

## Tammy Cloud-McMinn

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**From:** Kathryn Mullins <mull.kathryn@roadrunner.com>  
**Sent:** Monday, September 23, 2024 10:47 AM  
**To:** City Clerk  
**Subject:** Vote No on high rise at entrance to Village

All Receive - Agenda Item # 7  
For the Information of the:  
CITY COUNCIL  
Date 9/23/24 CA  CC   
CM  ACM  DCM (3)

Good morning,  
Please vote NO on the proposed mixed use apartment 5 story hi rise at the entrance to our "Village".

Consider moving the old Sears store location to the top of the list for more housing.  
There would be plenty of parking, less impact to an already traffic heavy spot and it is close to transit and shopping.

Thank you for your consideration.

Kathryn Mullins  
2071 Gayle Way, Carlsbad 92008  
46 year resident

Sent from my iPad

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## Tammy Cloud-McMinn

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**From:** jennifer caringer <jlcaringer@pacbell.net>  
**Sent:** Monday, September 23, 2024 11:35 AM  
**To:** City Clerk; Keith Blackburn; Melanie Burkholder; Carolyn Luna; Priya Bhat-Patel; Teresa Acosta  
**Cc:** Russ Caringer  
**Subject:** Save the Carlsbad Village Plaza

Jennifer Caringer  
4880 Hillside Drive  
Carlsbad, CA  
92008  
jlcaringer@pacbell.net

09/23/2024

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

I am opposed to the proposed redevelopment of the Carlsbad Village Plaza into a large, mixed-use high-density residential complex. (Project Number SDP 2023-0014) [include a sentence about yourself: where you live, how long you've been in Carlsbad, your relationship to Carlsbad and the Carlsbad Village] I am upset and disappointed that our City's planning process does not give its citizens adequate time to identify issues and register an appeal against key decisions, even if those decisions are based on significantly flawed information.

I understand that state housing laws restrict your ability to deny this project. However, you still have the ability to make changes to it. I ask you to join me in opposing this project for the following reasons.

My husband and I have patronized the Carlsbad Village Plaza for 25 years and do not want to lose the charm of our city and convenience for the neighborhood. We feel the following would happen if the Plaza is sold and redeveloped:

Irreversible loss of essential services. The Plaza includes an affordable grocery store, a hardware store, a pharmacy, multiple restaurants/cafes, a cleaners, discount stores, and other businesses. Once these are gone, they won't be coming back.

Creates hardship for vulnerable residents. The demolition of the Plaza will create hardship for nearby residents, including the estimated 3,500 seniors and other fixed-income residents in the Village/Barrio area. Many do not drive and rely on local shopping. The removal of the grocery store will create a food desert: "an urban area in which it is difficult to buy affordable or good-quality fresh food."

More traffic congestion on Carlsbad Village Drive and side streets. The project will lead to a huge increase in "vehicle miles traveled" (VMT) for two reasons: 1) current shopping center customers will need to drive further for the same services and 2) the project will add 218 new residences in a highly concentrated space. This additional traffic will further clog area streets and add to greenhouse gas emissions, creating negative environmental impacts.

Inadequate notification. Public outreach was minimal, and many of the City's own requirements were not met (e.g., disclosure of square footage, maximum height, the review/approval process, and timelines). Despite these deficiencies, city staff approved the outreach, and now thousands of people who were not made aware of the project have signed petitions, submitted public comment letters, and overflowed the council chambers at three consecutive Planning Commission meetings. Clearly the outreach failed.

No time for the public to react. The public is given only a 10 day appeal period for many of the key decisions related to this project. Due to the heavy handed state housing laws, the public has no legal recourse if an appeal is not lodged within this ridiculously short appeal period.

Loss of decision-making authority. By the time projects like this reach the decision-making bodies (Planning Commission or City Council), city staff have waived public outreach, exempted environment impact reporting requirements, and made all of the key decisions related to approval.

City Council members please join our fight! This process is inherently unfair. Send the project back for additional public review. Do a proper public outreach that gives all affected residents an opportunity to learn more about the project and provide feedback.

Send the traffic study (aka VMT Analysis) back for rework. Demand that the study includes a realistic assessment of the added mileage created by Plaza customers who will have to drive further for similar services. The faulty assessment is a key reason why a full environmental impact report was not required.

Eliminate the need for a 5-story height waiver. The site has plenty of room to accommodate the apartment buildings without exceeding the City's 4-story height limit. Options include residential over retail and underground parking. Don't pollute our skyline!

Be consistent with transit-oriented development. This project was approved in part because it's considered transit-oriented. Reduce or eliminate the massive parking garage. Encourage alternative modes of transportation, such as car-sharing and free transit passes to the residents. Eliminate exclusive parking for residents.

Combine the site into one parcel. The site application proposes dividing the lot into two parcels, one for the residential units and one for the commercial retail. However, there is nothing stopping the developer from turning the commercial parcel into more residential units once the original project is approved. The Planning Department will issue a Notice of Restriction to prevent this from happening, but this restriction can be easily waived later. This is not good enough - combine the parcels now!

Remove the CEQA exemption power of the City Planner. This is what got us into this mess in the first place. For large, complex projects of this type, the decision to exempt CEQA requirements should be made by the Planning Commission at a public hearing.

Update VMT Analysis Guidelines. The current guidelines are ambiguous and incomplete, allowing blatantly incorrect calculations to be approved.

No bait and switch. Scrutinize the policy that allows staff to approve up to 100% project changes after approval.

I understand that progress is inevitable, but this is the wrong project for this location. It will have a negative and irreversible impact on the character of the Carlsbad Village. Consider the long-term effects such a project will have on the daily lives of our residents, especially the undue hardship to the many seniors trying to age in place with dignity as well as those with limited mobility.

In light of these points, I urge you to act in the best interest of the community and oppose or at least limit this proposed development.

Please notify me when any public hearings are scheduled regarding this project. Thank you.

Sincerely,

Jennifer Caringer  
4880 Hillside Drive  
Carlsbad, CA  
92008

jicaringer@pacbell.net

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## Tammy Cloud-McMinn

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**From:** Russ Caringer <2russsc@gmail.com>  
**Sent:** Monday, September 23, 2024 11:43 AM  
**To:** City Clerk; Keith Blackburn; Melanie Burkholder; Carolyn Luna; Priya Bhat-Patel; Teresa Acosta  
**Subject:** Save the Carlsbad Village Plaza

Russell Caringer  
4880 Hillside Drive  
Carlsbad, CA  
92008  
[2russsc@gmail.com](mailto:2russsc@gmail.com)

09/23/2024

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

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

[include a sentence about yourself: where you live, how long you've been in Carlsbad, your relationship to Carlsbad and the Carlsbad Village]

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Carlsbad, CA  
92008

[2rusc@gmail.com](mailto:2rusc@gmail.com)

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