

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Sunday, February 28, 2021 2:52 PM
To: petition@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:

Email

vylee@pacbell.net

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, February 23, 2021 8:11 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Let us not destroy one of the only remaining pristine coastal areas! There is a reason why this is such a desirable location! And no, it's not the outlets.

Name

Paulo Vieira

Email

paulo@kelyndra.com

Address

7444 Capstan 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, February 23, 2021 6:35 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Emilia Vieira

Email

emilia.vieira@pepperdine.edu

Address

7444 Capstan 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, February 23, 2021 6:31 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Kelyndra Vieira

Email

kelyndra@austin.rr.com

Address

7444 Capstan Dr
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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, February 22, 2021 2:04 PM
To: petition@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 request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Carol Heil

Email

carolheil@me.com

Address

200 Coral Cove Way
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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, February 15, 2021 8:55 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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 will be happy to assist in the interpretive opportunities for this area.

Name

Paul Riha

Email

stoneimage@earthlink.net

Address

3546 Highland Dr.
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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Saturday, February 6, 2021 9:26 AM
To: petition@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 request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Elisha Harp

Email

elisha.harp@gmail.com

Address

6466 Torreyanna circle carlsbad

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, February 2, 2021 7:41 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

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

Nathan Rees

Email

nathanvrees@yahoo.com

Address

1002 guildford, 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, February 2, 2021 6:31 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Kindly, it is vital the city preserves what coast wetland habitat we have left. This "vacant" lot is not vacant. It is used daily by multiple people who exercise, play with their dogs, kids who learn to bike, surfers who need parking, etc. This doesn't even include the flora and fauna that are barely hanging on with all the development Carlsbad and Encinitas has approved. You build here, you change Carlsbad. It no longer is it's own community, it's another LA/OC city development. Keep our community, please do not develop on this property.

Name

Melissa Johnson

Email

melissanne.johnson@gmail.com

Address

3016 Segovia Ct. Carlsbad CA 92009

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, February 1, 2021 10:37 PM
To: petition@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

I used to live at the coast. A park is always a welcome sight to a community.

Name

Sharon Tate

Email

sharonelainetate@gmail.com

Address

2345 Vista Royal
Vista 92084

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.

Jennifer Jesser

From: Scott Donnell
Sent: Monday, February 8, 2021 8:13 AM
To: Don Neu; Eric Lardy; Jennifer Jesser
Cc: David De Cordova
Subject: FW: 2020-12-14 - Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment
Attachments: Updated 2020 Dec 2 - Planning Area F existing LCP-LUP & CCC direction.pdf; 2020 Nov 30 - Draft Housing Element Update - People for Ponto Public Comments.pdf

FYI. I will include this as part of the public comment attachment to the Planning Commission and Housing Commission staff reports.

Jennifer, if I receive emails re PA F, do you want me to send them to you?

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Monday, February 8, 2021 7:40 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; Scott Donnell <Scott.Donnell@carlsbadca.gov>
Cc: Erin.Praher@coastal.ca.gov; Carrie Boyle <carrie.boyle@coastal.ca.gov>; 'McDougall, Paul@HCD' <Paul.McDougall@hcd.ca.gov>; 'Mehmood, Sohab@HCD' <Sohab.Mehmood@hcd.ca.gov>
Subject: FW: 2020-12-14 - Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Dear City Council & Scott Donnell:

This email and attachments are again provide to the City Council and City as public comments on the Draft Housing Element Update and interconnected proposed Draft Local Coastal Program Land Use Plan Amendment (DLCP-LUPA). For the DLCP-LUPA staff is also proposing Ponto Planning Area F have its land use Zoning [Master Plan Amendment] be changed from the Existing "Non-residential Reserve" along with the Land Use Plan change from the existing "Non-Residential Reserve" Land Use Plan Policy.

As documented below and in the attached, the City of Carlsbad Should not have in the past, and should not now, count Ponto Planning Area F as a 'fully CA Coastal Commission LCP Certified, fully adopted General Planned, and fully Certified LCP Zoning (LCP Implementation Plan) Master Planned residential site.

The City can only count Ponto Planning Area F as an Existing planned and zoned Residential site once:

1. the City Council adopts a DLCP-LUPA & Zoning Change to Residential;
2. the CA Coastal Commission Certifies that DLCP-LUPA & Zoning Change to Residential; and
3. the City Council accepts the CCC Certification with all 'suggested modifications'.

This 3-step process is consistent with the 2017 direction the CA Coastal Commission provided the City on the DLCP-LUPA specifically for Ponto Planning Area F and the City's requirement to consider (as required by the Existing Certified LCP & Zoning for Ponto Planning Area F) the need for CA Coastal Act high-priority Coastal Recreation (i.e. Public Park) and/or Low-cost Visitor Accommodations at Ponto and Citywide. 2017 Sea Level Rise data that was never considered in the 2015 City General Plan Update shows the significant loss of both these CA Coastal Act high-priority Land Uses. Re-planning and replacement of these lost high-priority Land Uses is likely as part of the DLCP-LUPA 3-step CCC Certification process that has yet to be acted on by the City Council. The City Council and CCC are currently at BEFORE Step-1 part of the CCC Certification process. This is also consistent with the direction in Carlsbad's General Plan Land Use Element on page 2-26 that states only after completion of the 3-step CCC LCP Certification process are the Coastal Zone land uses in Carlsbad's General Plan fully adopted, and the prior 2013 Certified LCP is the controlling Coastal Land Use Plan.

As explained in this and prior emails and the attachments of Dec 2 and Nov 30, 2020 the City should be clearly communicating that the City Council can choose, or Not choose to include Ponto Planning Area F as a "Potential" Residential Site in the Draft Housing Element pending the potential change to Residential in the above mentioned 3-step process that has yet to occur.

The City can in its current and proposed Draft Housing Element only 'count' Ponto Planning Area F as a "Potential Residential Site". This correct classification has no material impact on the City showing it has sufficient Sites to accommodate its RHNA goals, as both Existing and Potential sites are used to in addressing RHNA goals.

Thank you again for receiving this information as official public comments to both the Draft Housing Element Update and the DLCP-LUPA.

Sincerely,
Lance Schulte

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Sunday, December 13, 2020 3:03 PM
To: CityCouncil@carlsbadca.gov; 'City Clerk'; 'Planning'; 'Scott Chadwick'; Gary.Barberio@carlsbadca.gov; Don.Neu@carlsbadca.gov; Kyle.Lancaster@carlsbadca.gov; 'Mike Pacheco'; david.decordova@carlsbadca.gov; 'Scott Donnell'; Erin.Praher@coastal.ca.gov; 'Ross, Toni@Coastal'; 'Carrie Boyle'; 'Lisa Urbach'; info@peopleforponto.com; 'Bret Schanzenbach'; Kathleen@carlsbad.org; planning@carlsbadca.gov; 'McDougall, Paul@HCD'; 'Mehmood, Sohab@HCD'
Cc: info@peopleforponto.com
Subject: 2020-12-14 - Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Dear City Council, HEAC, Housing Commission, Planning Commission, Parks Commission, CCC and HCD:

Scott Donnell below indicates citizen comments can be submitted for the Housing Element Advisory Committee (HEAC) final meeting. We include the email-string between Scott and People for Ponto and attachments as documentation of Ponto Planning Area F's current Non-Residential Reserve (NRR) Zoning status, and its similar NRR LCP land use and policy status until both the City Council and CCC POTENTIALLY change that status in an LCP-LUPA in 2012-22.

As Carlsbad Citizens we are deeply concerned that City Staff is not fully communicating these facts to the HEAC, and possibly to Housing Commission, Planning Commission, Parks Commission, City Council and HCD. In the Draft Housing Element and on Dec 2nd Scot told the HEAC that Ponto Planning Area F is Already fully (i.e. ALREADY completely) planned and Zoned Residential (and General Commercial) and thus why Staff was proposing to include it in the Draft Housing Element Update as an 'Existing Residentially planned AND zoned housing site'. These both are not correct based on one's

review of both City and CA Coastal Commission documents previously provided the HEAC and again included and updated in this email/attachments.

Please review the attached 'updated 2020 Dec 2 – Planning Area F existing LUP-LUP and CCC direction' file. The file was updated to include an additional 5th set of City website documents from 2016 to the present again showing the City acknowledges Ponto Planning Area F is NOT fully land use planned AND zoned residential. As Carlsbad Citizens we are concerned that the data in this attachment was not initially provided to the HEAC by City Staff, and that Carlsbad Citizens had to do the research and be the only ones providing these documents and data to you. The HEAC needs to be provided complete and correct data to make informed recommendations.

The HEAC has a critical role and responsibility to review City Staff work and citizen input and then make the HEAC's own independent recommendations to the Housing Commission and City Council. The HEAC owns the recommendations/decisions the HEAC makes. As an independent Citizens Advisory Committee the HEAC's decisions are the HEAC's decisions alone; and the HEAC should be 100% sure if fully understands and support HEAC's recommendations. Your fellow Carlsbad Citizens are concerned the HEAC has not had the proper opportunity consider the Ponto Planning Area F Coastal land use and zoning facts, and thus has provided you this and prior Citizen input and verbatim data supporting that input. As your fellow Carlsbad Citizens we are also concerned if the HEAC incorrectly says Ponto Planning Area F is already fully planned AND zoned residential it could incorrectly contest the Carlsbad City Council authority to be the City's final Land Use planning AND Zoning authority in both proposing to the CA Coastal Commission the City's proposed LCP-LUPA, and what potential housing sites the City will propose to the CA HCD in the Draft Housing Element.

As such your fellow Carlsbad Citizens as previously stated on page 3 of the attached '2020 Nov 30 Draft Housing Element Update –People for Ponto Public Comments file' request:

“... 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.”

