

## Tammy Cloud-McMinn

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**From:** Priya Bhat-Patel  
**Sent:** Tuesday, September 24, 2024 10:27 AM  
**To:** City Clerk  
**Subject:** Fwd: Carlsbad Village Plaza

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

Dr. Priya Bhat-Patel  
she/her/hers  
Council Member, District 3  
City of Carlsbad  
1200 Carlsbad Village  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

442-339-2830 (o) | 760-473-8726 (c)  
Priya.Bhat-Patel@carlsbadca.gov

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**From:** Carlsbad Village Pharmacy <carlsbadvillagerx@gmail.com>  
**Sent:** Tuesday, September 24, 2024 8:55:49 AM  
**To:** Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>  
**Subject:** Carlsbad Village Plaza

Priya,  
Ahead of today's city council meeting, where I believe you intend to vote on the Carlsbad Village Plaza project, I would like to remind you as a concerned citizen and business owner, that this project is not right for Carlsbad's Village. This project will create more traffic congestion than already exists in the village, will increase the miles traveled for necessities, will make it difficult for our older population to shop for groceries, but most alarming is the potential for severely limiting seniors access to prescription drugs. So when you cast your vote today, I encourage you to consider how your vote may impact all the citizens you represent.

-Adam Morisoli, PharmD

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1005 Carlsbad Village Dr.  
#D2  
Carlsbad, CA 92008  
Phone:(760)729-2405  
Fax:(760)729-1340

## Tammy Cloud-McMinn

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**From:** Priya Bhat-Patel  
**Sent:** Tuesday, September 24, 2024 10:30 AM  
**To:** City Clerk  
**Subject:** Fwd: Village Plaza..

Dr. Priya Bhat-Patel  
she/her/hers  
Council Member, District 3  
City of Carlsbad  
1200 Carlsbad Village  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

442-339-2830 (o) | 760-473-8726 (c)  
Priya.Bhat-Patel@carlsbadca.gov

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**From:** scott threlfall <2044lindalane@gmail.com>  
**Sent:** Tuesday, September 24, 2024 10:04:45 AM  
**To:** Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>  
**Subject:** Village Plaza..

Hi Priya, please vote this down, it's wrong and a bad place for the plans in progress, we can do better, build but save the stores as well.

City Clerk<[clerk@carlsbadca.gov](mailto:clerk@carlsbadca.gov)>  
Keith Blackburn Mayor<[keith.blackburn@carlsbadca.gov](mailto:keith.blackburn@carlsbadca.gov)>,  
Melanie Burkholder District 1<[melanie.burkholder@carlsbadca.gov](mailto:melanie.burkholder@carlsbadca.gov)>,  
Carolyn Luna District 2<[carolyn.luna@carlsbadca.gov](mailto:carolyn.luna@carlsbadca.gov)>,  
Priya Bhat-Patel District 3<[priya.bhat-patel@carlsbadca.gov](mailto:priya.bhat-patel@carlsbadca.gov)>,  
Teresa Acosta District 4<[teresa.acosta@carlsbadca.gov](mailto:teresa.acosta@carlsbadca.gov)>

Subject:  
Save the Carlsbad Village Plaza

Thank You Scott Threlfall

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## Tammy Cloud-McMinn

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**From:** gthrefall@aol.com  
**Sent:** Tuesday, September 24, 2024 10:39 AM  
**To:** City Clerk  
**Subject:** Save the Village Plaza

Dear Carlsbad Planning Commision 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  
Thank You Scott Threfall

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## Tammy Cloud-McMinn

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**From:** Cynthia Vigeland  
**Sent:** Tuesday, September 24, 2024 10:46 AM  
**To:** City Clerk  
**Subject:** FW: Development project SDP 2023-0014

Correspondence for CVMU

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**From:** W. Dean Hardy <[wdeanhardy@roadrunner.com](mailto:wdeanhardy@roadrunner.com)>  
**Sent:** Thursday, June 20, 2024 11:27:16 AM  
**To:** Melanie Burkholder <[melanie.burkholder@carlsbadca.gov](mailto:melanie.burkholder@carlsbadca.gov)>  
**Subject:** Development project SDP 2023-0014

**William D Hardy**  
2931 Austin Terrace  
Carlsbad, CA 92008  
June 20, 2024

Council Member Melanie Burkholder  
City of Carlsbad  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

Dear Council Member Burkholder,

As a long-time resident of Carlsbad, living at 2931 Austin Terrace, just a mile and a half from Carlsbad Village Plaza, I am writing to express my concerns regarding the proposed redevelopment project SDP 2023-0014.

