling Units' program.

10-110 Construction and Labor Costs: The Draft Housing Element states that the total cost to build housing is composed of the following cost components - 63% are construction building materials and labor, 19% are administrative legal, professional, insurance, and development fee costs, 10% are conversion (title fees, operating deficit reserve) cost, and 8% are acquisition costs (land and closing costs). Developer profit is then added on top of these costs and sets the 'minimum price' a developer can offer to sell/rent a housing unit. Typical minimum estimated developer profit to determine if a project is feasible is around 10%. So land cost at 8% is the lowest cost component in housing development. Developer profit can increase beyond this in a hotter housing and can reduce in a cooler market than the Developer projects in their project pro-forma. A market housing builder, understandably, looks to maximize their profit and if possible reduce risk.

So should the Draft Housing Element focus on the major housing cost factors (construction costs) and possibly reduce developer risk by providing more robust policies to provide direct subsidies to market developers to pay for their developer's 10% profit and some of the major construction costs for in exchange for permanent affordability on the dwellings so subsidized? It may be a non-typical idea, but would kind of be like developer profit insurance, and maybe worth exploring. If a market developer is guaranteed their 10% profit on their dwelling unit costs then this would seem good for them – they are guaranteed to make their 10% profit. The challenge would be how to fund the City's, or State HCD's developer profit insurance pool to fund such an affordability program.

10-115 Growth Management Plan Constraints Findings: This section starts out with the following statement: *"With the passage of SB 330 in 2019, a "city shall not enact a development policy,*

*standard, or condition that would...[act] as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.*" This opening statement is very incomplete and misleading on four (4) major points:

1. For clarity the statement should document that SB 330 applies to Charter Cities like Carlsbad. Carlsbad Charter has specific language relative to the Growth Management Program, and this should be explained.
2. SB 330 is clearly short-term 6-year housing crisis legislation, that is set to will expire on 1/1/2025 – 5-years from now.
  - a. This short-term 6-year applicability of SB 330 should be clearly disclosed up-front particularly if a short-term law is being used to overturn Carlsbad's City Charter and change decades of Carlsbad infrastructure planning. It will likely take Carlsbad 5-years to create and get adopted by the City and CA Coastal Commission (for Carlsbad's Coastal Zone) to comply with SB 330 only to have SB 330 expire.
  - b. Also, as is logical in a short-term law that will expire in 5-years, SB 330 is only applicable to a City "enacting" such policy within the time SB 330 is law (i.e. until 1/1/2025). SB 330 language is "enact" and that word reflects future action not a past City action. SB 330 being short-term 6-year legislation uses the word 'enact' that refers to a future action To be apical to a past action the language would have to be 'have enacted' but should have clearly indicated all such past laws are now invalid until 1/1/2025. It is illogical to have a short-term crises legislation that expires in 1/1/2025 overturn over 30-years of pre-SB 330 development policies in Carlsbad and possibly other cities, particularly when the actual language of SB 330 does not clearly state so.
3. Carlsbad's Draft Housing Element will be valid from 2021-2029 or 4-years beyond the expiration of SB 330. If the Draft Housing Element is meeting its RHNA numbers for the years 2021-2029 and not creating "a cap on the number of housing units that can be approved or constructed" during the 6-year period when SB 330 is the law (only until 1/1/2025) then there seems no Growth Management Program "Constraint" on the 2021-2029 RHNA numbers and SB 330 set to expire on 1/1/2025.
4. As noted above for page 10-63, SB 330 (Skinner) Section 13 states that: **"(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code). **For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976** (Division 20 (commencing with Section 30000) of the Public Resources Code)." This should be clearly stated.

This section of the Draft Housing Element needs more research and full disclosure of the four (4) above SB 330 issues.

Also the Section should address the 3 foundational issues emailed on 9/14/20 'Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment' to the 'Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department' [Attachment7].

- 10-119 Mitigating Opportunities, 2<sup>nd</sup> paragraph: the 3 foundational issues emailed on 9/14/20 'Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment' to the 'Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department' should be address here also. **How can Carlsbad or any California City plan to assure their land use plans' "primary tenant that public facilities keep pace with growth" occur if population growth is unlimited and will increase each RHNA cycle while at the exact same time a City's vacant land, and critical vacant Coastal Zone land, is getting smaller and will eventually effectively be gone?**

Without new vacant land and critical new vacant Coastal Zone Land to provide new City Parks and new Costal Recreation to 'keep pace with growth' in population and visitors how can Carlsbad's and California's quality of life be maintained or enhanced?

Are City Park Standards of 3-5 acres of Parkland per 1,000 populations to become void when there is no more vacant land to provide New Parks needed for an unlimited growth in population? Will California's Coastal Recreation resources not be allowed to concurrently grow in land area and be appropriately distributed with population and visitor growth? Will California's beloved and economically important Coastal Recreation resources then become 'loved to death' by more overcrowding from unlimited population and visitor growth? Without providing concurrent, equivalent, and unlimited growth in new Coastal Recreation land for the growth of those two populations a slow, but eventual deterioration will occur. These are fundamental issues of CA State priorities, particularly between the CA Coastal Act and CA Planning and Zoning and housing laws.

- 10-123 California Government Code Section 65863: The California Government Code Section 65863 exceptions should all be listed, and if section 65863 supersedes the CA Coastal Act and how the CA Coastal Commission may finally decide to finally Certify Coastal land use at Ponto in he next year or so. As per Carlsbad's General Plan the General Plan at Ponto is not adopted until the CA Coastal Commission fully Certifies or Certifies with Modifications Carlsbad's Draft Local Coastal Program Land Use Plan Amendment. Carlsbad's Draft Housing Element already shows "Excess" housing capacity to meet RHNA numbers limits without the need for Ponto Planning Area F.

- 10-149 California Coastal Commission: This section is incomplete. It is missing some key fundamental and common-sense land use principles regarding the CA Coastal Commission; CA Coastal Act; State 'Coastal Land Use Priorities' under the CA Coastal Act that Carlsbad needs to follow; and that CA housing law does not 'supersede, limit, or otherwise modify the requirements of the California Coastal Act of 1976'.

The fundamental and common sense land use principles are that the Coastline and Coastal Land near the Coast area a very small areas that need to provide high-priority Coastal land use to serve a magnitudes larger inland area and visitors to the coast. This very small Coastal Land needs to "forever" provide for All the Future Coastal Recreation needs for Carlsbad, Cities inland of Carlsbad, CA Citizens such as those coming from LA Metro region, and for all the out-of-state Visitors that visit Carlsbad. This is a huge amount of both Present and Future Coastal Recreation demand focused on a very small land area. Attachment #5 data documents the projection of both population and visitor growth that will increase demands for Coastal Recreation.

Most all of Carlsbad's Coastal Zone is already developed and not available to address those needs. In 2008 only 9% of Carlsbad was vacant, and maybe only ½ or less of that 9%, say only 4.5% was vacant land in the Coastal Zone. This 4.5% of vacant land is likely even a smaller percentage in 2020, and will be an even smaller in 2029 at the end of the Housing Element's planning horizon. The Draft Housing Element does not indicate amount of Vacant Coastal Land in Carlsbad in 2020. This small remaining less than 4.5% of Carlsbad must forever provide for All the future Coastal Priority Land Use needs such as critical Coastal Recreation (i.e. Public Park) that is the lowest cost method to access and enjoy the coast. Ponto Planning Area F is the last remaining vacant land to provide for "High-Priority Coastal Recreation Land Uses" in an area in need of a Coastal Park consistent with CA Coastal Act.

Housing however can be, and is better located in more inland areas where there is more land, more vacant land, more affordable land, and where there is 360 degrees of surrounding land that supports housing, such the bulk of employment and commercial centers and public services such as schools. The common-sense logic that very limited and finite Coastal Land should be used primarily for only those land uses that can only be provided by a Coastal location finally came to forefront in the 1970's after years of sometimes poor Coastal land use decisions by Cities.

In the 1970's CA citizens and then the CA State government addressed how California's limited Coastal Land area should be 'Prioritized' for use with the CA Coastal Act. In that regard the CA Coastal Act (CA PRC Section 30001.5) has the following goals:

(c) **Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone** consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

(d) **Assure priority for coastal -dependent and coastal-related development over other development** on the coast.

In support of these Goals there are numerous regulatory policies that prioritize and guide how Coastal Land should be used such as:

- Section 30212.5 ... **Wherever appropriate and feasible, public facilities**, including parking areas or facilities, **shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.**
- Section 30213 ... **Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...**
- Section 30221 **Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.**
- Section 30222 The use of **private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation**

**shall have priority over private residential, general industrial, or general commercial development**, but not over agriculture or coastal-dependent industry.

- Section 30223 **Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.**
- Section 30251 ... **The location and amount of new development should maintain and enhance public access to the coast by ... 6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition** and development plans with the provision of onsite recreational facilities to serve the new development
- Section 30255 **Coastal-dependent developments shall have priority over other developments on or near the shoreline**

The CA Coastal Commission (CCC) uses the CA Coastal Act Goals and Polices in reviewing the Coastal Zone areas of Carlsbad's General Plan and thus Coastal Zone area of the Housing Element to determine if the CCC can certify the Coastal Zone of Carlsbad's General Plan as being in compliance with the CA Coastal Act. Carlsbad's General Plan Land Use Element clearly states on page 2-26 that "The city's LCP Land Use Plan will be updated consistent with this General Plan. **However, to take effect, the LCP must be certified by the Coastal Commission as well as adopted by the city. Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.**"

For one small 11-acre vacant site – Ponto Planning Area F – Carlsbad's existing Local Coastal Program land use plan and regulations are:

"Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. **Planning Area F is an "unplanned" area, for which land uses will be determined at a later date when more specific planning is carried out for areas west of the railroad right-of-way.** A future Major [*Poinsettia Shores. aka San Pacifico Community Association*] Master Plan Amendment will be required prior to further development approvals for Planning Area F, and shall include an LCP Amendment with associated environmental review, if determined necessary. ... **As part of any future planning effort, the City and Developer must consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad.**"

Although the City has twice tried to change the General Plan land use designation on Ponto's Planning Area F to R-23 Residential and General Commercial the City has:

1. Never complied with this Coastal regulatory requirement as has been documented by official Carlsbad Public Records Requests 2017-260, 2017-262, R000930-072419, R001280-021720, & R001281-02170.
2. Never clearly and publicly disclosed and engaged Carlsbad citizens, and particularly to the San Pacifico Community Association in which Planning Area F belongs to, in "any future planning effort" and in in our Community, South Carlsbad, and Citywide "need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad." ,