As your fellow Carlsbad Citizens, we ask you to please read and consider the documented data and Citizen requests in the attached 2 files of Public Comment and in this email. This email also includes some Citizen and Scott back-and-forth regarding documented data.

The upcoming 2021-22 Planning Commission and City Council considerations of the City Staff proposed Draft LCP-LUPA may result in the proposed land uses in the 2015 General Plan Map being revised by the City Council, and thus would impact the Draft Housing Element. The City Council could also decide to “Defer LCP Certification” on some of the last critical vacant areas in the Coastal Zone, to make sure there is community consensus on the forever future land use and regulatory policies for these precious few last remaining vacant Coastal sites. Key in such considerations are assuring Carlsbad appropriately provides it's (and it's portion of California's) forever supply of CA Coastal Act's high-priority Coastal land use uses such Coastal Recreation and Visitor Serving. Coastal Recreation is a foundation for Visitor Serving uses, and for citizens Coastal Recreation is a social and economic lifeblood for Carlsbad. City and CCC decisions on the last few vacant Coastal sites is forever critical to Carlsbad's social and economic future.

Sincerely,

Lance Schulte

34-year Carlsbad Citizen, 20-year Ponto resident and one of many fellow People for Ponto

From: Scott Donnell [<mailto:Scott.Donnell@carlsbadca.gov>]

Sent: Thursday, December 10, 2020 5:30 PM

To: Lance Schulte

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

Lance,

The applications you show below for the Ponto Beachfront project would be expected as part of a development proposal for Planning Area F. I don't think it's unusual to expect a LFMP amendment for a project like this and the LCPA and amendment to the Poinsettia Shores Master Plan (MP 2016-0001) represent necessary follow-up actions to reflect the proposed project and ensure consistency with the General Plan and Local Coastal Program land use designations approved for the property in 2015 and 2016. Of course, this is particularly true for the master plan, since it still refers to Planning Area F as "Unplanned Area" and since it implements the Local Coastal Program.

And, just to be clear, I did not say Planning Area F is already fully land use planned and zoned residential. In fact, and as I noted, the planning area has both residential and general commercial land use designations per the General Plan and Local Coastal Program. These designations are not entitlements.

As always, you are welcome to provide comments to the Housing Element Advisory Committee and request information be read at the meeting in line with the procedures on the HEAC's agenda. The latest agenda is posted on the city's website at <https://www.carlsbadca.gov/services/depts/planning/housing/committee.asp>. We anticipate the meeting coming up next Monday the 14th will be the HEAC's last.

I hope this information helps, and have a good weekend.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Tuesday, December 8, 2020 10:50 AM
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>
Cc: info@peopleforponto.com; 'Erin Prahler' <Erin.Prahler@coastalca.gov>; Ross, Toni@Coastal <Toni.Ross@coastal.ca.gov>; Carrie Boyle <carrie.boyle@coastal.ca.gov>
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Scott:

If as YOU say Ponto Planning Area F already has all its Land Use Plan and Zoning already in place for Residential and General Commercial use Can YOU please explain WHY the City in 2016 and 2017 had and still is requiring LCPA and MP [Master Plan i.e. Zoning Change] applications for Ponto Planning Area F and also an LFMP-Zone 9 amendment to account for the proposed land use changes? Did you talk with Jason?

Please see page 14-15 of City's "Planning Pending Applications November 2020" at <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46332> as it shows:

"PONTO BEACHFRONT 12/20/2016

<u>Legislative application</u>	<u>applied on</u>	<u>description</u>
AMEND2017-0001	1/19/17	PONTO BEACHFRONT: LFMP AMENDMENT FOR ZONE 9. FEES PAID UNDER MP2016-0001 – Carlsbad City Planner = Goff

LCPA2016-0002 12/20/16 MIX OF USES PROPOSED FOR A PORTION OF PLANNING AREA F OF THE POINSETTIA SHORES MASTER PLAN INCLUDING 136 RESIDENTIAL CONDOMINIUMS, A 14,000 SQUARE FOOT MARKET HALL AND A 4,000 SQUARE FOOT RESTAURANT – Carlsbad City Planner = Goff

MP2016-0001 12/20/16 PONTO BEACHFRONT: MIX OF USES PROPOSED FOR A PORTION OF PLANNING AREA F OF THE POINSETTIA SHORES MASTER PLAN INCLUDING 136 RESIDENTIAL CONDOMINIUMS, A 14,000 SQUARE FOOT MARKET HALL AND A 4,000 SQUARE FOOT TWO-STORY RESTAURANT – Carlsbad City Planner = Goff”

Again, as the City’s own documents show, Ponto Planning Area F is not currently Coastal Land Use Planned and Zoned Residential/General Commercial with a fully CCC Certified LCP. As shown in the City required applications the above, the City has not even completed a proposed LCPA & MP amendment to propose to the CCC. It is also not Zoned by the City as the MP2016-0001 application requirement also confirms.

Why you are falsely saying Ponto Planning Area F is already fully land use planned AND zoned residential when it is not? Why are you refusing to disclose the accurate information in this email to the HEAC say you refuse to do in your 12/7/20 email below? Do you have the legal authority to prevent Citizens communicating information the HEAC? I truly hate to be confrontational on this, but the City’s own data does not support your claims. It is important that the truth be told to the HEAC and Citizens allow informed Public Participation and decision making on Coastal land use matters.

Please let me know your reply by the end of the week.

Thanks,
Lance

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Tuesday, December 8, 2020 6:34 AM
To: 'Scott Donnell'
Cc: info@peopleforponto.com
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Scott:

You failed to acknowledge the City’s General Plan that says until the LCP is fully Certified by the CCC the old LCP applies **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.”** .

You failed to acknowledge the City has not completed that LCP Certification as that has not been approved by both the City Council and CCC and the City Council has not approved all modifications the CCC may have on the City’s current Draft LCP-LUPA. Does the City think the CCC is lying to the City when it provided the City the 2017 comments to that effect, and when the CCC denied the Ponto Vision Plan in 2010? You miss the specific direction to the City from the CCC on 2017 on the in-process Draft LCP-LUPA the City is asking the CC to Certify. The CCC has told the City that if during the DLCP-LUPA that

“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.”

The City’s Existing LCP says this about Ponto Planning Area F:

“10.PLANNING AREA F

Planning Area F is located at the far northwest corner of the Master Plan area west of the AT&SF Railway right-of-way. This Planning Area has a gross area of 11 acres and a net developable area of 10.7 acres. 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. 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. **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”**

You failed to acknowledge the City has not completed that LCP Certification process to Change the Zoning on Ponto Planning Area F. That Zoning change to the Poinsettia Shores Master Plan and LCP is in-process. And will need CCC Certification to become effective. You failed to cite any CCC Certified Zoning Change from Ponto Planning Area F's Existing NRR zone in the Poinsettia Shores Master Plan and LCP. **Can you cite the City Ordinance/Resolution that Changed Poinsettia Shores Master Plan and LCP & show me the CCC Certification of the LCP Zoning Change? IF you can't then you cannot say the Ponto Planning Area F is ZONED residential.**

Official Carlsbad Public Records Requests have documented the City never publicly disclosed/discussed and complied with the Ponto Planning Area F LCP requirements going back past 2010. How can the City have changed land use at Ponto with first complying with the ‘still current’ Ponto Planning Area F LCP requirements? The City's failure to publicly disclose, discuss and follow the Ponto Planning Area F LCP requirements during both the Ponto Vision Plan and General Plan Update, created flawed planning process at Ponto that prevented Public Participation. This is one key reason you the City is having the Citizen input it is having now, because the City did not do things opening and honestly before.

I will ask you one more time, to respond to the above, and also to produce the City resolutions/ordinances AND the subsequent required CCC Certified change to the Zoning of Ponto Planning Area F from its existing NRR in in Poinsettia Shores Master Plan and LCP. The City has acknowledged this does not presently exist, so how you can say it is already zoned residential is beyond reason

Lance

From: Scott Donnell [<mailto:Scott.Donnell@carlsbadca.gov>]

Sent: Monday, December 7, 2020 9:28 PM

To: Lance Schulte

Cc: info@peopleforponto.com

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

Hi Lance,

Approval of the change from Unplanned Area to R-23/GC for Planning Area F is documented and verified in:

- City Council's adoption of Resolution 2015-243 on September 22, 2015
- Coastal Commission's certification of LCP-6-CAR-15-0034-2 on May 10, 2016
- Coastal Commission's determination of adequacy of city's action on suggested modifications on July 27, 2016.

Since Planning Area F is already designated for residential and commercial uses, there is no need to correct information supplied to the HEAC.

City Council resolutions may be found online at <http://edocs.carlsbadca.gov/>.

Coastal Commission staff reports are available at www.coastalca.gov.

Thank you.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Friday, December 4, 2020 12:35 PM

To: Scott Donnell <Scott.Donnell@carlsbadca.gov>

Cc: info@peopleforponto.com

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

Scott:

I refer you to December 1, 2020 11:57 AM email and attachment to you with the Subject: Critical public input follow-up to HEAC meeting & Public Input for proposed Draft LCP-LUPA, Housing Element Update and Parks Master Plan Update. That email and attachment (including again in this email) specifically quotes the exact verbatim language from the Carlsbad General Plan; and the CCC's denial of Ponto Vision Plan, and 2017 direction to the City Regarding land use at Ponto Planning Area F that is contrary to the 'Staff Report statements' you reference.