The aesthetic changes and the anticipated increase in traffic pose a considerable safety risk for bicyclists and pedestrians. Currently, my outings are convenient and enjoyable, but the proposed changes would transform them into burdensome tasks, compromising the quality of life that Carlsbad residents cherish.

In light of these concerns, I urge you to act in the community's best interest by rejecting the proposed development of SDP 2023-0014. Please consider the long-term effects such a project would have on the fabric of our community and the daily lives of its residents. The potential increase in traffic, the aesthetic impact, and the heightened safety risks are not in line with the vision we all share for Carlsbad's future.

Thank you for your time and consideration.

Sincerely,  
William and Shelley Hardy

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## Tammy Cloud-McMinn

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**From:** michael ajdour <michaelajd@yahoo.com>  
**Sent:** Tuesday, September 24, 2024 11:11 AM  
**To:** City Clerk  
**Subject:** September 24,2024 council meeting Item 7

Dear Council,

I don't see why a developer couldn't present a reasonable project that combines some large & profitable apartments along the freeway & keep commercial businesses that serve both the established and new residents of Carlsbad.

This is not that project.

It unravels years & years of city planning.

The particular concern I'd like to mention here is the loss of Denault's Hardware. Besides employing local residents, over the years I have bought plumbing parts & supplies compatible with the pipes of our D1 home. Parts that I could not find at the big box stores of Home Depot or Lowe's. The staff is very knowledgeable about specific neighborhood needs for our sinks, showers, toilets, and water heater setups here in the older part of Carlsbad. It is important to public health & hygiene here that we, young and old, in Carlsbad continue to wake up able to "s\*\*t, shower & shave" in our homes. The plan Tooley put to planning commission & methods used there were heavy on the first third.

Please join Planning Commissioner K. in voting "not on my watch".

This is gaming "mixed use" in a way that will hurt current and future residents.

Carlsbad is better than this at planning!

Thank you for reading this,

Julie Ajdour

Sent from Yahoo Mail on Android

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## Tammy Cloud-McMinn

---

**From:** Melanie Burkholder  
**Sent:** Tuesday, September 24, 2024 11:39 AM  
**To:** City Clerk  
**Subject:** Fwd: Carlsbad Village Plaza



**Dr. Melanie Burkholder**  
City Council Member, District 1  
City of Carlsbad  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

442-339-2830 (City Hall)  
442-637-2853 (mobile/text)

---

**From:** Carlsbad Village Pharmacy <carlsbadvillagerx@gmail.com>  
**Sent:** Tuesday, September 24, 2024 8:56:28 AM  
**To:** Melanie Burkholder <melanie.burkholder@carlsbadca.gov>  
**Subject:** Carlsbad Village Plaza

Melanie,  
Ahead of today's city council meeting, where I believe you intend to vote on the Carlsbad Village Plaza project, I would like to remind you as a concerned citizen and business owner, that this project is not right for Carlsbad's Village. This project will create more traffic congestion than already exists in the village, will increase the miles traveled for necessities, will make it difficult for our older population to shop for groceries, but most alarming is the potential for severely limiting seniors access to prescription drugs. So when you cast your vote today, I encourage you to consider how your vote may impact all the citizens you represent.

-Adam Morisoli, PharmD

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1005 Carlsbad Village Dr.  
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Carlsbad, CA 92008

Phone:(760)729-2405

Fax:(760)729-1340

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## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, September 24, 2024 11:45 AM  
**To:** City Clerk  
**Subject:** FW: Reject proposal for Carlsbad village plaza

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

From: Amy Miller <artmomamy@gmail.com>  
Sent: Tuesday, September 24, 2024 11:31 AM  
To: Council Internet Email <council@carlsbadca.gov>  
Subject: Reject proposal for Carlsbad village plaza

As a resident of Carlsbad since 1998, I strongly urge you to deny the intended project at the corner of CVD and 5 fwy.

I frequently shop in this plaza- the smart and final and Ace Hardware are my go to places... and Mikko Sushi Restaurant before it burned down.

The height limit alone should be enough to reject the proposal.

It will negatively affect the residents, community and vibe of our village.