3. Never conducted a “Major Master Plan Amendment”, and never invited nor engaged the San Pacifico Community Association that composes over 70% of the Master Plan area to be consulted on possible changes to the Community’s Master Plan, and
4. Had the City’s/Developer’s proposed land use change from Non-residential Reserve to R-23 & General Commercial denied by the CA Coastal Commission in 2010,
5. Not yet had the CA Coastal Commission yet consider/rule on Certification of Carlsbad’s proposed Draft Local Coastal Program - Land Use Plan Amendment to change Planning Area F’s existing ‘Non-residential Reserve’ Coastal land use. The City maybe submit the City’s proposal in 2021-2,
6. Received specific direction in 2016 and 2017 from the CA Coastal Commission regarding the City’s proposed land use change for Ponto Planning Area F. Specifically:
  - a. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said: **“The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**
  - b. CCC Staff sent Carlsbad City Staff on 7/3/17. City Staff provided this to City Council on 1/28/20: **“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront area. For example, Planning Area F requires the city and developer to "consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e., public park) on the west side of the railroad. This is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and this study should be undertaken as a part of the visitor serving use inventory analysis described above. If this analysis determines that there is a deficit of low cost visitor accommodations or recreation facilities in this area, then Planning Area F should be considered as a site where these types of uses could be developed.”**

Carlsbad’s Draft LCP-LUPA, Draft Housing Element Update and Parks Master Plan Update should ALL land use plan and reserve Ponto Planning Area F and the other last few remaining vacant Coastal Lands to address the ‘forever’ or ‘Buildout’ High-Priority Coastal Recreation and Visitor serving Land Use needs for Carlsbad, North San Diego County, and California.

10-169 Draft Policy 10-P.7 says “Encourage distribution of development of affordable housing throughout the city to avoid over concentration in a particular area, excluding areas lacking necessary infrastructure or services.” Carlsbad’s Park Master Plan identifies Ponto as an area lacking park services, stating and showing on maps Ponto as ‘unserved’ by City Parks, and an area of ‘Park Inequity’. Ponto currently has 1,025 homes that creates an 8-acre City Park demand (based on the City minimal 3-acres/1,000 population Park Standard) yet is ‘Unserved’

by City Parks per the City's Park Master Plan. Ponto development and homeowners paid City park-in-lieu-fees sufficient for 8-acres of City Park.

Of Ponto's 1,025 current homes, 202 in the San Pacifico Community Association were built to be affordable condominium homes with very small 'exclusive use' lots, zero-side yards/building setbacks and only 10-15' wide 'back yards'; and 384 Lakeshore Gardens homes are affordable age-restricted manufactured homes. So 586 of Ponto's 1,025 current homes or 57% of Ponto's housing were planned and built to be affordable. At 57% Ponto has and was developed with a consideration of affordable housing, but also was denied needed City Park facilities of at least 8-acres to meet minimum City Park Standards.

Consistent with Policy 10-P.7 Ponto Planning Area F should be used to address Ponto's 'Park Inequity' being 'unserved', and not used to increase the "over concentration" of affordable housing that was already planned and built at Ponto.

10-171 Figure 10-13: Sites Requiring No Zone Change: Ponto Planning Area F needs to be removed from Figure 10-13. As has been previously documented Planning Area F is currently Certified in the Existing Carlsbad Local Coastal Program as "Non-residential Reserve". Both the City's General Plan Land Use Element and Zoning Code clearly state the City needs to receive CA Coastal Commission 'Certification' of Carlsbad's Proposed Draft Local Coastal Program Land Use Plan Amendment (sometime in 2021-22) to change that existing Certification before Ponto Planning Area F's Coastal Land Use and Zoning is fully changed to R-23 Residential and General Commercial. Based on Ponto Planning Area F's existing Certified LCP regulations and well documented need for high-priority Coastal land uses at Ponto, it is likely Planning Area F's ultimate land use approved by the CA Coastal Commission could change.

10-191 Program 2.1: Inclusionary Housing Ordinance: this section states that "For all residential projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2020, the in-lieu fee per market-rate dwelling unit was \$4,515." The City's in-lieu-affordable-housing fees seems very inadequate, as other cities like the City of Laguna Beach's (I recall) \$160,000 per unit in-lieu affordable housing inclusionary housing fee that actually reflects the in-lieu cost. This cost and fee should be similar to Carlsbad's situation. If in fact the Carlsbad's in-lieu affordable inclusionary housing cost to provide an affordable housing unit is only \$4,515 per dwelling, then the City appears have sufficient resources in the as I understand \$19 million Affordable Housing Inclusionary Fee accounts to provide the gap funding to 'buy' over 4,200 affordable dwellings. Since an in-lieu fee is to cover the costs of actually providing the affordable dwelling the fees should then be able to purchase that affordable dwelling someplace else in the housing market. There is a critical need to explain in much more detail why the in-lieu fee is what it is, if it is truly adequate in funding affordable housing "in-lieu" of a developer providing the affordable housing? If the in-lieu fee is the total cost difference between affordable and market construction then is the difference in affordable and market dwelling sales/rental price the market housing developers' Profit? If so then developer profit is the major barrier to affordable housing, as total costs are not that much different. If so then it seems logical to address this major barrier to affordable housing.

10-192 Program2.2: Replace or Modify Growth Management Plan (GMP): As mentioned before is seems imprudent to overturn the GMP for a temporary crisis housing law (SB 330) set to expire on 1/25/20. Also, it should be clearly stated in the this section that SB 330 has limited applicability or enforceability in the CA Coastal Zone if the City is pursuing compliance with the CA Coastal Act as documented in Attachment #4.

SB 330 reflects a very unusual time when national and international economic market distortion by central banks has created, historically low interest rates and resulting in historic Housing (and other) Asset (stocks and bonds) values. This manufactured temporary inflationary market stimulus is to be temporary, not long-term, and will be a temporary market distortion that will likely see asset prices 'revert to mean' once the cost of capital is properly priced. If SB 330 legally overrides Carlsbad's GMP until 2025 then that is what the State is mandating Carlsbad do. However, it is very imprudent and inappropriate to use SB 330's temporary crises language as rational for long-term changes to critical foundations of GMP. Once the temporary crises that SB 330 is designed to address is over is the time to methodically approach wise long-term and sustainable land use policy.

Attachment #7:

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**From:** Lance Schulte [mailto:meyers-schulte@sbcglobal.net]

**Sent:** Monday, September 14, 2020 10:46 AM

**To:** Council Internet Email (CityCouncil@carlsbadca.gov); Scott Chadwick (Scott.Chadwick@carlsbadca.gov); Erin Prahler (Erin.Prahler@coastal.ca.gov); Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Cort Hitchens (cort.hitchens@coastal.ca.gov); Lisa Urbach (lisa.urbach@parks.ca.gov); 'Zachary.Olmstead@hcd.ca.gov'; 'Megan.Kirkeby@hcd.ca.gov'; 'scott.donnell@carlsbadca.gov'

**Cc:** Brhiggins1@gmail.com; Phil Urbina (philipur@gmail.com); Lela Panagides (info@lelaforcarlsbad.com); Team Teresa for Carlsbad (teamteresaforcarlsbad@gmail.com); People for Ponto (info@peopleforponto.com); Laura Walsh (lauraw@surfridersd.org); 'Steve Puterski'; Philip Diehl (philip.diehl@suniontribune.com)

**Subject:** Citizen public input for Housing Elem & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Dear Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department:

As one of the many People for Ponto ([www.peopleforponto.com](http://www.peopleforponto.com)), we wanted to make sure this email and attachments have been provided to you and that the issues/data in this email be publicly presented/discussed during both the City's and State's consideration of the above planning and any other related activities.

1. Legality of 'Buildout' and quality of life standards in both California and a City within California; and if planning for "buildout" is illegal, can we California Citizens be provide the specific citation in CA State Law that forbids the State and/or Cities within California from land use and public infrastructure planning to cap to a finite or "buildout" population/development condition. As California and Carlsbad citizens it important to know the State's legal policy on "buildout"; and State policy laws on how are an infinite amount of Coastal Recreation and other high-priority Coastal land



uses can be correspondently provided for infinite population growth within a largely developed and finite (and shrinking due to sea level rise) Coastal Zone?

The following public testimony and questions were presented the 6/23/20 Carlsbad Budget meeting. Coordinated answers from the State of CA and City of Carlsbad on how State Coastal and Housing planning priorities are ordered and reconciled is important. Carlsbad has a very small fragment of remaining vacant coastal land and once it is developed it essentially lost forever. This is being planned now with the above mentioned planning efforts. Most all of Carlsbad's Coastal lands are already developed with Low-Coastal-Priority residential land use, or off-limits due to endangered habitat preservation. Coastal Parks or Campgrounds can only be provided along the Coast and they are currently very crowded, and will continue to get more crowded and eventually degrade over time by increased population demands if new Coastal Parks and campgrounds are not created by coordinated Coastal Land Use planning by the State and City. How is the State of CA and City of Carlsbad to address maintaining our coastal quality of life (coastal recreation) with infinite population growth and rapidly shrinking coast land resources?