A Staff Report statement is just a statement unless it provides a specific verbatim reference to City Law or General Plan language. A City Staff report statement is NOT law. A City Staff Report statement is also not accurately communicating the specific CCC 2016 & 2017 direction to the City. The City's actual General Plan land use language and the CCC's 2016 & 2017 direction are consistent; and that consistency is not supportive of the City Staff's Report statements you reference. The City Staff Report failure to disclose the CCC's 2016 and 2017 direction appears a purposeful effort to misinform Carlsbad Citizens, the Planning Commission and City Council; and also does not reflect the fact the CCC could deny or modify the City's proposed Draft LCP-LUPA. Please see the attached file that was provided in the aforementioned Dec 1 email to you the HEAC, City Council, Planning-Housing-Parks Commissions, CA Coastal Commission & CA HCD. that documents the land use AND PSMP LCP Zoning is still NRR until the LCP-LUPA Certified by the CCC. The 1st bullet is exact City General Plan language that supports this fact. The 2nd bullet is the exact language from the CCC that clearly indicates Ponto Planning Area land use is subject to further analysis, which is also consistent with the verbatim CCC language in the attachment.

- 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.”**

- 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 1st 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.”**

You misspoke to the HEAC when you said Planning Area F is already planned and zoned residential. It is not yet. The City is proposing that it be residential, but until the CCC fully Certifies the LUP and Zoning on Planning Area F 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.”**

In conclusion I request you 1) provide this information and correction to the HEAC; and 2) you advise the HEAC to move Planning Area F from “existing” on page 10-171 & Figure 10-13: Sites Requiring No Zone Change, and instead account for it in the Figure and Draft Housing Element as a site the City maybe proposing to change to Residential. Until the City Council approves a Draft LCP-LUPA to submit to the CCC for certification we are not clear if the required Planning Area F study will modify the land use at Planning Area F. Please let me know your response.

Thanks,
Lance

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]
Sent: Thursday, December 3, 2020 4:22 PM
To: Lance Schulte
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Good afternoon, Lance,

I’m responding to your bolded statement below re the zoning for Planning Area F. As noted in the staff report for last night’s Planning Commission item on the Local Coastal Program Update (Attachment 5, page 2), the city’s General Plan and Local Coastal Program land use maps currently designate the Planning Area F parcel for residential and commercial development. This can be verified by viewing the land use maps at <https://wwwcarlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=24082> and at <https://wwwcarlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=24089>.

With regards to the UA (Unplanned Area) or NRR (Non-Residential Reserve) designations, the staff report also notes (Attachment 5, page 3):

The Poinsettia Shores Master Plan provides additional specificity on what and how growth can occur on the property. While the current General Plan and Local Coastal Program land use maps identify the type and level of development intensity on the site, the master plan still refers to Planning Area F as an “unplanned area.” Under the master plan, any future development occurring on the property requires that an amendment to the master plan and Local Coastal Program be processed along with a development application. This allows more scrutiny in the planning process and memorializes the ultimate development layout in the planning documents. Today, any development on the property must still comply with the requirements set forth in the General Plan and Local Coastal Program, as well as the master plan.

Amendment of the master plan is an acknowledged part of any future development of Planning Area F. However, any development must be consistent with the General Plan and Local Coastal Program, both of which designate the property for commercial and residential development.

For further information, please refer to the December 2, 2020, Planning Commission staff report on the Local Coastal Program Update, available at <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46273>.

Thank you.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Monday, November 30, 2020 4:17 PM
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>
Cc: David De Cordova <David.deCordova@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; info@peopleforponto.com; City Clerk <Clerk@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Scott:

Thanks. 130 pages of public testimony is on the City's file system for the 6/2/200 and 6/23/20 City Council Budget meetings.

I think much of the other pages likely have been provided, but I think the HEAC should strongly consider the attached files that identify the greater and higher-priority land use need for Ponto relative to the CA Coastal Act policies.

I think as a planner that the HEAC should not be blinded by being a silo and not understanding and consider the wider than housing, land use issues, particularly when higher-priority CA Coastal Act issues are involved as outline in the 9/14/20 email. I would have hoped the HEAC would have had a chance to consider these CA Coastal Act issues.

BTW, we have provided you multiple City documents that Ponto Planning Area F is NOT YET Zoned for Residential use (the PSMP/LCP still is Non-Residential Reserve”), and the GP states until the LCP-LUP is fully certified, the old 2013

LCP LUP applies. That is why the City is NOW proposing a LCP-LUPA. The CA Coastal Commission has also basically told this to the City in 2010, and 2017. You misrepresented the facts to the HEAC today.

Lance

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]
Sent: Monday, November 30, 2020 11:14 AM
To: Lance Schulte
Cc: David De Cordova; Mike Pacheco; info@peopleforponto.com; City Clerk; Council Internet Email
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Hi Lance,

I have provided the HEAC with all emails you have addressed to the HEAC (and sometimes to the Housing Commission) since September last year. These emails included all attachments provided. However, I don't believe those emails included a 200-page attachment of Carlsbad Citizen People for Ponto public comments, emails, data, etc. If you would like that information considered by the HEAC or other commissions, please forward it to the respective committee liaisons.

HEAC staff reports have not included any discussion on P4P citizen input. The HEAC has received some public comments regarding Ponto that have been read into the record.

Thank you.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Wednesday, November 25, 2020 3:05 PM
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>
Cc: David De Cordova <David.deCordova@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; info@peopleforponto.com; City Clerk <Clerk@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Scott:

Thanks, but:

- Can I ask if staff ever presented the 200-pages of Carlsbad Citizen People for Ponto public comments, emails, data, etc. to the HEAC and Housing Commission?
- If so can we see documentation that Staff did in fact provide the Citizen Input and when?
- Did, staff provide any discussion in the Staff Report to the HEAC/HC on the P4P Citizen input you received for the HEAC/HC?

- Could you provide a copy of the Staff reports to the HEAC/HC that included the P4P Citizen input and Staff discussion of that input?
- It would have been nice to know if any of the People for Ponto Citizen input, data, requests where ever discussed by City Staff with the HEAC/HC at a public meeting?
- Given the significant amount of Citizen concern about Ponto Park, and the fact that the City's Ponto Planning Efforts since 2010 where flawed in not publicly disclosing the Ponto Planning area F's LCP requirements so Citizens could have the knowledge to participate in the Ponto Plann9ng Area F planning issues.
- As a citizen, I am concerned that Staff maybe purposely withholding P4P Citizen information from the HEAC/HC with regards to Ponto Planning Area F, and thus not allowing true public participation. If you can provide evidence of when, who, and how our Citizen input was considered by Staff and the HEAC/HC that would be much appreciated, as P4P Citizens would like to participate in that public discussion with the HEAC/HC

I apologize if this email may sound pointed, but it seems all the citizen input gets lost and never discussed or reported on/back when submitted to Staff for consideration by our Citizen Commissions/Committee's.

We would like to request documentation form you on the above bullets so citizens know if/when their input is actually transmitted, and considered by staff and the HEAC/HC.

Lance

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]

Sent: Wednesday, November 25, 2020 1:12 PM

To: Lance Schulte

Cc: David De Cordova; Mike Pacheco; info@peopleforponto.com

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

Hi Lance,

The Housing Element Advisory Committee will be discussing the Housing Element over its next two meetings on November 30 and December 14. We anticipate the discussion will likely focus on the policies and programs and ultimately the changes proposed to the current draft before it is submitted to the state for initial review. The meeting agenda for the November 30 is focused solely on this discussion. I anticipate the December 14 agenda will be similar.

I bring this up because I think if discussion regarding the Ponto property or another site were to occur, it would happen not as a separate agenda item but perhaps as part of committee deliberations on the policies and programs. Of course, the public is welcome to participate in the meeting by submitting comments to the committee before or during the meeting. Please see the committee's November 30 agenda for further information on commenting at <https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46299>.

More information on the HEAC meetings, as well as a similar meeting before the Housing Commission on December 3, is available at <https://www.carlsbadca.gov/services/depts/planning/housing/default.asp>.

Have a nice Thanksgiving.

Scott Donnell
Senior Planner
1635 Faraday Avenue

Carlsbad, CA 92008-7314

www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Wednesday, November 18, 2020 10:44 AM

To: Scott Donnell <Scott.Donnell@carlsbadca.gov>

Cc: David De Cordova <David.deCordova@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; info@peopleforponto.com

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

Scott:

Thanks. I very much appreciate your communication with us. I am curious to see from you and/or HCD the exact language and location of State Law regarding the legal status of 'buildout planning' and how that is reconciled with finite Coastal Land resources under clearly in State Law. Without seeing and reading the State law on these issues

Although (the attached public testimony to the City Council on 1/28/20 correcting staff report information) noted all State law and CA case law clearly seems to indicate the CA Coastal Act overrides CA housing laws if there are competing or conflicting issues, it would be nice to get HCD confirmation of that as Coastal Cities like Carlsbad need to have that clear understanding as you work on reconciling CA Coastal and housing policy objectives and laws. Coastal Recreation (i.e. Public Park) is a 'high-priority land use residential land use is a 'low-priority' land use under the CA Coastal act. I hope you all as staff advising both the Parks and Housing Commission/Committee are communicating and discussing that? It would be nice to see and participate in that public disclosure and discussion with the Parks and Housing Commission/Committee. Can that be arranged?

Please know I am not anti-affordable or high-density housing, but there are good/right locations for that and bad/wrong locations for that and that is what Comprehensive Coastal and Non-Coastal Land Use Planning is all about. I have been the pm on many city housing elements, structured innovative and ahead of the time affordable housing programs, been on award winning affordable housing design teams, and received professional awards on TOD land use planning to advance/fund housing affordability. I and I believe most citizens are not anti-affordable housing, but how we in Carlsbad are going about it is creating conflict and needs some 'comprehensive' rethinking and refocus to factor in other issues such as Parkland location/distribution to truly advance and preserve quality of life standards.