Amy miller  
4610 Trieste drive

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## Tammy Cloud-McMinn

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**From:** Planning  
**Sent:** Tuesday, September 24, 2024 12:29 PM  
**To:** City Clerk  
**Subject:** FW: Development of Smart and Final Village property

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

**From:** Andra Kairath <aj1947@yahoo.com>  
**Sent:** Tuesday, September 24, 2024 12:04 PM  
**To:** Planning <planning@carlsbadca.gov>  
**Subject:** Development of Smart and Final Village property

To Whom it may Concern:

Keep old Carlsbad olde! Please do not build residential units on this property.  
More people, problems, and pollution. Twenty-five year Carlsbad residents.  
Andra and John Kairath  
2450 buena vista cir  
Carlsbad, ca 92008

Sent from my iPad

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## Tammy Cloud-McMinn

---

**From:** Council Internet Email  
**Sent:** Tuesday, September 24, 2024 1:20 PM  
**To:** City Clerk  
**Subject:** FW: CARLSBAD VILLAGE MIXED-USE

**From:** Momophd Momofphd <momofphd@gmail.com>  
**Sent:** Tuesday, September 24, 2024 1:12 PM  
**To:** Council Internet Email <council@carlsbadca.gov>; Keith Blackburn <Keith.Blackburn@carlsbadca.gov>  
**Subject:** Fwd: CARLSBAD VILLAGE MIXED-USE

As you can see, I sent this on September 20. Why was it not included in the agenda packet for today's council meeting?

----- Forwarded message -----

**From:** Momophd Momofphd <momofphd@gmail.com>  
**Date:** Fri, Sep 20, 2024 at 5:14 PM  
**Subject:** RE: CARLSBAD VILLAGE MIXED-USE  
**To:** <council@carlsbadca.gov>

Vote NO on September 24th.

At some point, what's best for Carlsbad should be a priority.

The developer used barely legal tactics of flying their project under the radar in order to avoid proper impact reports, community scrutiny, and anticipated opposition.

They gave suspiciously poor public notice and took advantage of a very short 10-day appeal period to take away our power to question their removal of a vital retail center from the Village, also creating a significant food desert.

Hundreds of new living units have been and are being built ACROSS THE STREET from Carlsbad Village Plaza-- hundreds of new residents who would find a grocery/hardware/pharmacy/bakery/restaurant, etc., major necessities.

Rosanne Bentley, 40 year Carlsbad resident

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## Tammy Cloud-McMinn

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**From:** Teri Jacobs <tjacobs86@pacbell.net>  
**Sent:** Tuesday, September 24, 2024 1:48 PM  
**To:** City Clerk  
**Subject:** 9/24 Council Meeting Agenda Item #7

Mayor and Council,

Hopefully you will all do the right thing. Does our Village need a 5 story parking garage? Would such a structure be safe for residents and those accessing services? Have you seen the Police cameras currently positioned on Oak behind the proposed site? This project is directly adjacent to Windsor Pointe. Does one need to reiterate the issues that the community is dealing with because of the decision made for it to be placed in our Village?

Stand up to the State, stand up to the builder, and finally think about those that have chosen you to make decisions for their safety and quality of life!

Regards,  
Teri Jacobs  
Carlsbad Resident  
DIST 1  
Sent from my iPad

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## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, September 24, 2024 2:02 PM  
**To:** City Clerk  
**Subject:** FW: This is not "enhanced community outreach".

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**From:** Diane Bedrosian <drdiane@aol.com>  
**Sent:** Tuesday, September 24, 2024 2:00 PM  
**To:** Council Internet Email <council@carlsbadca.gov>; Jason Goff <jason.goff@carlsbadca.gov>; Eric Lardy <eric.lardy@carlsbadca.gov>  
**Subject:** This is not "enhanced community outreach".

Re: Agenda item 7

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# 1:22

🔒 carlsbadca

Sept. 24, 2024

## Exhibit D – Community Acknowledgement of Project

The dates of the following posts on prominent public social media platforms align with pertinent project milestones (exhibit A) and

**Wake Up Carlsbad**  
Admin · Diane Bee · Jun 17, 2023 · 🌐

At Carlsbad Village Drive and I-5 - Smart & Final shopping center currently

**NOTICE**  
OF PROJECT APPLICATION

NAME: Carlsbad Village Mixed-Use (CVMU)

“The | and a traffic 65 pe  
CARLS  
De

# 1:22

🔒 carlsbadca

209 of 640



Save Carlsbad Village Plaza



**Martin Danner**

**Admin** Top contributor · March 3 · 🌐

For all you planning wonks, here is the California Environmental Quality Act (CEQA) Exemption Notice for the proposed redevelopment of the Carlsbad Village Plaza (Project SDP 2023-0014).

I've noticed some significant discrepancies and flawed analysis, some of which I will share with you soon. These are the kinds of technicalities that, if challenged, can delay and possibly kill off the proposed redevelopment. Although this stuff is pretty dry, I encourage