Citizens need a coordinated State of CA and City response to: *"6-23-20 City Council Budget meeting – pubic testimony by Lance Schulte: People for Ponto submitted 130-pages of public testimony on 6/2/20, would like to submit the following public input to both the 6/23/20 City Budget Meeting and the City proposed Draft Local Coastal Program Amendment – and with reference to a proposed change the land use of Planning Area F from its Existing Non-Residential Reserve land use to City proposed low-coastal priority high-density residential and general commercial land uses. Contrary to what was said by 2 Council members the City's LCP policy covering Planning Area F is not a Citywide LCP policy, but is specific to the Sammis/Poinsettia Shores LCP area, and the policy's scope and regulatory authority is limited by the boundaries of the Sammis/Poinsettia Shores LCP area.*

*The Planning Area F Ponto Coastal Park is critical to the long-term economic vitality and sustainability of South Carlsbad's neighborhoods and extensive Visitor Industry; and Carlsbad's 1st and 3rd highest revenue sources.*

*Beyond Ponto there is an additional and separate Citywide Coastal Recreation requirement related to CA Coastal Commission concerns about Carlsbad's proposed LUP land use changes and proposed Local Coastal Program Amendment (LCPA) adequately providing for a Citywide 'buildout' need for Coastal Recreation land.*

*It is not clear if 'buildout' is a set and final amount of City and State population and development or if 'buildout' represents accommodating an endless amount of future population and development in Carlsbad and the State of California. If 'Buildout' is an endless future amount of population growth and development, then how is the City planning to provide a commensurate endless amount of City Parks and Open Space? How is an endless amount of Coastal Recreation provided to accommodate endless amount of City and Statewide growth?*

*Until these questions can be authoritatively answered by the City and State of California the preservation and acquisition of vacant Coastal land should be a City priority. Because once land is developed it will never be available for Park and Coastal Recreation use. Continual population and development growth without corresponding Park and Open Space growth will lead to a gradual but eventual undermining of the quality of life for Carlsbad and California, and our Carlsbad economy. It is for these and other important reasons People for Ponto ask the City to budget for the purchase of*

*Planning Area F for Coastal Recreation and City Park needs – needs that City has documented exist now, and needs that will only grow more critical and important in the future.*

*Thank you, People for Ponto love Carlsbad and our California Coast. We hope you love Carlsbad also and you take responsibility as a steward of our California Coast.”*

2. Attached is an email regarding clarification of apparent City errors/misrepresentations on 1/28/20 regarding a) the CA Coastal Act’s relationship with CA Housing laws regarding CA land use priorities and requirements within the CA Coastal Zone, and b) City planning documents and City planning and public disclosure mistakes regarding Ponto. The clarification of the issues noted on 1/28/20 should be comprehensive, and holistically and consistently disclosed/discussed in each of the City’s and State’s Coastal-Land Use Planning-Parks-Housing planning efforts showing the principles and legal requirements for how potential conflicts within State/City Policies are to be resolved.
3. Similar to #2 above, People for Ponto has provided public testimony/input of over 200-pages of documented data on the need for a “Public Park” and over 2,500 Citizens’ requests for that Park. Those 200+ pages and the email requests from 2,500 citizens, and the CA Coastal Commission direction to the City as noted below should also be shared with the Carlsbad’s Planning-Parks-Housing Commissions and the City’s Housing Element as part of the respective land use-parks-housing discussions.

The CA Coastal Commission has also provided direction to the City regarding some of the City’s planning mistakes at Ponto, and those directions should also be shared with the City’s Planning-Parks-Housing Commissions and Housing Element Advisory Committee regarding Coastal Land Use planning at Ponto Planning Area F. CA Coastal Commission has provided the following direction to the Carlsbad:

- a. Following is from a 7/3/17 CCC letter to City Staff on the City’s proposed land use changes at Planning Area F. City Staff provided this to City Council on 1/28/20: “The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto/Southern Waterfront area. **For example, Planning Area F requires the city and developer to "consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e., public park) on the west side of the railroad.** This is an issue that the San Pacifico HOA community group is raising in regards to the Shopoff/Ponto development proposal, and this study should be undertaken as a part of the visitor serving use inventory analysis described above. **If this analysis determines that there is a deficit of low cost visitor accommodations or recreation facilities in this area, then Planning Area F should be considered as a site where these types of uses could be developed.”**
- b. In 2017 after citizens received the City’s reply to Public Records Request 2017-260, citizens meet with CCC staff to reconfirm the City failed since before 2010 to publicly disclose and comply with Planning Area F’s LCP requirements. CCC Staff acknowledged the City has not yet complied with the LCP and in an 8/16/2017 email said: “The City is currently undertaking a comprehensive update to their LCP funded in part through a CCC grant. As a part of this process the City will be consolidating all previous LCP segments into a single, unified LCP. **The City has received direction from both the Commission (May 2016 CCC hearing) and Commission staff, that as a part of this update the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”**

Please do not misinterpret these comments as anti-housing or anti-development, it is the exact opposite, they are in support of existing and future development. It is a logical recognition of what is the best use of very limited (and shrinking) vacant Coastal Land resources. It is prudent and sustainable State and City Coastal Land Use planning to best serve all CA residents – now and in the future. Housing can be developed in many large inland areas that are better connected with job centers and transit. New Coastal Parks can only be located on the last few remaining vacant parcels within a short distance to the coast. This very small area (vis-a-vis) large inland areas must serve all the coastal Park and recreation needs of California’s almost 40 million residents and the additional millions of annual visitors to California’s coast. This very small amount of Coastal land drives a lot what makes CA desirable and successful, but it is getting very overcrowded due to population/visitor growth while at the same time shrinking due to coastal erosion and sea level rise. Squandering the few remaining Coastal vacant land resources, and not reserving (planning) these lands for more high-priority Coastal Recreation Land Uses will ultimately undermine CA both socially and economically. The attached ‘Carlsbad 2019 proposed Draft LCP Amendment’ file should be provided to and reviewed by Carlsbad’s Planning-Parks-Housing Commissions and the Housing Element Advisory committee in their consideration of Carlsbad’s proposed Housing Element update and proposed Draft LCP Land Use Plan Amendment, and also jointly by CA HCD and CCC in providing Carlsbad direction on CA Coastal Land Use priorities in the Coastal Zone relative to those two (2) City proposals.

Thank you all for your consideration and comprehensive inclusion of the various issues in both the City and States upcoming evaluation of proposed Coastal land use plan, Housing Element and Parks Master Plan updates. There is precious little vacant Coastal land left and how it is planned to be used and developed is critical and needs full public disclosure/involvement and a comprehensive and coordinated approach.

Sincerely,  
Lance Schulte  
[www.peopleforponto.com](http://www.peopleforponto.com)

Following are the 2 attachments to the above 9/14/20 email:

1. 4/21/20 email of Public input to Carlsbad City Council-Planning-Parks-Housing Commissions and CA Coastal Commission on DLCPA-PMU-HEU processes: Dear Carlsbad City Council, and Planning, Parks and Housing Commissions; and CA Coastal Commission: People for Ponto submits this email, and the attachment that was provided to the Carlsbad City Council for Item#14 at the 1/28/20 meeting. The attachment provided at the 1/28/20 City Council meeting has not been recorded on the Carlsbad City website that documents public input provided at that 1/28/20 meeting. Consequently we request this email and attachment be provided to the Carlsbad City Council, and Planning, Parks and Housing Commissions; and CA Coastal Commission as public input on the City Staff proposed 1) Draft Local Coastal Program Amendment, 2) Parks Master Plan Update, and 3) Housing Element Update processes. The attachment documents apparent errors, omissions, and/or misrepresentations in the 1/28/20 Item #14 Staff Report/Presentation to the City Council. We wish this email and the attached public comments be provided to the Council and Commissions addressed to in this email and be included as public comments to be addressed in the 3 planning processes listed. Thank you. Email confirmation of receipt and delivery of this email/attachment is requested. Thank you. Sincerely, Lance Schulte People for Ponto

- a. Attachment: Carlsbad City Council meeting of 1-28-20 agenda item #14 [typo corrected on 2-4-20]: People for Ponto apologize for this late and hastily, review and comments. We just found out about the meeting this morning. We citizens know we can together achieve great things if you allow us to work with you.

Staff  
Report

Page

clarification/correction:

- 1 The LCP Land Use Plan Update is in fact an Amendment to an Existing LCP Land Use Plan. The Existing LCP Land Use Plan is already certified by the CA Coastal Commission as being consistent with the CA Coastal Act, except for some Amendments needed to address Sea Level Rise impacts and some other issues. The LCP Amendment proposes to change the Existing CA Coastal Commission certified LCP Land Use Plan's "Non-residential Reserve" Land Use and Policy on Planning Area F to consider and document the need for "i.e. Public Park" at Ponto .
- 1 Staff summarizes the CA Coastal Act objectives to "ensure maximum public access to the coast and public recreation areas." Carlsbad's Adopted Park Service Area/Equity Mapping shows there is no Park Service for the Ponto Area and Ponto Citizens, and no Park Service for the Coastal South Carlsbad area west of Interstate-5 and the rail corridor. The City's mapping of land that meets the developer required Growth Management Open Space Standard of 15% Unconstrained land shows about 30-acres of this Open Space is missing at Ponto. This missing Open Space could have provided needed Park facilities that are missing at Ponto. Citizens in over 2,500 emails to the City Council have cited the need for a Public Park at Ponto as part of the Existing LCP Land Use Plan Amendment proposed at Ponto. These requests are consistent with the CA Coastal Act.
- 3 2nd bullet: says city staff proposes to replace, amend, or retain various Existing LCP policies, so the Staff has a documented understanding how each Existing LCP policy is being treated in the proposed Amendment. Citizens asked in Oct 20, 2019 for this 'redline' version of the Existing LCP Policies and Land Use Maps so citizens can understand what the Amendments are so we as citizens could then provide informed public comment. This 'redline' version is also important for the City Council and Planning and other Commissions so they know what Amendments to Existing City LCP Land Use policy are being proposed. Citizens again request this 'redline' version that it appears the staff already has; as they know what Existing LCP Land Use policies are being replaced, amended, or retained.
- 4 V is incomplete: the community asked on Oct 20, 2019 for 3 things: 1) a 'redline' version as noted above, 2) true Public Workshops to help inform and resolve community concerns about the proposed LCP land Use Plan Amendments, and 3) more public review time to provide for the above two other requests. All 3 requests should be acknowledged in the staff report. All 3 requests are rational and reasonable considering the proposed Draft LCP Land Use Plan Amendment is the "buildout" plan for Carlsbad's Coastal Zone, and there were multiple

documented fundamental “planning mistakes” regarding past City public information and participation in the Coastal Land Use planning. Providing such a process as outlined by the 3 requests would help to correct these documented public disclosure/participation and ‘planning mistakes’ that have gone on for many years. It is the right thing to do and most productive approach for all concerned.

7 Staff should accurately disclose that in 2010 the CA Coastal Commission in fact rejected the City’s proposed Ponto Beachfront Village Vision Plan for failing to disclose and comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. Carlsbad Public Record Requests confirmed the staff did not disclose to citizens the existence LCP Land Use Plan policy for Planning Area F at Ponto, so citizens had no idea a Public Park at Planning Area F at Ponto needed to be considered. How can citizens, provide input if citizens don’t have complete and accurate information to review and comment on?

8 Staff should correctly disclose that the 2015 application at Planning Area F at Ponto is first for a Local Coastal Program Amendment and Master Plan Amendment. These are both applications to change City Land Use Plan Policy and Zoning regulations. The actual applications for ‘development’ permits can in fact not even be considered by the City until the Local Coastal Program Land Use of “Non-residential Reserve” is changed and Master Plan rezoning is approved. Only then can the ‘development’ permit application can applied for. The developer abandoned their application to change the LCP and Master Plan and then apply for developer permit review about a year ago. However, the city staff is keeping the application ‘alive’ even though there has been no progress on the application for over a year. It is unclear if the staff has authority to do this, or if the City Council has authority to withdrawal the application due to non-activity. The City has permit standards that withdraw applications if applicants make no progress on the applications after 6-months. What is troubling is that it appears the city staff proposal is to process the developer’s application to change the Existing LCP Land Use Plan for the developer.