Let me know the HCD State law citations and when/how People for Ponto Citizens can discuss with the Parks and Housing Commissions and HEAC the Ponto Park and CCA and LCP issues.

Thanks again. With good open, honest, inclusive and comprehensive dialog the best ideas and solutions are possible. That is what People for Ponto want and we hope that is what you and the City want.

Lance

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]

Sent: Tuesday, November 17, 2020 8:29 AM

To: Lance Schulte

Cc: David De Cordova; Mike Pacheco

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

Good morning,

I can't speak for the Housing Commission and Parks and Recreation Commission so I'm copying their liaisons on this reply.

With regards to the Housing Element Advisory Committee, it would be up to a committee member or members to bring up your communication at a meeting. The committee does receive letters and emails periodically and sometimes they are discussed at meetings. However, I would not expect a reply to a communication other than what may be discussed at a meeting.

As for potential conflict between the objectives of the Coastal Act and state housing law, I understand the issue, but I'm not aware of language that addresses that. We are communicating regularly with HCD so I can check with them for any guidance I do know HCD did receive your 11/10 email.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Monday, November 16, 2020 7:27 PM

To: Scott Donnell <Scott.Donnell@carlsbadca.gov>

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

Scott:

Thanks for your explanation.

When will the HEAC and Housing Commission and Parks Commission consider/discuss and/or reply to the communications?

I am sorry I and other citizens are maybe a bit sensitive about making sure our Citizen communications are delivered/circulated and that Citizens have some communication back as to how citizen input is being considered. We found out the hard way, that on several past occasions and after the fact that citizen input was 'modified and incorrectly paraphrased', discarded, not delivered nor discussed nor factored into recommendations or decision making. Those multiple experiences created citizen mistrust about the city staff and city's entire public participation process. I have successfully worked in some challenging Coastal infill Cities and the most successful way to address those challenges is good two-way communication and the golden rule. As an ex-city planner and city employee, I can see how difficult it is for average citizens to understand the confusing language and processes of government and how public participation processes (designed by city staff or consultants) many times fail to really consider how citizens are best able to receive, processes and provide input. My wife is a market research and customer professional and she sees the same things also.

We love Carlsbad, and our citizen comments are based in that love of City and place.

Thanks again. I am sorry if my emails may have caused issues for you. If they did please let me now and I will be happy to talk with any supervisors to express the above and how I appreciate you graciously following up.

Lance

Also, I tried to again reach out to HCD to ask about CA State Law language regarding 'buildout' planning and priority if Ca Coastal Act and Ca affordable housing policy conflicts on precious remaining vacant Coastal lands. Do you have those CA State Law references and language? All HCD and SANDAG Department heads I used to know professionally are retired now.

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]

Sent: Monday, November 16, 2020 4:10 PM

To: Lance Schulte

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

Hi Lance,

When I mentioned "overlooked," I was not referring to any staff but me. I overlooked the email. I apologize that happened. And, sure, if I have questions on the contents of your email, I would contact you for clarification.

Fortunately, for the November 14 email below, you have already sent it to the liaisons for the Housing Commission, Parks and Recreation Commission, and Planning Commission; to the City Manager, Deputy City Manager, and City Clerk; and to the "Council Internet Email" address. Sending the email to them again may cause confusion.

In addition, I already forwarded your emails of November 10 and September 14, plus their attachments, to the Housing Commission and Parks and Recreation Commission liaisons (Dave De Cordova and Mike Pacheco, respectively). I do see these emails were already sent to the City Manager and to Council Internet Email as well. The Planning Commission liaison (Don Neu) has also received the emails.

As the liaison to the HEAC, I forwarded these November 13 and 14 follow-up emails to the committee (as well as your email today re Veteran's Park). The HEAC has already received the November 10 and September 14 emails and their attachments.

Your suggesting about amending the automatic replies to include key city contacts is helpful. We can look into changing our outgoing responses along these lines.

Thanks.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Saturday, November 14, 2020 9:30 AM

To: Scott Donnell <Scott.Donnell@carlsbadca.gov>

Cc: Council Internet Email <CityCouncil@carlsbadca.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Gary Barberio <Gary.Barberio@carlsbadca.gov>; David De Cordova <David.deCordova@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; Don Neu <Don.Neu@carlsbadca.gov>; People for Ponto <info@peopleforponto.com>; 'Nika Richardson' <nrichardson@waltersmanagement.com>; Chas Wick <chaswick@reagan.com>; Erin Prahler <Erin.Prahler@coastal.ca.gov>; Ross, Toni@Coastal <Toni.Ross@coastal.ca.gov>; Cort Hitchens <cort.hitchens@coastal.ca.gov>; Zachary.Olmstead@hcdca.gov; Megan.Kirkeby@hcd.ca.gov

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

Scott:

Thank you. Could you and the rest of the applicable City Staff please include the Nov 10th and these Nov 13 & 14 follow-up emails to the City Council, Commissions and HEAC as addressed?

Your comment however on being 'overlooked' raises significant questions as to who, how and why it was 'overlooked'? What is the City Staff process for taking in Citizen input and deciding how to distribute that Citizen input to the right City Staff person and Citizen Commissions or Committees for consideration of the issues expressed in that Citizen input? In most cities, the City Clerk as the official keeper of City documents and communications has this role. Is that how it is done in Carlsbad? Can the City explain how the City's process works and how that process 'overlooked' these communications?

Also, if there was questions by the City Staff on who the emails were addressed to and what the Citizen issues were, a simple reply email to me asking for clarification could have resolved the situation. Is such a procedure a part of the City communication receipt and distribution process? I hope the City Council, Commissions, Committees, and City staff can appreciate the that lay citizens may not fully understand who, how, when communications of Citizen concern should be sent to the City. We People for Ponto Citizens get this question all the time from our fellow Carlsbad Citizens – how can I let the City know my feelings, who should I send it to, and importantly HOW DO I KNOW 1) the City actually received and considered my input. 2) if they have any questions they want to ask me on my input, and 3) what is the next-step or follow-up events/inputs on my input that I as a Citizen can be involved with? We have tried to organize that extensive Citizen concern and input (along with conducting and communicating official public records research) as part of our People for Ponto efforts.

If I can offer the City a suggestions on the above, when I was City Planner at the City of Dana Point and the project manager of both the City's first comprehensive General Plan and Local Coastal Program and Zoning Ordinance, the City received many Citizen letters and emails. I formally responded to each one with a documented letter or email explaining how, who, when their issues are being addressed, how they could further participate in that open and public discussion, and who (me) they could contact if they had any questions. This created productive two-way communication which is the entire point of communication. We hear from our fellow Carlsbad Citizens that communication with the City of Carlsbad many times is a one-way-street, or that Citizen input goes into a 'black hole', and there is limited or no public accountability by the City of the Citizen input the City receives. When Citizens provide input to the City Council the City only sends the following Robo reply of: "Thank you for your email. City staff are currently working in shifts – at home, from city offices and the Emergency Operations Center following the 6-foot distance rule – to maintain all essential city services. For questions related to COVID-19, please visit our dedicated COVID-19 webpage which is updated daily with important information and resources. <https://www.carlsbadca.gov> If this is regarding another topic, we appreciate the time you have taken to share it with the Carlsbad City Council. If an action is required from your email, the appropriate person will be in contact with you soon. Thank you". Unfortunately this almost always the only response Citizens will get back from the City Staff and City Council on their Citizen input. Citizens don't know who, how, when, were, etc. their input is being considered. Citizens don't know if-how-when their message is being considered, or

if was/is 'overlooked' or simply discarded. Having worked as a City Planner for decades I fully understand the challenges of public Citizen input and participation in City decision making. However, I also know there are likely much better ways the City of Carlsbad could use to dialog and account. The 'overlooked' communication we are discussing and the fact, that if I did not follow-up with the Nov 10th email and these emails, the emails would never have been delivered by the City Staff is an example of opportunities to learn from and improve City systems. Perhaps the City Staff could amend the Robo reply to include the Key City Staff email contacts for each of the City's key functions along with Commission/Committee Liaisons, and provide a reply back to Citizens who in that email contact list Citizens show resend the Citizen input to with a cc to that/those City Staff Contacts.

Please know I love Carlsbad, as do all the People for Ponto Citizens that have send the City over 2,700 of their heartfelt needs, desires, and public input to City Staff to distribute to the applicable City Commissions/Committees, and to the City Council; and have been the most Citizen requested need/desire in the last two (2019 and 2020) City Budget processes. We Carlsbad Citizens truly care about Carlsbad and its future, and the City's community actions that will forever leave for future generations.

I found a 2/8/2019 email from our San Pacifico Community Association that was addressed to the City Council and several Commissions, and Commission Liaisons you noted, but did not reference the Housing Commission and HEAC (although the HEAC Liaison was copied). Although dated and there has been additional Citizen communications on the issues. We would like to the attached 2019 email also distributed to include the Housing Commission and the HEAC. Our San Pacifico Community Association does not know if or when the don know if or when this email was distributed in 2019 or if/how it is being considered by the City Staff and Housing-Planning-Parks Commissions and HEAC.

Thanks again. Please know People for Ponto Citizens truly we love our City and only want our City to be a good and great as possible, and that requires good communication and open, honest, comprehensive public engagement and dialog

Sincerely,
Lance Schulte
Carlsbad Citizen and People for Ponto

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]
Sent: Friday, November 13, 2020 4:34 PM
To: Lance Schulte
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Hi Lance,

The delay in delivering your September 14 email wasn't intentional. The email was simply overlooked. So, I appreciate you sending your subsequent email on November 10 so I could make sure to deliver your input to the HEAC.

I did notice that both the November 10 and September 14 emails, though written to the Housing Commission and Parks and Recreation Commission, were not sent to the commission liaisons. If you wish to send emails to these as well as the Planning Commission and the HEAC, please use the contact information below:

- David De Cordova, Housing Services Manager and Housing Commission liaison, David.decordova@carlsbadca.gov.
- Mike Pacheco, Recreation Services Manager and Parks Commission liaison, Mike.pacheco@carlsbadca.gov.
- Don Neu, City Planner and Planning Commission liaison, Don.neu@carlsbadca.gov.
- Scott Donnell, Senior Planner and Housing Element Advisory Committee liaison, Scott.donnell@carlsbadca.gov.

I've already sent both emails to Mr. De Cordova and Mr. Pacheco.

A complete list of city boards, commissions, and committees with liaison contact information is available on the city's website at <https://www.carlsbadca.gov/cityhall/clerk/meetings/boards/default.asp>.

With regards to whether prior citizen input on Ponto has been received by the Housing, Parks and Recreation, and Planning commissions, I would ask you to please contact each commission liaison.

The earliest correspondence from you I've shared with the HEAC is dated September 9, 2020. I'm not aware of any other correspondence meant for the HEAC prior to that. If you have more information for the HEAC's consideration, please let me know.

Finally, the HEAC and Housing Commission will be holding a joint meeting next Thursday, November 19, at 3 p.m. The agenda provided as part of that packet will include how the public may participate in the meeting. The packet will be posted on the city's website at <https://www.carlsbadca.gov/services/depts/planning/housing/committee.asp>. Or, simply contact me and I will email you the packet.

Have a good weekend.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

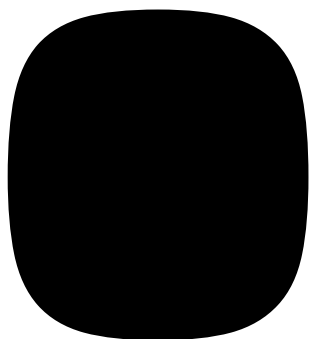
From: Lance Schulte <meyers-schulte@sbcglobal.net>

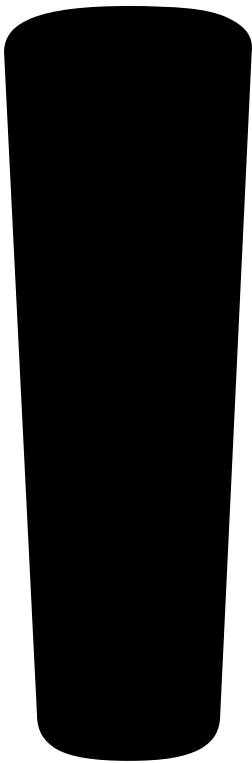
Sent: Wednesday, November 11, 2020 10:05 AM

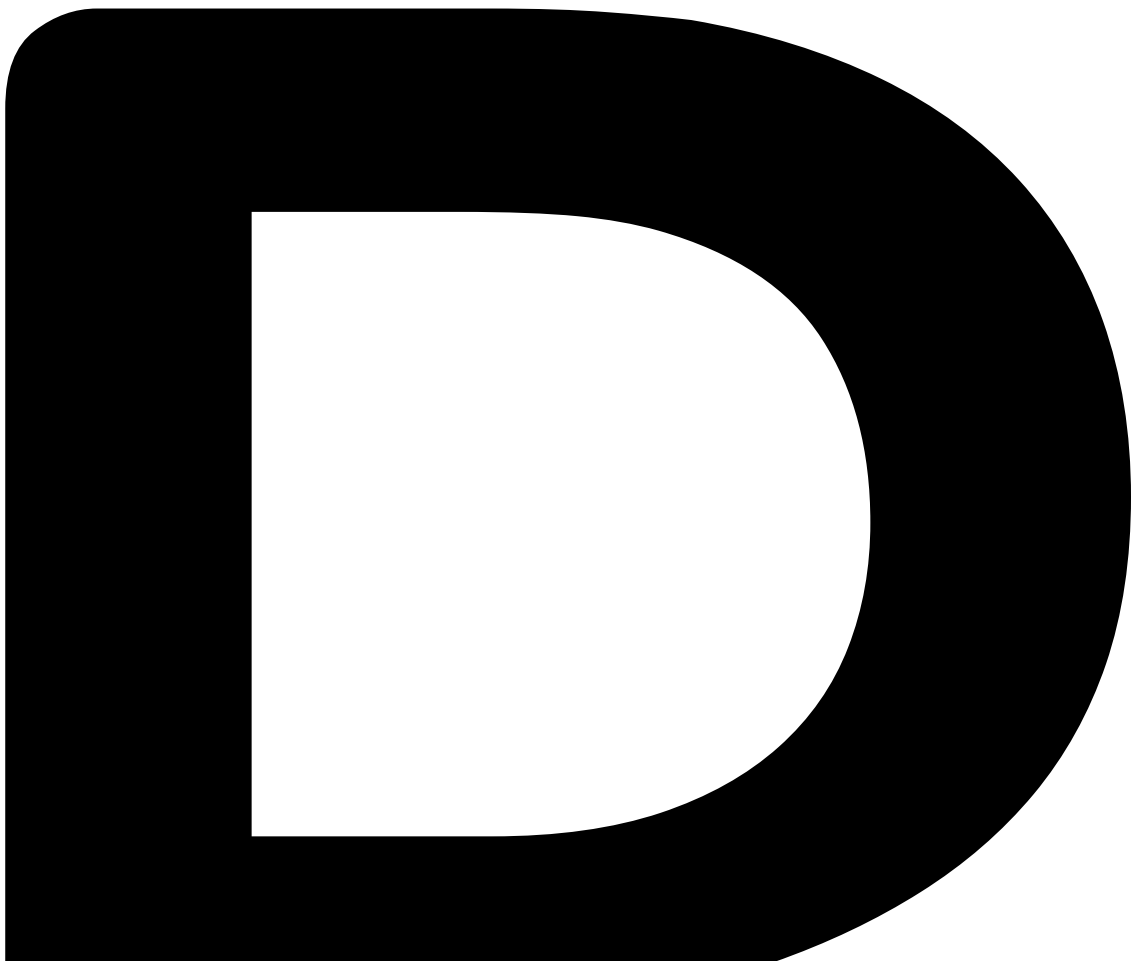
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; Celia Brewer <Celia.Brewer@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Teresa Acosta <Teresaforcarlsbad@gmail.com>; Gary Barberio <Gary.Barberio@carlsbadca.gov>

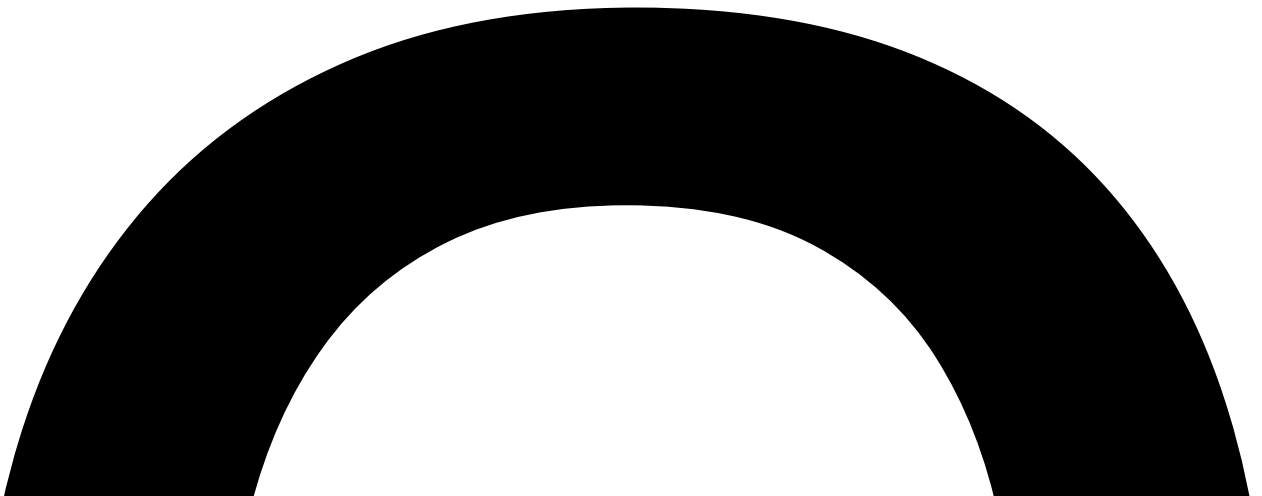
Cc: 'Erin Prahler' <Erin.Prahler@coastal.ca.gov>