Staff notes that the Planning Area F sites now designated as Residential R-23 and General Commercial by the Carlsbad General Plan Update. However, staff fails to disclose that until the Existing LCP Land Use Plan Amendment (as proposed by City Staff) is in fact approved by both the City and the CA Coastal Commission the Existing LCP Land Use Plan for Planning Area F supersedes the City’s General Plan Update. Carlsbad’s General Plan Land Use Element clearly states this on page 2-26 stating: “The city’s LCP Land Use Plan will be updated consistent with this General Plan. However, to take effect, the LCP must be certified by the Coastal Commission as well as adopted by the city. Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.” So until the City Council adopts the staff’s proposed Draft LCP Land Use Plan Amendment, AND the CA Coastal Commission “certifies” that LCP LUP Amendment; the City’s General Plan Update Land Use change cannot take effect. The General Plan Land Use at Ponto Planning Area F has in fact not been changed by the General Plan Update, but can only change with staff’s proposed

Draft LCP Land Use Plan Amendment that the City Council can choose to approve or disapprove. Also official Public Records Requests have documented that the City's General Plan Update planning process was also fundamentally flawed at Ponto. Again, like during Ponto Beachfront Village Vision Plan planning process a few years earlier the city failed to comply with the then and current LCP Land Use Plan policy for Planning Area F at Ponto. The flawed General Plan Update process at Ponto prevented Citizens from knowing the facts so they could properly participate and provide review and comment during the General Plan Update. The significant citizen comments to the City Council asking for a Ponto Coastal Park is reflective of the fundamental public disclosure and processing flaws that the city is only now acknowledging as one of the repeated 'planning mistakes' at Ponto. This is why citizens are asking for full disclosure of the facts and a complete planning process re-boot at Ponto. It also should be noted that the Existing LCP Land Use Policy for Planning Area F states that "as part of any future planning effort ... consideration of a "Public Park" is required. CA Coastal Commission Staff has indicated the City's proposed land use planning changes at Ponto as part of the General Plan Update are subject to change.

At the bottom of the page regarding SB 330, as noted above the "residential land use designation on the site" is not in effect until the currently proposed LCP Land Use Plan Amendment is both approved the City Council AND also certified by the CA Coastal Commission, so SB 330 does not apply. Also SB 330 has specific language that exempts land use in the Coastal Zone. SB 330 (Skinner) Section 13 states: "(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code)." This language is consistent with CA case law, and other housing laws that recognize the obvious – there is very limited amount of Coastal land v. significant land area inland. Limited Coastal Land per the CA Coastal Act is needed for "High-Priority" Coastal Land Uses" - i.e. Coastal Recreation and Low-cost visitor accommodations primarily in a city such as Carlsbad. The CA Coastal Act identifies both residential and general commercial land uses as "low-priority". So although affordable housing is important there are other more appropriate locations, than on the last remaining vacant Coastal land in Carlsbad that will be needed to address the "High-Priority" Coastal Land Uses to serve Carlsbad and California's 'buildout' needs. CA case law recognizes the supremacy of the CA Coastal Act over CA Housing Laws as noted in "Kalnel Gardens, LLC v. City of Los Angeles". This case law data has already been provided to the City Council as part of Staff's housing discussions over the past few years. The staff report should have disclosed the above information, as it appears SB 330 is not a factor at Ponto.

13            2005-2010 Housing Element: As noted above the General Plan Land Use Element states the General Plan Land Use Plan is not effective until the proposed Draft LCP Land Use Plan Amendment is both approved by the City Council AND certified by the CA Coastal Commission. So, the Housing Element Cannot recognizes the proposed residential use change at Ponto until then. Also as noted before there were multiple documented fundamental ‘planning mistakes’ in public disclosure, participation and process that flawed the Housing Element. It should be noted that these flaws occurred during the time the CA Coastal Commission specifically rejected the Ponto Beachfront Village Vision Plan due to those flaws. The now City acknowledged ‘planning mistakes’ at Ponto prevented Carlsbad citizens from providing informed participation during the Housing Element.

Also, it is unclear why the staff misrepresented the amount of housing proposed in the Housing Element on the Ponto Planning Area F site as “the Ponto site for high density residential use at a minimum density of 20 dwellings per acre (128 units minimum)”; as this is not true. The City’s General Plan promises only the minimum 15 dwelling units/acre for the R-23 Land Use designation. See the “Ponto” unit capacity table below from the City of Carlsbad General Plan Housing Element Table B-1 on page B-2 that lists 98 dwellings for the site on the east side of Ponto Road and 11 optional dwellings on the west side of Ponto Road for 109 total units for both sites, v. the 128 units mentioned by staff. Not sure why staff misrepresented the density by 17 to 30%.

2007 Ponto Beachfront Village Vision Plan: As noted several times above there were fundamental public disclosure and participation flaws with this plan. It was rejected by the CA Coastal Commission in 2010 in part for those reasons. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

14            2015 General Plan Update: As noted several times above there were also fundamental public disclosure and participation flaws with this General Plan Update with regards to Ponto. These flaws are confirmed by the City’s own data as a result of multiple Official Carlsbad Public Records Requests. This should be disclosed to the City Council and citizens.

Citizens are asking the City Staff and City Council:

- for honesty; to fully and publicly recognize and disclose the past “planning mistakes” at Ponto, and fundamental flaws from the from those mistakes that prevented citizens from knowing about and participating in the planning process for Ponto.
- To keep the Existing LCP Land Use Plan at Ponto until a new open-honest and inclusive Community-based planning process can be achieved at Ponto.
- To be honest with respect to Park Serve Area and Equity issues at Ponto and Coastal South Carlsbad west of I-5 and the rail corridor.
- Consider the needs for inland South Carlsbad citizens, visitors and business to have their ONLY Coastal Park.

- Consider the larger regional Coastal Park need, and the forever 'buildout' Coastal Recreation needs for future generations.
  - To be true and honest in translating and implementing our Community Vision
2. The 2<sup>nd</sup> attachment to the 9/14/20 email to Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department: Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee; & State of CA Coastal Commission, Parks, Housing & Community Development Department was a 26-page document with a Subject line and submitted as official Citizen public input for the Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment regarding 'Coastal Recreation' facts, needs, issues for Ponto Planning Area F and citywide. This document has been provided as Attachment #5.



**From:** [Lance Schulte](#)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); ["Ross, Toni@Coastal"](#); [cort.hitchens@coastal.ca.gov](#); ["Lisa Urbach"](#); [info@peopleforponto.com](#); ["Bret Schanzenbach"](#); [Kathleen@carlsbad.org](#); [Planning](#); ["McDougall, Paul@HCD"](#); ["Mehmood, Sohab@HCD"](#)  
**Subject:** Critical public input follow-up to HEAC meeting & Public Input for proposed Draft LCP-LUPA, Housing Element Update and Parks Master Plan Update  
**Date:** Tuesday, December 1, 2020 11:57:44 AM  
**Attachments:** [2020 Dec 2 - Planning Area F existing LCP-LUP & CCC direction.pdf](#)  
[2020 Nov 30 - Draft Housing Element Update - People for Ponto Public Com....pdf](#)

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Dear: HEAC, City Council, Planning-Housing-Parks Commissions, CA Coastal Commission & CA HCD:

Being able to only watch a bit of the 11/30/20 HEAC meeting, we wanted to correct one critical area of misinformation presented to the HEAC that has cascading relevance, and to also again document the small magnitude of impact Ponto Planning Area F has, if the CA Coastal Commission ultimately decides to land use plan and zoned for residential use after reviewing Carlsbad's proposed Draft Local Coastal Program Land Use Plan Amendment.

- 1) The Draft Housing Element and some City Staff said that Ponto Planning Area F is already land use planned and zoned residential. This is not correct:

As Carlsbad's 2015 General Plan Land Use Element page 2-26 states: "The city's LCP Land Use Plan will be updated consistent with this General Plan. **However, to take effect, the LCP must be certified by the Coastal Commission** as well as adopted by the city. **Until such time that this occurs, the existing (as of 2013) LCP must be adhered to.**" Carlsbad is only now just starting the process of considering the amendment to the 2013 LCP in what will be the 2021-2 proposed Draft LCP Land Use Plan (DLCP-LUPA). The first City Council information item on this was on 1/28/02, and the first Planning Commission consideration of the DLCP-LUPA is scheduled for Dec 2, 2020. Although the City Council can provide direction at any time during this process, after the Planning Commission in public hearings makes its recommendations to the City Council the City Council will hold public hearings in 2021-2 and make the City's decision on the actual DLCP-LUPA the City will then submit to the CA Coastal Commission (CCC) for "Certification" as reference on page GP LU page 2-26. So as clearly stated on page 2-26 of Carlsbad's General Plan, until the CCC "Certifies" the Staff's proposed Ponto Planning Area F land use AND Zoning change from its Existing (2013) "Non-Residential Reserve" land use to the proposed R-23 and General Commercial land uses and 'Implementing' zoning, the as the General states " ... the existing (as of 2013) LCP must be adhered to."

This fact has critical impact on both Carlsbad's Current Housing Element and Proposed Draft Housing Elements. Since the proposed R-23 Residential and General Commercial land uses at Ponto Planning Area F are still uncertified by the CCC and will not even be allowed to considered for Certification until 2021-2 the Existing "Non-Residential Reserve" land use and Zoning as documented in Carlsbad's currently CCC Certified Poinsettia Shores Master Plan and LCP. Both the current and proposed Housing Element should not have 'counted' Ponto Planning Area F as a residential and commercial site until the CCC fully "Certified" the General Plan land use change and also the Zoning changes to Carlsbad's currently CCC Certified Poinsettia Shores Master Plan and LCP.

The attached '2020 Dec 2' file documents the CCC's consideration of Carlsbad's proposed land use

changes for Ponto Planning Area F since 2010 and includes 2016 and 2017 direction to the City . This file and CCC's specific language in it should be read. People for Ponto did provide this information to the HEAC, Housing-Planning-Parks Commissions and City Council. Specifically note the CCC's indication that land uses at Ponto Planning Area F could change based on competing State Coastal Zone land use needs for "higher-priority" Coastal Recreation and/or Low-cost Visitor Accommodations. The CA Coastal Act has several policies that guide consideration of these needs.