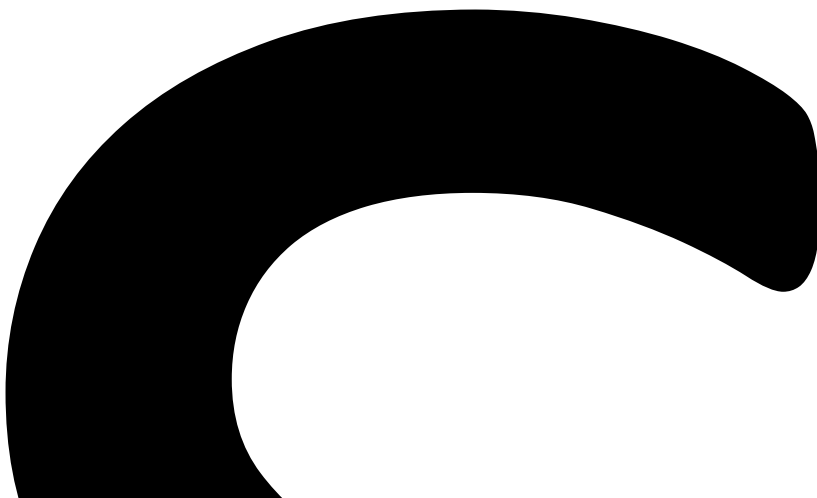


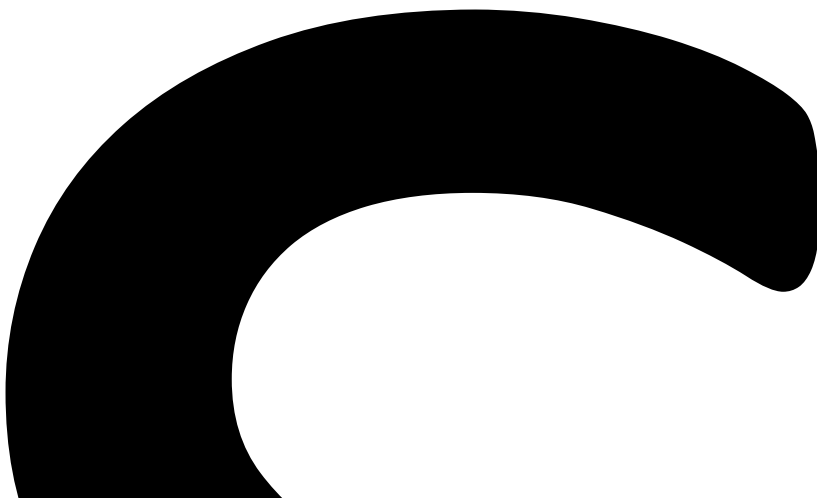




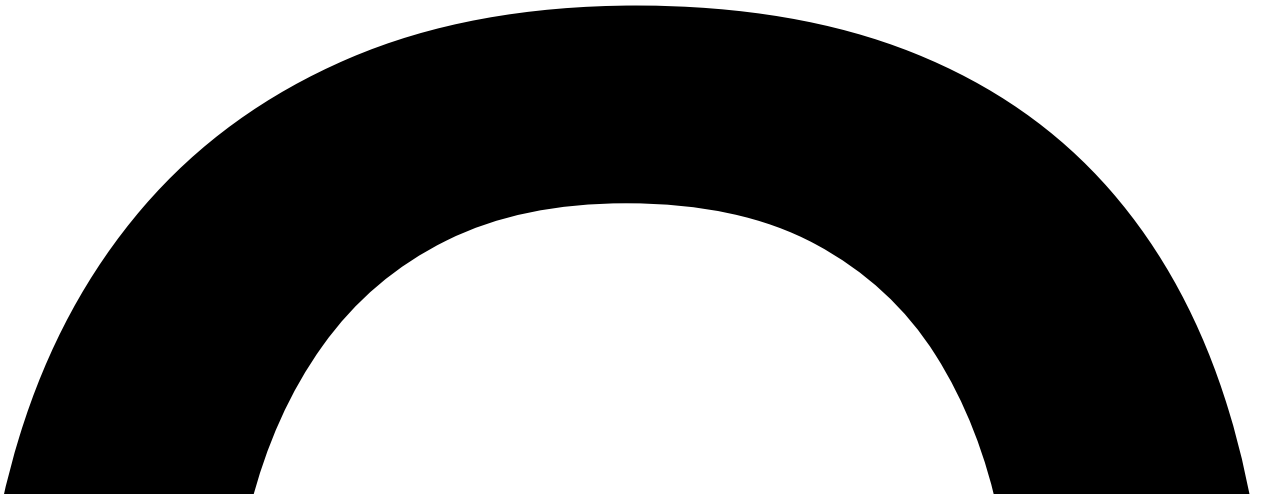


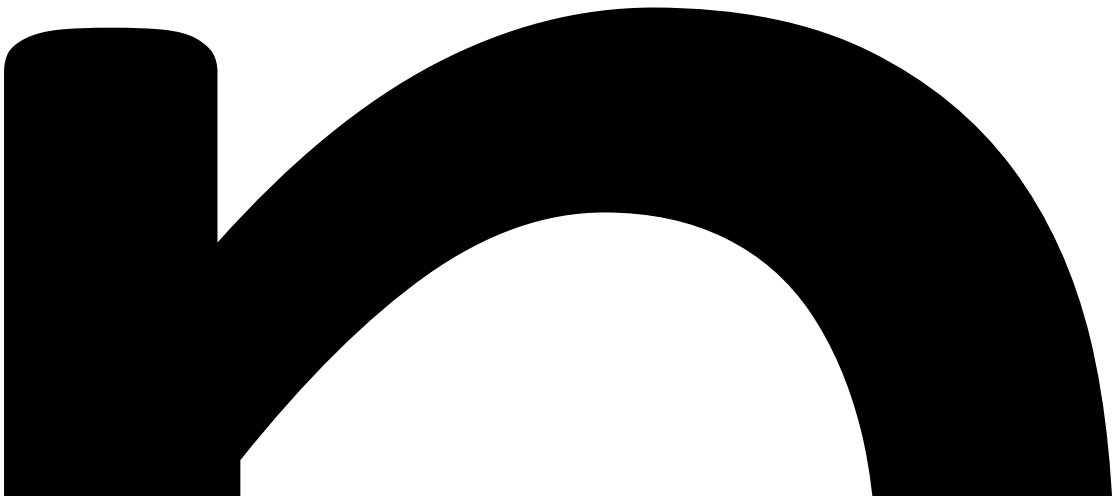


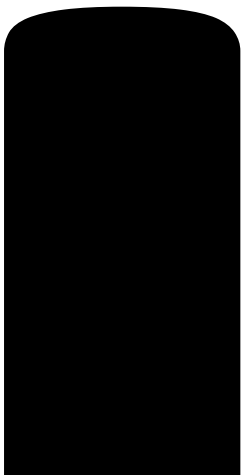
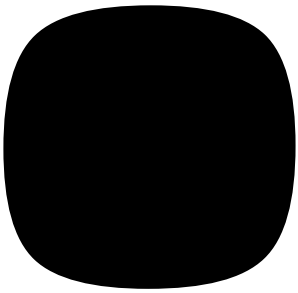