As such, as requested by People for Ponto, removing Ponto Planning Area F as a housing site is prudent and accurate given the site is not "CCC Certified" as a residential site, the land use may change and the Existing and Draft Housing Element can't count it as a 'zoned residential site' until CCC Certifies a land use. The Draft Housing Element could count Ponto Planning Area F as 'potential rezoning to residential' as that is actually what it is and is now being proposed by City Staff in the DLCP-LUPA. We would like to ask the HEAC if they would still would "recommend Ponto Planning Area F's Existing Non-Residential Reserve land and Zoning should be changed if the HEAC knew that that is what was actually being proposed by the City?

- 2) Potential impact on RHNA numbers from potential City Council proposal requesting for CCC Certification of Ponto Planning Area F to a residential land use:

The 11/30/20 public comments provided to the HEAC, and Housing-Panning-Parks Commissions, City Council, CCC, and CA HCD; document the very modest impact Ponto Planning Area F's potential change to residential has to "Exceeding" the RHNA goals. The HEAC touched on this but did not really appear to discuss the actual data. That data shows a less than 0.96% (less than 1%) impact on the "Excess Affordable Housing units" provided in the Draft Housing Element:

"As yet there has been no City/State reply and City opportunity to fully discuss the issues in the 9/14/20 email. Ponto Planning Area F is the last critical and most economical area for those high-priority uses in South Carlsbad. Conversely, Planning Area F has a negligible impact on Carlsbad's affordable housing supply as documented in the Draft Housing Element. **The Draft Housing Element documents a significant oversupply of housing and most critically affordable housing opportunities without even including the potential (only if both the City ultimately proposes and CA Coastal Commission actually 'Certifies' a change to Ponto Area F Coastal land use to residential) for Ponto Planning area F's residential use.** As noted on the comments below relative to **Draft housing Element page 10-92 and Table 10-29, the City's proposed Planning Area F's R-23 residential and General Commercial use would yield a potential 108-161 min-max range of dwellings. Of these 20% would be required to be affordable at the "Lower" income category since the City would have to transfer "excess Dwelling Units" to Planning Area F's "Non-residential Reserve" Coastal land Use. This 20% is a relatively small 22-32 "Low" income units. 22-32 "Low" income units is only .40% to .59% of all the "Lower" income housing units provided by Carlsbad in the Draft Housing Element; and is only .66% to .96% of the amount of the "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by Carlsbad's Draft Housing Element. So Ponto Planning Area F has no impact on Carlsbad meeting its RNHA allocation, and has a negligible 0.66% to 0.96% impact on the amount of "Excess" (beyond the RHNA requirement) Lower Income housing units" provided by**

**Carlsbad's Draft Housing Element.** Yet Ponto Planning Area F has a profound, critical and truly forever impact on Carlsbad's and the State of California's Coastal Land Use Priorities for Coastal Recreation for the 64,000 current and growing numbers of South Carlsbad residents who want and need a Coastal Park."

Based on market forces creating increased developer profits, the realities are that housing at Ponto will not be priced "moderate" but priced as luxury homes (except for the 20% that is City regulated to be for "Low or Lower" incomes). The past developer's proposed luxury units are larger and more expensive than many of the surrounding detached homes. This developer also has tried before and other developers will likely try again to actually not build these "Low-Lower Income" homes at Ponto, but actually provide them at a more appropriate inland location near Carlsbad's employment and services core. Affordable housing makes sense in this area for a variety of reasons. Just like A Coastal Park make sense for a variety of reasons at Ponto. A speculative developer disingenuously trying to use Affordable Housing needs as justification for the City squandering the last bit of precious vacant Coastal land for (luxury) residential, and to then transfer that Affordable Housing to actually be built inland by the developer/City makes no sense. It seems the City should be smarter than this. Best for the City to just rezone more inland land around the core employment/service area for affordable housing, and preserve dear Coastal land for Coastal Recreation. Ponto Coastal Park will have huge positive benefit for Affordable Housing in South Carlsbad by providing much needed and valued Coastal Recreation(i.e. Public Park) opportunities for affordable homes. Squandering the last fragments of precious vacant Coastal land for housing and thus denying needed Coastal Recreation for 64,000 and growing South Carlsbad citizens and children makes no sense. These 64,000 citizens and children need a significant Coastal Park and Ponto Planning Area F is the last feasible (and least costly) location for such a needed Coastal Park.

The HEAC, Planning-Housing-Parks Commissions, City Council; and ultimately the CCC will determine what is the best Coastal land use for Ponto Planning Area F to best and most cost-effectively meet the Coastal land use needs for current and future generations. We just hope the HEAC, Carlsbad Commissions and City Council and Carlsbad Citizens will have and use all the accurate information to have that critical Community wide Citizen-based conversation of how the last fragments of vacant Coastal land are to be forever used. This is the last opportunity for Carlsbad Citizens, and the Citizens elected and appointed representative to make sure Carlsbad's Coastal land is developed right.

Sincerely,  
Lance Schulte  
34-year Carlsbad Citizen and one of many People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:28 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 9:05am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

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**Additional Comments**

Please consider a park for our community!

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**Name**

Lauren Brown

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**Email**

[lgranvil@gmail.com](mailto:lgranvil@gmail.com)

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**Address**

7314 Starboard Street, Carlsbad, CA 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:21:53 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:43pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

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### Name

Leigh Frazza

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### Email

[leigh.frazza@yahoo.com](mailto:leigh.frazza@yahoo.com)

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### Address

1337 Shorebird Ln

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:51 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 1:52pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Leslie Goldstein

---

### Email

[beachdog33@aol.com](mailto:beachdog33@aol.com)

---

### Address

7229 Santa Barbara st  
Carlsbad,Ca 92011



Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:08:35 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 6:02pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Linda Poppenhusen

---

**Email**

[ipoppenhusen@gmail.com](mailto:ipoppenhusen@gmail.com)

---

**Address**

1395 Scoter Place, Carlsbad 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:02:09 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 1:23pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Just say no to sprawl. We need open space.

---

### Name

Lisa Johnson

---

### Email

[lgjohns842@gmail.com](mailto:lgjohns842@gmail.com)

---

**Address**

842 Skysail Ave Carlsbad, CA 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:23:46 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 1:35pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Louis Koczela

---

**Email**

[koczela@hotmail.com](mailto:koczela@hotmail.com)

---

**Address**

7585 NavigatorCircle

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:23:02 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 1:49pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### **Additional Comments**

Please leave coastal open space for citizens to enjoy.

---

### **Name**

Lucy Lusk

---

### **Email**

[Lmstep@live.com](mailto:Lmstep@live.com)

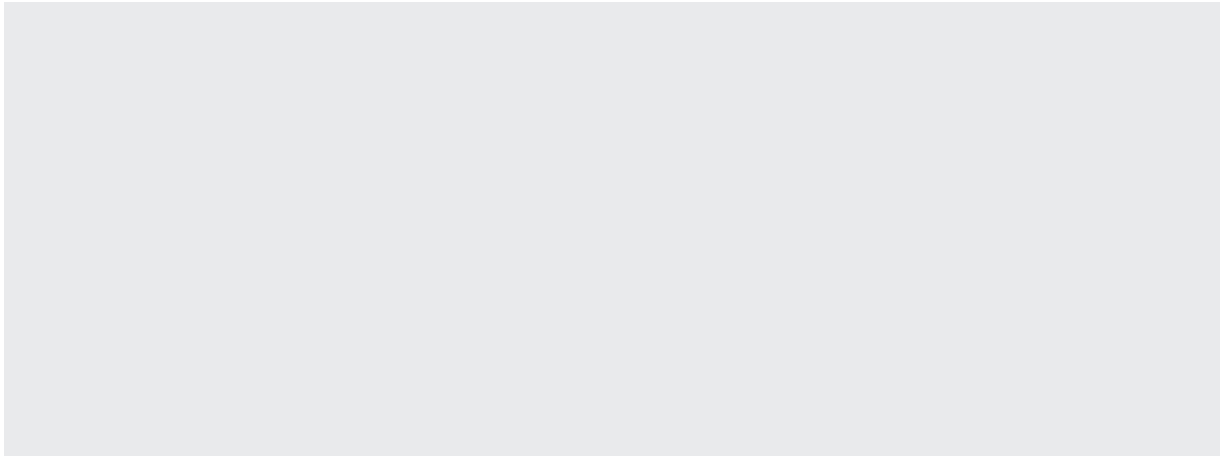
---

### **Address**

998 Alyssum Road, Carlsbad 92011

Sent from People for Ponto





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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:19 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 5:30am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Name**

Lynn Alley

---

**Email**

[lynnalley@mac.com](mailto:lynnalley@mac.com)

---

**Address**

7147 lantana terrace  
Carlsbad

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:17:38 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:44pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

As new Carlsbad residents, we support the Ponto /Poinsettia Park above proposal and were told there was going to be a park for the community. I agree wholeheartedly with the above proposal

---

### Name

Lynn Withey

---

**Email**

[lynnwithey@gmail.com](mailto:lynnwithey@gmail.com)

---

**Address**

6615 Encelia Place  
Carlsbad, CA 92011

Sent from People for Ponto

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**From:** [Lynnwithey](#)  
**To:** [Planning](#)  
**Subject:** Re: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 10:37:43 AM

---

Both my husband and I, Gary Withey and Lynn Withey wrote comments regarding City Planning of condos vs a Ponto Park. We both have looked forward to the original plans that focused on the development of a Community Park for Carlsbad off of Poinsettia/Ponto. We are looking forward to Coastal Recreation. It as our understanding before we moved into Carlsbad that this Coast acreage would become a Park for Carlsbad.

Sincerely,  
Gary & Lynn Withey

Sent from my iPhone

On Dec 1, 2020, at 9:12 AM, Planning <[Planning@carlsbadca.gov](mailto:Planning@carlsbadca.gov)> wrote:

Hello,

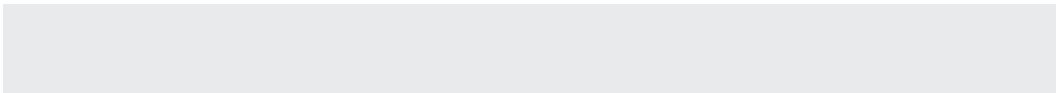
You have submitted two comments that are requesting to be read during the planning commission hearing. Please combine your comments into one request or advise which one you would like to be read. Thank you.