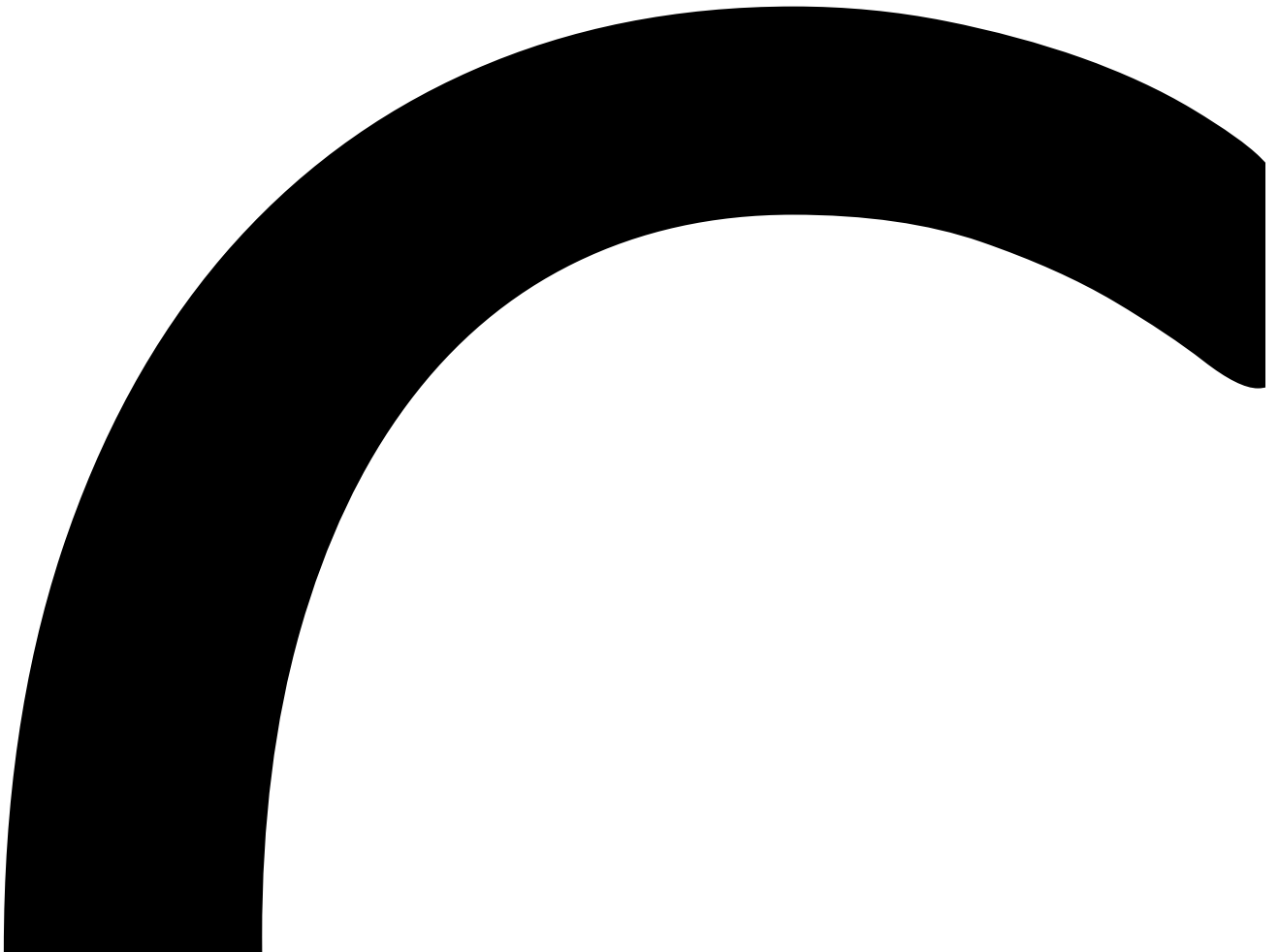


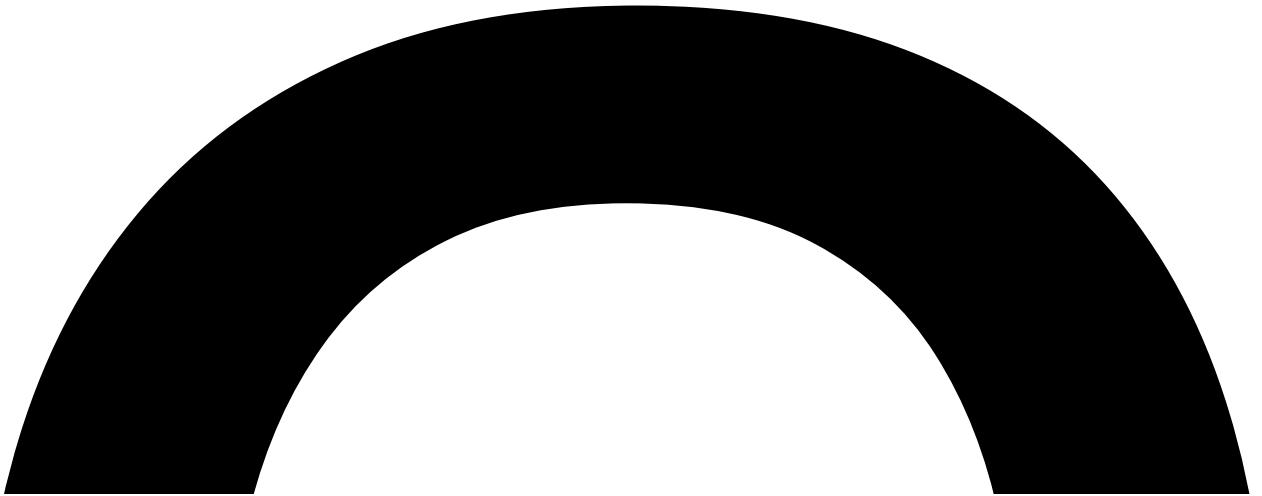


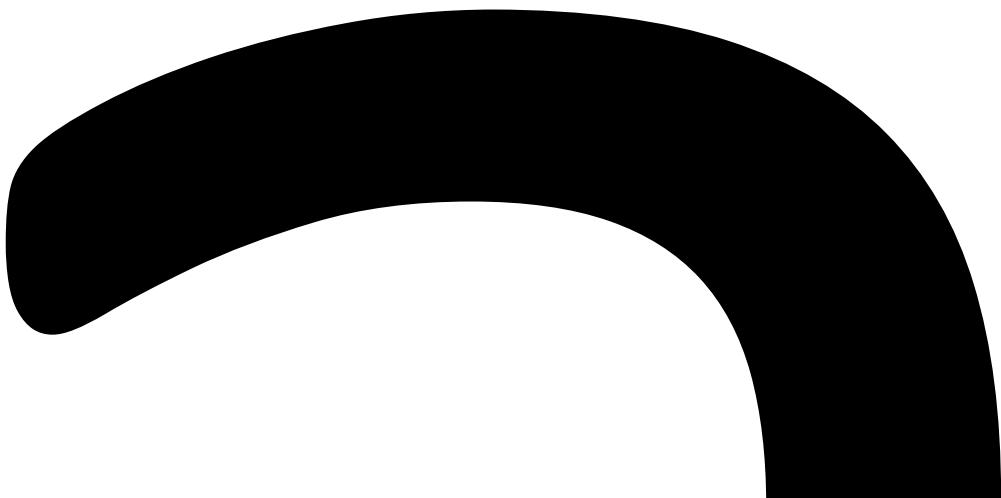


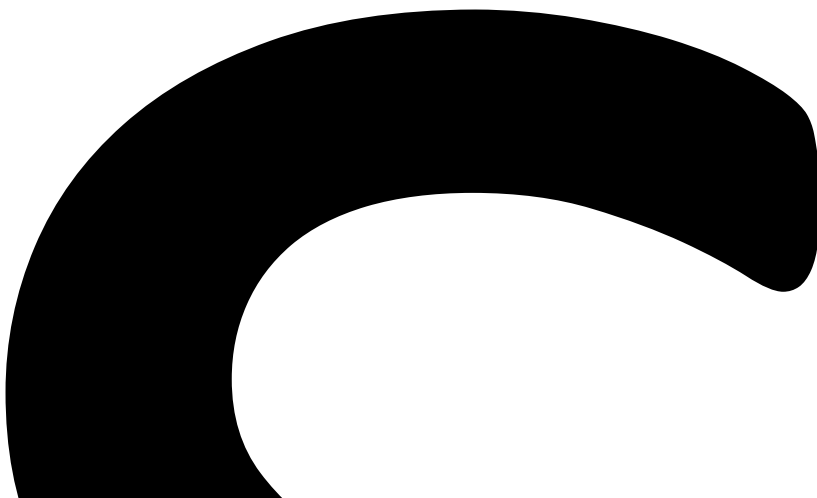


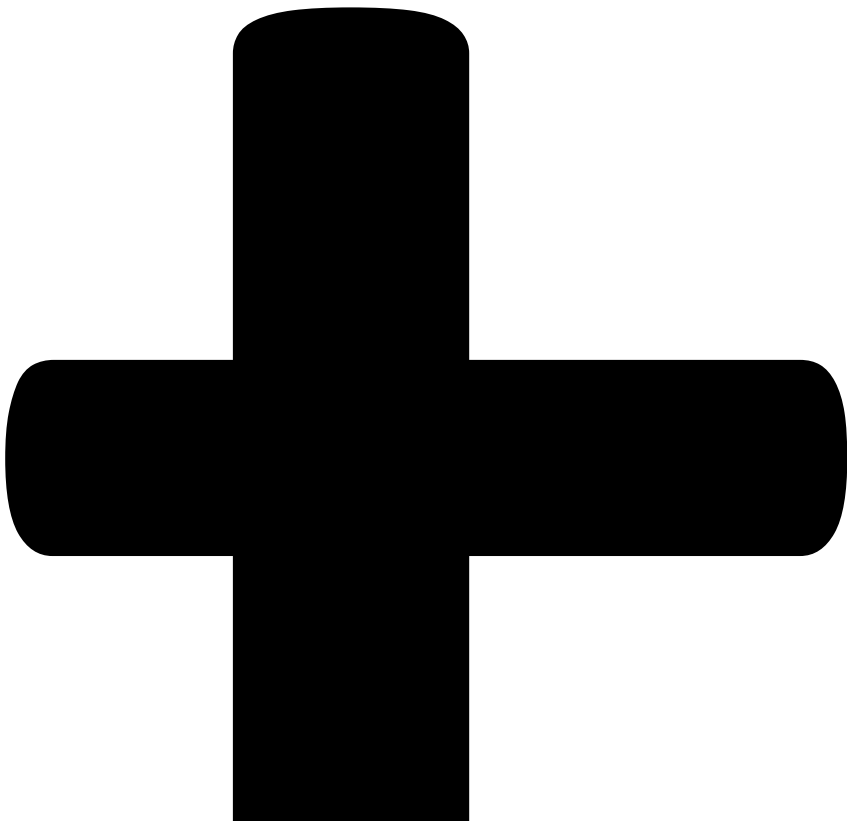


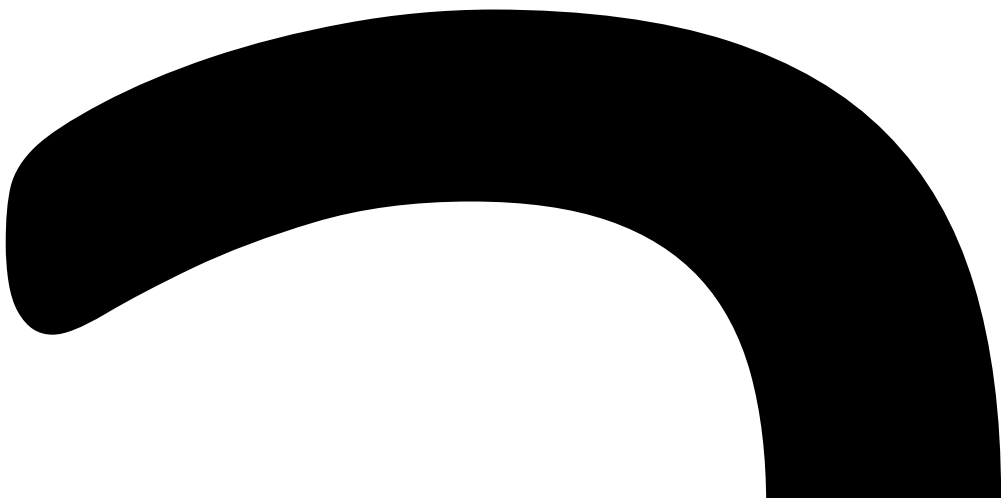


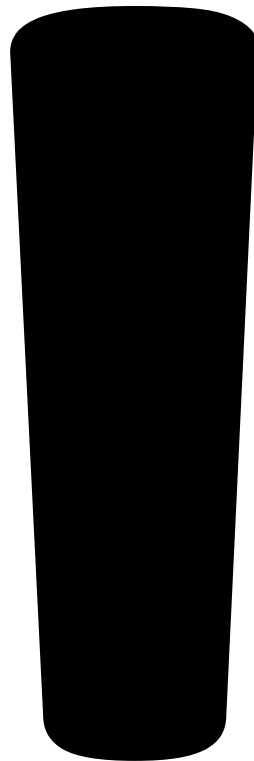
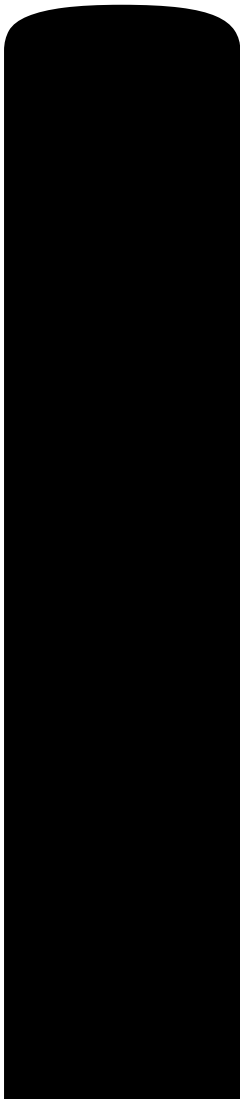