---

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com) <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
**Sent:** Monday, November 30, 2020 8:18 PM  
**To:** Matthew Hall <[Matt.Hall@carlsbadca.gov](mailto:Matt.Hall@carlsbadca.gov)>; Council Internet Email <[CityCouncil@carlsbadca.gov](mailto:CityCouncil@carlsbadca.gov)>; City Clerk <[Clerk@carlsbadca.gov](mailto:Clerk@carlsbadca.gov)>; Planning <[Planning@CarlsbadCA.gov](mailto:Planning@CarlsbadCA.gov)>; Scott Chadwick <[Scott.Chadwick@carlsbadca.gov](mailto:Scott.Chadwick@carlsbadca.gov)>; Gary Barberio <[Gary.Barberio@carlsbadca.gov](mailto:Gary.Barberio@carlsbadca.gov)>; Don Neu <[Don.Neu@carlsbadca.gov](mailto:Don.Neu@carlsbadca.gov)>; Jennifer Jesser <[Jennifer.Jesser@carlsbadca.gov](mailto:Jennifer.Jesser@carlsbadca.gov)>; Kyle Lancaster <[Kyle.Lancaster@carlsbadca.gov](mailto:Kyle.Lancaster@carlsbadca.gov)>; Mike Pacheco <[Mike.Pacheco@carlsbadca.gov](mailto:Mike.Pacheco@carlsbadca.gov)>; David De Cordova <[David.deCordova@carlsbadca.gov](mailto:David.deCordova@carlsbadca.gov)>; Scott Donnell <[Scott.Donnell@carlsbadca.gov](mailto:Scott.Donnell@carlsbadca.gov)>; [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:44pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry



**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

As new Carlsbad residents, we support the Ponto /Poinsettia Park above proposal and were told there was going to be a park for the community. I agree wholeheartedly with the above proposal

---

**Name**

Lynn Withey

---

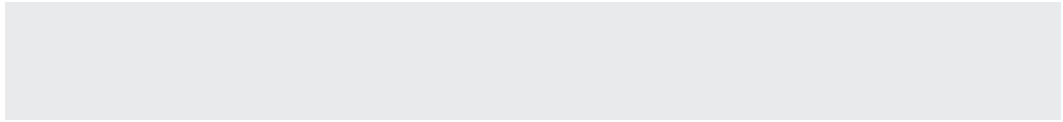
**Email**

[lynnwithey@gmail.com](mailto:lynnwithey@gmail.com)

---

**Address**

6615 Encelia Place  
Carlsbad, CA 92011



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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:18:26 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 8:33pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

I wholeheartedly agree with the above commentary. We recently moved into Carlsbad near Poinsettia thinking there was going to be a park near Ponto/Poinsettia. Please add us to your mailing list to support previous land development to keep Carlsbad open with park space!

---

### Name

Lynn Withey

---

**Email**

[lynnwithey@gmail.com](mailto:lynnwithey@gmail.com)

---

**Address**

6615 Encelia Place  
Carlsbad, CA 92011

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:06 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 3:31pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Madeline Slater

---

### Email

[madyslater@gmail.com](mailto:madyslater@gmail.com)

---

### Address

6977 Catamaran Drive

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:25:08 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 12:36pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

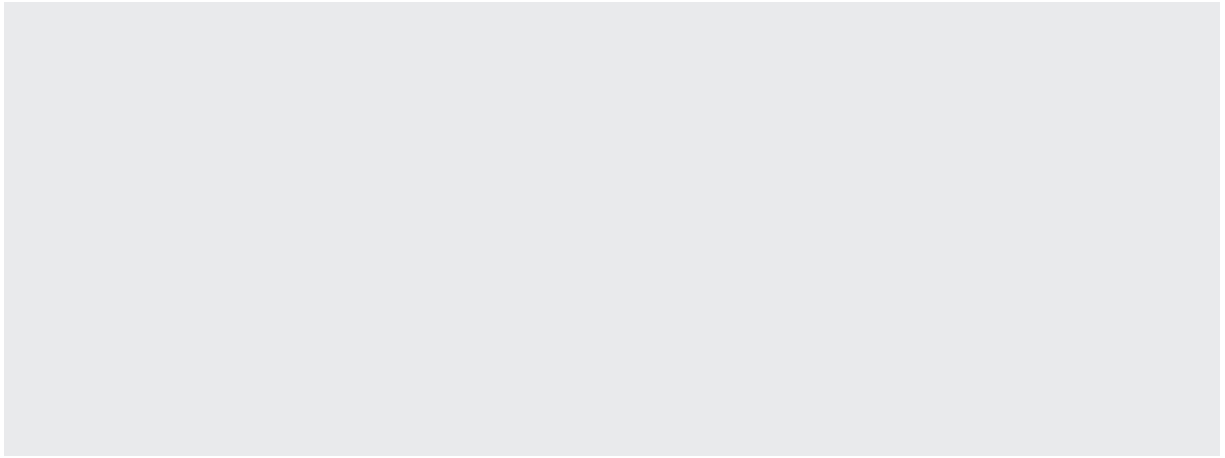
Marika Vigo

---

### Email

[mkvigo@gmail.com](mailto:mkvigo@gmail.com)

Sent from People for Ponto



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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:00:43 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 2:58pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Marina Brunson

---

### Email

[marina@scantype.com](mailto:marina@scantype.com)

---

### Address

6557 via barona, carlsbad 92009

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:22:50 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 8:46pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

Please keep Ponto the way it is. I mean, we already have so many people and so much traffic. Do we really need more condos? Keep the space open and make a park as well. San Diego slowly is becoming like L.A., and none of us want that.

---

**Name**

Mario DeAngelis

---

**Email**

[mdeangelis25@gmail.com](mailto:mdeangelis25@gmail.com)

---

**Address**

7925 Calle Posada, Carlsbad CA 92009

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:18:07 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 9:28am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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---

### **Additional Comments**

Do the right thing for the taxpayers in your city. They want a park at Ponto bordering the lagoon. For so many reasons including:

- 2,000 Citizen Protect Ponto letters already submitted to the city and CCC.
- 130 pages of public testimony at the 2020 Carlsbad Budget Meeting
- Requirement by CCC for city to evaluate Ponto as a park
- Support by Surfrider Foundation, Batiquitos Lagoon Foundation and Citizens of North County

Do the right thing. Make Ponto a park to make Carlsbad look even better, and the people of Carlsbad and surrounding communities happier.

---

### **Name**

Mary Anne Penton

---

### **Email**

[thepentons@cox.net](mailto:thepentons@cox.net)

---

### **Address**

1740 Hygeia Avenue  
Encinitas, CA 92024

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:46 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 8:01am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

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---

**Additional Comments**

Do the right thing and PLEASE SAVE PONTO we need to save the beauty of our open space.  
Thank You

---

**Name**

Mary Garcia

---

**Email**

[garcialua@sbcglobal.net](mailto:garcialua@sbcglobal.net)

---

**Address**

427 Hillcrest Dr. Leucadia CA

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:00 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 1:15pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

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I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Matt Ahern

---

**Email**

[matthew.ahern@gmail.com](mailto:matthew.ahern@gmail.com)

---

**Address**

611 Red Coral Ave  
Carlsbad 92011

Sent from People for Ponto

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

**From:** [Matt Dannenfeldt](#)  
**To:** [Planning](#)  
**Subject:** Ponto Development question  
**Date:** Tuesday, December 1, 2020 12:19:14 PM

---

Hello

My question is specific to the scope of the proposed development at South Ponto. As a nearby resident I have a particular interest in the specifics of the would-be development: namely, is the development residential, retail, or both?

I know some of my neighbors have expressed concern about additional residential development in lieu of a coastal park area. Is the development of a park area AND retail a consideration, without residential growth, a consideration?

Thank you for the information and your effort to make Carlsbad a wonderful place to live. We love it here.

Kind regards,  
Matthew Dannenfeldt  
7085 Leeward St

Matt Dannenfeldt  
Cell: 773-255-8101  
Please excuse typos from my mobile device  
CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 3:29:18 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 2:58pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

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I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Matthew Adams

---

**Email**

[sethadams@cox.net](mailto:sethadams@cox.net)

---

**Address**

668 Sea Ridge Ct.  
Encinitas, CA 92024

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:17:54 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 9:32am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

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---

**Name**

Matthew Adams

---

**Email**

[sethadams@cox.net](mailto:sethadams@cox.net)

---

**Address**

668 Sea Ridge Ct.  
Encinitas, CA 92024

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:15:38 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:07pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

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---

**Additional Comments**

Please use this precious space for a beach front park! We have plenty of beach front houses and hotels but no parks in this area.

---

**Name**

Merrilee Morgan

---

**Email**

[mamx54@gmail.com](mailto:mamx54@gmail.com)

---

**Address**

2726 Obelisco Ct., Carlsbad, CA 92009

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:13:34 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 6:41am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

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---

### Additional Comments

Last piece of open land in Carlsbad. Please keep it that way.  
Thanks

---

### Name

Michael Johnson

---

### Email

[mjcarlsbad@yahoo.com](mailto:mjcarlsbad@yahoo.com)

---

**Address**

841 mistletoe lane. Carlsbad

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 3:29:10 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 3:17pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

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---

**Name**

Mollie Hebda

---

**Email**

[molliehebda@yahoo.com](mailto:molliehebda@yahoo.com)

---

**Address**

3231 Brandywine Street San Diego 92117

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:58 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 6:26am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**



My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Molly Healey

---

**Email**

[mollyhealey12@gmail.com](mailto:mollyhealey12@gmail.com)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:09:02 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 5:31pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Preserve this precious gem of open coastal land as a park for all to enjoy!!

---

### Name

Nicholas Graham

---

### Email

[ngraham@hrcwater.org](mailto:ngraham@hrcwater.org)

---

**Address**

7316 Spinnaker St

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:23 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 9:06am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

We don't want more development. A park is needed to preserve open space.

---

**Name**

Nick Brown

---

**Email**

[nick.brown7873@gmail.com](mailto:nick.brown7873@gmail.com)

---

**Address**

7314 Starboard Street, Carlsbad, CA 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.u@peopleforponto.com](mailto:lisa.u@peopleforponto.com); [rbach@parks.ca.gov](mailto:rbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:51:44 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 6:34pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Nicole Chieffo

---

**Email**

[nchieff1@yahoo.com](mailto:nchieff1@yahoo.com)

---

**Address**

7421 Neptune Drive  
Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:22:28 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 8:54pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**



My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Norman Cramer

---

**Email**

[ben-cramer@sbcglobal.net](mailto:ben-cramer@sbcglobal.net)

---

**Address**

1976 Locust St., San Diego CA 92106

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:01:01 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 2:33pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Patrice Montiel

---

### Email

[themontiels@hotmail.com](mailto:themontiels@hotmail.com)

---

### Address

7479 Neptune Drive, Carlsbad, California 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:09:12 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 4:43pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

PAUL & Germaine MARKOWITZ

---

**Email**

[PMARKO@AOL.COM](mailto:PMARKO@AOL.COM)

---

**Address**

616 NAVIGATOR COURT, Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:57:10 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 9:30am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

I am a long-time resident of the San Pacifico community which is quite close to Planning Area F. I strongly support the use of this property as a public park for many reasons including to make up for the deficits mentioned above. Such use will be an invaluable benefit for both local residents and visitors.

---

### Name

Peter Lewi

---

**Email**

[peter.lewi@masterpiecesd.com](mailto:peter.lewi@masterpiecesd.com)

---

**Address**

539 Meridian Way

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:00:55 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 2:34pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Rafael Montiel

---

### Email

[montielre@gmail.com](mailto:montielre@gmail.com)

---

### Address

7479 Neptune Drive, Carlsbad, California 92011



Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:22:26 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 2:43pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

I have been a visitor of Carlsbad for over 35 years, enjoying the incredible beauty of the beach area and open space along the coast in the south part of Carlsbad. My wife and I now can't get around like we used to, so have a difficult time walking the rocky beach and won't be able to any longer. Nevertheless, we would like to continue to visit the area and enjoy the wonderful coastal experience. A grassy beach park at this coastal area at Ponto would be a perfect way for my wife and I, along with others with diminishing mobility, to enjoy this precious coastal area with our children, grandchildren, and great grandchildren. If you build on it, that won't be possible ... and would be a

great shame to loose this wonderful opportunity to provide a lasting open coastal area for all to enjoy.

---

**Name**

Raymond Meyers

---

**Email**

[meyersray15@gmail.com](mailto:meyersray15@gmail.com)

---

**Address**

15 N. Buena Vista Ave.  
Englewood, FL 34223

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:08:51 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 5:54pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

Please

---

### Name

Richard Mills

---

### Email

[richardmills1@msn.com](mailto:richardmills1@msn.com)

---

**Address**

1611 Maritime Dr., Carlsbad, CA 92011

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:20:34 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 8:10am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### **Additional Comments**

As a former Carlsbadian I've watched this mayor, whose campaigns have been heavily financed by out of town developers, attempt to turn this beautiful city into a heavily populated, vacation destination city, without regard to the quality of life of its residents.

---

### **Name**

Richard Riehl

---

### **Email**

[richard\\_riehl@yahoo.com](mailto:richard_riehl@yahoo.com)

---

### **Address**

1681 Circa del Lago, San Marcos, CA 92078

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:23:30 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 1:36pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.



Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Rita Koczela

---

**Email**

[rkoczela@hotmail.com](mailto:rkoczela@hotmail.com)

---

**Address**

7585 NavigatorCircle

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 2:48:34 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 2:15pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

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**Checkboxes**

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---

### **Additional Comments**

For the last some years, I have been visualizing that Carlsbad will choose to create in this precious place a crown jewel on our coastline - like La Jolla Shores enjoys. A park for residents and visitors alike to enjoy the environment and each other and - NOT another - yet another - retail/condo megalith that serves the privileged few (especially the developers who "hit-and-run") PLEASE consider carefully LEGACY in this space!

---

### **Name**

Robin Hansen

---

### **Email**

[mermama1@mac.com](mailto:mermama1@mac.com)

---

### **Address**

3514 Highland Dr Carlsbad SINCE 1960

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

**From:** [Robin Hansen](#)  
**To:** [Planning](#)  
**Subject:** LOCAL COASTAL PROGRAM  
**Date:** Tuesday, December 1, 2020 2:23:31 PM

---

For the last some years, I have been visualizing that Carlsbad will choose to create in this precious Ponto area a crown jewel on our coastline - like La Jolla Shores enjoys. A park for residents and visitors alike to enjoy the environment and each other and - NOT another - yet another - retail/condo megalith that serves the privileged few (especially the developers who "hit-and-run") PLEASE consider carefully LEGACY in this space!

Very sincerely,  
Robin Hansen, resident since 1960

Robin Hansen, CFO, etc. etc.  
Addison Sheet Metal, Inc.  
760-438-1755  
760-438-4782 fax  
[Robin@AddisonSheetMetal.com](mailto:Robin@AddisonSheetMetal.com)

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:08:16 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 6:36pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
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**Checkboxes**

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**Name**

Ronee Kozlowski

---

**Email**

[Ronee7@aol.com](mailto:Ronee7@aol.com)

---

**Address**

3435 Ridgecrest Dr. Carlsbad

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:31:09 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:29pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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**Checkboxes**



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---

### **Additional Comments**

It is time for our elected officials to put the preservation of the environment above the almighty dollar. This is some of the last pristine undeveloped coastal property in San Diego County. We need to preserve the land for the enjoyment of future generations. Carlsbad does not need more residential development along the coast and more specifically densely stacked condominiums. A densely stacked condominium project would be a sharp contrast to the residential homes in the area and add congestion to Coast Highway and the surrounding roads. I strongly oppose residential development at Ponto and call on our elected officials to do the same.

---

### **Name**

Ryan Adams

---

### **Email**

[ryadamsufl@gmail.com](mailto:ryadamsufl@gmail.com)

---

### **Address**

7403 Neptune Drive  
Carlsbad, CA



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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:23:06 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 1:43pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

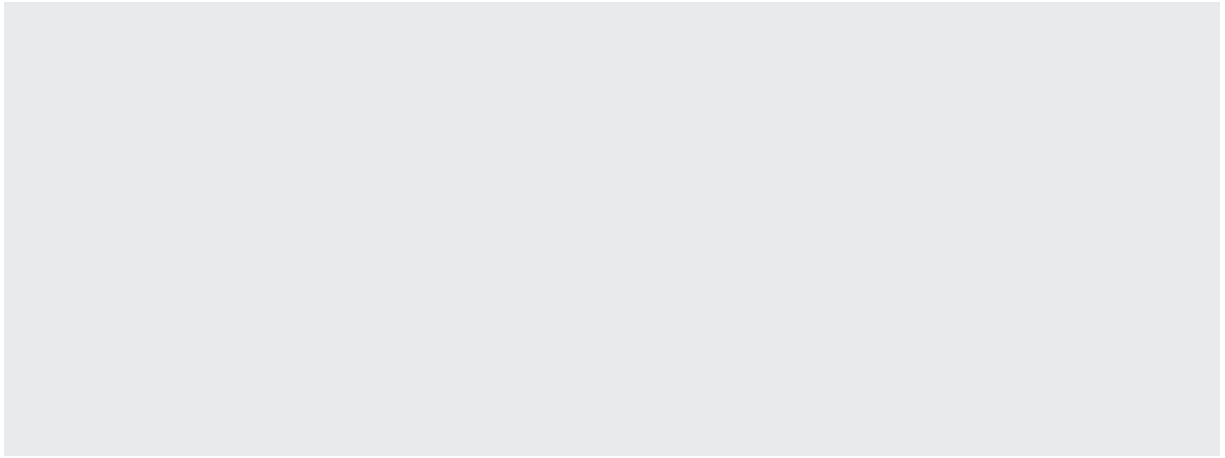
### Name

Ryan Sullivan

---

### Email

[soulebhaine@hotmail.com](mailto:soulebhaine@hotmail.com)



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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahl@coastal.ca.gov](mailto:Erin.Prahl@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:56:50 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:53am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Scott DeFilippis

---

### Email

[sdiyccdi@aol.com](mailto:sdiyccdi@aol.com)

---

### Address

426 Chesterfield Drive

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:05:20 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 11:16am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

---

### Additional Comments

During this unique time we need a park that meets the needs for our kids and community, Please consider this unique opportunity!

---

### Name

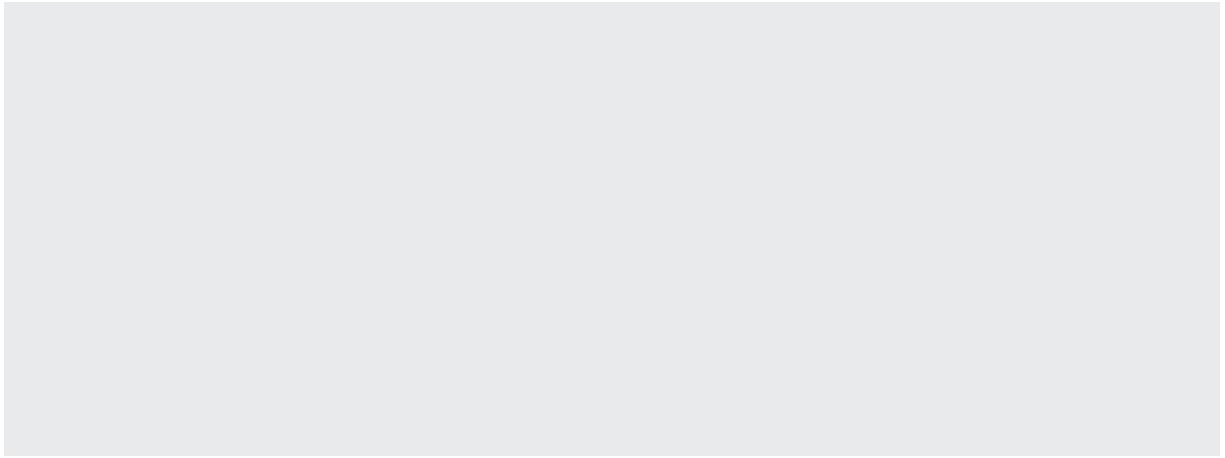
Shannon Delaney

---

### Email

[sdpch@aol.com](mailto:sdpch@aol.com)

Sent from People for Ponto



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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:22:30 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 8:49pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

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Accordingly, I am making my position known and requesting that:

**Checkboxes**

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

---

**Email**

[sharifjoo@gmail.com](mailto:sharifjoo@gmail.com)

Sent from People for Ponto

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

**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:02:22 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 1:13pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

it is time south coastal residents have accesss to a park area ... the city approved an hotel by ponto beach now it is time to serve your residents who are paying taxes.

---

### Name

sherrie hunninghake

---

### Email

[wellssherrie@yahoo.com](mailto:wellssherrie@yahoo.com)

---

**Address**

6709 camphor pl  
carlsbad, Ca 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:46 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 11:36pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Additional Comments**

Please build a park not houses!

---

**Name**

Sherry Barnes

---

**Email**

[sherfreudbarnes@gmail.com](mailto:sherfreudbarnes@gmail.com)

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.u@peopleforponto.com](mailto:lisa.u@peopleforponto.com); [rbach@parks.ca.gov](mailto:rbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:52:56 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 4:57pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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Accordingly, I am making my position known and requesting that:

**Name**

Sherry Barnes

---

**Email**

[sherfreudbarnes@gmail.com](mailto:sherfreudbarnes@gmail.com)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:04:44 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 11:22am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

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**Name**

Sherry Barnes

---

**Email**

[sherfreudbarnes@gmail.com](mailto:sherfreudbarnes@gmail.com)

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:08 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:40pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

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Accordingly, I am making my position known and requesting that:

**Name**

Spencer Golden

---

**Email**

[toudegolden5@gmail.com](mailto:toudegolden5@gmail.com)

---

**Address**

3420 Ann Dr Carlsbad 92008

Sent from People for Ponto

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

**From:** [Steve Linke](#)  
**To:** [Planning](#)  
**Subject:** Local Coastal Program Update (12/2/2020 meeting)  
**Date:** Monday, November 30, 2020 5:10:04 PM

---

Please distribute this to the Planning Commissioners and make it part of the public record for the above-referenced item. There is no need to read it at the meeting.

Planning Commissioners:

I have three comments/suggestions.

1. In the portion of Section 1.2 entitled “Local Coastal Program Land Use and the General Plan,” there should be a better explanation of the relationship between the two plans (i.e., which plan takes precedence when and where).
2. Coastal Access Policy LCP-4-P.29 lists “main routes to and along the coast for all travel modes,” including Carlsbad Boulevard, Carlsbad Village Drive, Cannon Road, and Palomar Airport Road. More east-west streets should be classified as “main routes to the coast” in this policy, such as Tamarack Avenue and Poinsettia Lane. Consistent with that, the completion of the missing segment of Poinsettia Lane between Cassia Road and Skimmer Court is specifically described in Section 4.4 as an improvement of a major street that will allow direct coastal access from El Camino Real.
3. The “Coastal Access” sections should be reviewed by the Traffic and Mobility Commission.

This is my shortest letter ever. 😊

Sincerely,  
Steve Linke  
Carlsbad, CA

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.u@peopleforponto.com](mailto:lisa.u@peopleforponto.com); [rbach@parks.ca.gov](mailto:rbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:52:08 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 4:58pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

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**Checkboxes**

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---

### **Additional Comments**

I realize that most of if not all of city council does not live next to ponto, but I would like to ask you, if given the choice what would you like to have in your neighborhood. A park or more houses. If you can honestly say more houses then I guess I know how you will decide this matter, but if your answer is a park ( which is what I want) then I hope you will vote to develop ponto as a park.

---

### **Name**

Steve Tannenbaum

---

### **Email**

[stannenbau@msn.com](mailto:stannenbau@msn.com)

---

### **Address**

7390 Escallonia ct  
Carlsbad

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:16:48 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Sunday, November 29, 2020 9:32pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
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I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park.

I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential.

I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

Steve Tannenbaum

---

**Email**

[stannenbau@msn.com](mailto:stannenbau@msn.com)

---

**Address**

7390 escallonia ct  
Carlsbad

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:16:31 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Sunday, November 29, 2020 10:22pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Steven Kesten

---

### Email

[skesten01@gmail.com](mailto:skesten01@gmail.com)

---

### Address

7476 Capstan Dr., Carlsbad, CA

Sent from People for Ponto

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**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 7:56:12 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 8:29am  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Name

Susan Haines

---

### Email

[suz.haines@gmail.com](mailto:suz.haines@gmail.com)

---

### Address

7527 Navigator Circle  
Carlsbad 92011

Sent from People for Ponto

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**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 1:55:31 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 12:33pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

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Accordingly, I am making my position known and requesting that:

**Additional Comments**

Carlsbad remains an example for other cities in how residential and open space/park land can go-exist. Please keep all Carlsbad residents in mind when considering where parks are needed.

---

**Name**

Susie Holden Gutierrez

---

**Email**

[dssusieq@yahoo.com](mailto:dssusieq@yahoo.com)

---

**Address**

4515 St. George Court  
Carlsbad, CA 92010

Sent from People for Ponto

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



**From:** [T. Owen Rassman](#)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](#); [Toni.Ross@coastal.ca.gov](#); [carrie.boyle@coastal.ca.gov](#); [lisa.urbach@parks.ca.gov](#); [People for Ponto](#)  
**Subject:** Planning Area F / December 2nd Planning Commission DLCP Meeting and Future City Council Meetings  
**Date:** Tuesday, December 1, 2020 1:59:18 PM

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I request my comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda.

Dear Mayor, City Council, Planning Commission and CA Coastal Commission:

I have lived in Southern CA for 34 years and in Carlsbad for the last 4. This is an amazing city, but I know it can be so much more, we have an obligation to our children & all those that come to enjoy the coast line to make it more.

The land at Ponto (Planning area F) is a prime location to do something amazing with, something that matters and inspires joy. I am aware that the land is for sale and DO NOT wish to see a developer turn it into a condo complex when it could be the jewel of our City. I know the State of CA says we have to have a certain number of new houses, but they don't say they have to be crammed into one of the last remaining open pieces of coastal land. Build housing complexes closer to where offices and businesses are, build them inland and Project Ponto!

I am aware there are proposed land changes in the Draft Local Coastal Program and DO NOT want to see Planning Area F changed from Non-Residential Reserve to Residential

I ask you to **Develop Ponto Right** – I ask you to stop the Planning Area F land changes in the DLCP and to hold off on hearing Agenda Items for District 4 until there is District 4 Council Representation.

I request that my comments be put on record in the official public records for **ALL** things Planning Area F, including the official public records the Draft Local Coastal Program Amendment, and Parks Master Plan Update; and the CA Coastal Commission's consideration of Carlsbad's draft Local Coastal Program Amendment.

Thank you

T. Owen Rassman

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:21:11 PM

---

-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 5:59am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry.

---

**Name**

Taylor Baudoin

---

**Email**

[baudoin.taylor@yahoo.com](mailto:baudoin.taylor@yahoo.com)

---

**Address**

3245 Springbrook CT, Oceanside CA 92058

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Tuesday, December 1, 2020 12:16:29 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Tuesday, December 1, 2020 10:11am

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission,

I request this be read at the Dec 2nd Planning commission meeting.

I am informed that:

There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.

There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).

The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.

Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

**Name**

Tony Kokab

---

**Email**

[tonykokab@hotmail.com](mailto:tonykokab@hotmail.com)

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:00:47 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>  
Sent: Monday, November 30, 2020 2:40pm  
To: [info@peopleforponto.com](mailto:info@peopleforponto.com)  
Subject: New Ponto Park City Petition Entry

### Checkboxes

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

---

### Additional Comments

The Ponto area is already full to overflowing with residences and hotels. Can't we have a local park to complement the already dense development?

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### Name

Tracy Sabin

---

### Email

[tracy@sabin.com](mailto:tracy@sabin.com)

---

**Address**

7333 Seafarer Place  
Carlsbad CA 92011

Sent from People for Ponto

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**From:** [info@peopleforponto.com](mailto:info@peopleforponto.com)  
**To:** [Matthew Hall](#); [Council Internet Email](#); [City Clerk](#); [Planning](#); [Scott Chadwick](#); [Gary Barberio](#); [Don Neu](#); [Jennifer Jesser](#); [Kyle Lancaster](#); [Mike Pacheco](#); [David De Cordova](#); [Scott Donnell](#); [Erin.Prahler@coastal.ca.gov](mailto:Erin.Prahler@coastal.ca.gov); [Toni.Ross@coastal.ca.gov](mailto:Toni.Ross@coastal.ca.gov); [carrie.boyle@coastal.ca.gov](mailto:carrie.boyle@coastal.ca.gov); [lisa.urbach@parks.ca.gov](mailto:lisa.urbach@parks.ca.gov)  
**Subject:** FW: New Ponto Park City Petition Entry  
**Date:** Monday, November 30, 2020 8:03:25 PM

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-----Original Message-----

From: "People for Ponto" <[info@peopleforponto.com](mailto:info@peopleforponto.com)>

Sent: Monday, November 30, 2020 12:47pm

To: [info@peopleforponto.com](mailto:info@peopleforponto.com)

Subject: New Ponto Park City Petition Entry

Read my comments at the December 2nd Planning Commission DLCP meeting

Dear Mayor Hall, Carlsbad City Council, and California Coastal Commission:

**I am informed that:**

1. There is a current 6.6-acre park deficit in the Coastal Southwest quadrant of Carlsbad (south of Palomar Airport Road and west of El Camino Real), and that there are no Coastal Parks in all South Carlsbad and for a 4-6-mile section of San Diego County's coastline.
1. There is a 30-acre open-space deficit in Zone 9 (Ponto area – west of I-5 and south of Poinsettia).
1. The State and City of Carlsbad's Local Coastal Program (LCP) require that Planning Area F at Ponto (the 11-acre undeveloped area west of the railroad tracks, north of Avenida Encinas and south of Cape Rey Hotel) be considered as a public park for the benefit of all Carlsbad residents and visitors.
1. And most importantly, I am informed that the City is currently ignoring these issues and in the Draft Local Coastal Program Amendment is proposing to eliminate the last opportunity to create a much-needed Coastal Park at Ponto.



Accordingly, I am making my position known and requesting that:

**Checkboxes**

My comments be read at the December 2nd Planning Commission DLCP meeting and future City Council meetings where the LCP and Planning Area F are on the agenda. I want the Draft Local Coastal Program Amendment to provide for a Coastal Park at Ponto with the City to provide a true Citizen-based Park Planning process for Ponto Park. I DO NOT want the City of Carlsbad to change the LCP and make Ponto Planning Area F land use R-23 high-density residential. I want to preserve what little Coastal Open Space Carlsbad has remaining for future generations and our visitor industry. I am not in favor of future residential development at Ponto, but think this last small amount of vacant Coastal land should be reserved for Coastal Recreation.

**Name**

William Roush

---

**Email**

[roushbill@yahoo.com](mailto:roushbill@yahoo.com)

---

**Address**

7075 Whitewater St  
Carlsbad 92011

Sent from People for Ponto

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