Toni.Ross@coastal.ca.gov>; 'Cort Hitchens' <cort.hitchens@coastal.ca.gov>; Jeff Murphy <JeffMurphy@carlsbadca.gov>; Kyle Lancaster <Kyle.Lancaster@carlsbadca.gov>; Don Neu <Don.Neu@carlsbadca.gov>; 'Steve Puterski' <steve.puterski@gmail.com>; Philip Diehl <philipdiehl@suniontribune.com>; Mike Sebahar <sebbiesixpack@att.net>
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Scott, City management, and City Council:

Thank you for the documentation that the Sept 14th email and attachments and the Nov 10th email have just now been transmitted as addressed to the HEAC and Housing Commission. Just curious, was there a reason for the delay in delivery? If I had not followed up with the Nov 10th email would the Sept 14th email and attachments ever been delivered to the HEAC and Housing Commission?

As a long-time Carlsbad citizen I am very concerned however in that the many other fellow prior Carlsbad Citizen communications to the City dating back to 2017 concerning Ponto and its associated and interconnected land use planning-housing-parks issues and that were specifically resubmitted to the City to be included as official public input into the City's Draft LPC-LUPA, Housing Element Update and Parks Master Plan Update processes, and addressed to be delivered to the Planning, Housing, and Parks Commissions may not have been delivered by City Staff. Can the City Staff provide documented verification that the citizen input submitted to the City since 2017 concerning Ponto and addressed to the Planning, Housing and Parks Commissions has in fact been delivered to those commissions?

As citizens we are concerned that our communications to the City on the Ponto issues are not being delivered the Citizen Commissions for their evaluation and public discussions. Also, As citizens formally submitting public comments on the LCP-LUPA, Housing Element Update and Parks Master Plan Update, it would be nice to know if/when the HEAC and Housing and Planning Commissions will be publicly considering that input so we may attend and participate in that discussion.

A citizens we are concerned in that years ago we found the City Staff previously failed to deliver citizen input citizens specifically addressed to the Planning and Parks Commissions on these issues. We spoke at a Commission meetings and asked the Commissions about the data and citizen input we addressed to the Commission and submitted to the City Staff leadership and City Council. The Commission members looked at us with blank stares and indicated they never received the communication addressed to them. When we followed up with Debbie Fountain as to why these were not delivered as addressed and only then did she acknowledge those citizens communications would be delivered to the Commissions they were addressed to.

As Citizens we do know what our citizen issues, needs and desires are. And a laymen we try to as best we can convey those to the City Council and City Staff. Many of these issues/needs/desires are interconnected/interrelated and connect multiple City planning efforts that the City distributes to different staff members. Citizens depend on the City Manager and his staff to make sure citizen input gets to the right City staff members working on the issue(s). It seems reasonable that we citizens should have received a reply to our communications to the City on these issues, to 1) acknowledge receipt of the communication, 2) document who at the City Staff is responsible for the issues in the communication, 3) confirmation of delivery of the citizen communication to the City Staff, City Commission and/or Advisory or ad-hoc Committee responsible for the issues. I offer this protocol suggestion to the City and City Council to improve communication accountability, particularly for integrated/interconnected issues that span multiple City Staff and Department functions.

Thank you. Could our People for Ponto Citizens get a reply to this and documented confirmation that all the citizen Ponto related input received by the City since 2017 has in fact been delivered to the Planning, Housing and Parks Commissions, HEAC, and properly input into the public record as public input for the staff proposed Draft LCP-LUPA, Housing Element Update, and Parks Master Plan Update?

Since 2017 citizens has asked for a true honest open and coordinated truly citizen-based planning process to address the acknowledged prior City planning mistakes at Ponto and properly address the interconnected Coastal land use planning issues and significant Parks and Open Space deficient issues at Ponto. As noted in the emails below, Ponto is the last bit of remaining vacant Coastal land to provide much needed high-priority Coastal Recreation land use per the CA Coastal Act for not only the current park deficit at Ponto, SW Carlsbad, and the 6-mile regional Coastal Park Gap, but also for what appears to be maybe a specific State Law requirement for unlimited (i.e. the City is prevented form planning for a ‘Buildout” population or visitor accommodation) population and visitor growth in Carlsbad. This makes planning for accommodating an unlimited amount of Coastal Park and City Park land within a finite amount of vacant Coastal and non-coastal land. This issue as stated in the Sept and Nov emails below if FUNDEMENTAL to all the work the City is doing on the interrelated LCP-LUPA-Housing Element Update-Parks Master Plan Updates. This fundamental issue should be fully, openly, honestly and publicly communicated and addressed. The 4 current City Council members have unanimously recognized the need to revisit and update both the General Plan that the City is trying to get the CA Coastal Commission to Certify in the LCP-LUPA; along with the Growth Management Plan that relates to the Land Use in the General Plan and City Staff proposed Draft LCP-LUPA to reflect in part the issues noted below, yet the City Staff and City Council are advancing an LCP-LUPA amendment that is trying to cement the land uses in the very General Plan the Council unanimously agree needs comprehensive revisiting and updating. As Citizens this is confusing and makes no sense why is the City seeking CA Coastal Commission Certification of General Plan and LCP_LUPA that all 4 of the City Council members acknowledge needs revisiting and revision? Is this something the City Staff or City Council could explain?

Thanks. Please know I love our City of Carlsbad. I am very concerned we are missing the forest for the trees, ignoring some major fundamental and common-sense issues, and are not providing an open, honest, truly citizen-based process to address these issues. Carlsbad only has a very small amount of vacant land on which to provide much needed Parks, and a much smaller amount of vacant Coastal Land to provide Coastal Parks. Carlsbad’s coast and its Coastal Parks are critical Quality of Life issue for our citizens, businesses, and for the State of California. We have precious little vacant Coastal land to work with and we should be very-very-very thoughtful on how we plan and use those last remaining small pieces for demands from an unlimited amount of future population and visitor growth.

Sincerely,
Lance Schulte
Carlsbad citizen and People for Ponto

From: Scott Donnell [<mailto:ScottDonnell@carlsbadca.gov>]
Sent: Tuesday, November 10, 2020 8:20 PM
To: Lance Schulte; Scott Chadwick; Celia Brewer; City Clerk
Cc: Erin Praher; Ross, Toni@Coastal; Cort Hitchens; Jeff Murphy
Subject: RE: Citizen public input for Housing Element & Parks Master Plan Updates, & Draft Local Coastal Program Land Use Plan Amendment

Hi Lance,

I have forwarded the email you sent Tuesday morning, November 10, at 6:22 a.m. to the Housing Element Advisory Committee (HEAC). I’ve also forwarded the email to the Housing Commission liaison, David De Cordova, so he may distribute it to the Housing Commission. The forwarded email contains both the November 10 text and attachments as well as the September 14, 2020, email and attachments.

It appears the September 14, 2020 email was not sent to the HEAC. I don’t believe the email was received by the Housing Commission either as Mr. De Cordova, the commission’s liaison, is not identified as a recipient of the email. The email has been forwarded to the HEAC.

The HEAC did receive an email from you dated September 9, 2020.

Please let me know if you have any questions.

Thank you.

Scott Donnell
Senior Planner
1635 Faraday Avenue
Carlsbad, CA 92008-7314
www.carlsbadca.gov

760-602-4618 | 760-602-8560 fax | scott.donnell@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Tuesday, November 10, 2020 11:31 AM

To: Scott Donnell <Scott.Donnell@carlsbadca.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; Celia Brewer <Celia.Brewer@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Teresa Acosta <Teresaforcarlsbad@gmail.com>

Cc: Erin Prahler <Erin.Prahler@coastal.ca.gov>; Ross, Toni@Coastal <Toni.Ross@coastal.ca.gov>; Cort Hitchens <cort.hitchens@coastalca.gov>

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

Scott:

Could you kindly provide documentation on if/when the Housing Commission & Housing Element Advisory Committee were provided the Sep 14, 2020 email below that included first two attachments, and when the Nov 10 email will be provided to the Committee and Commission?

In watching the Housing Element Advisory Committee discuss Coastal land use issues, there appeared no staff communication to the Committee on the concurrent Draft LCP-LUPA issues and issues noted below. It appears the Housing Element Update is operating in a silo and not disclosing, discussing or concerning the higher-priority Coastal land use issues of the CA Coastal Act, and CA Coastal Commission direction to the City regarding the State of CA high-priority coastal land use issues vis-a-vis CA affordable housing laws.

As noted in the 3rd attached file regarding citizens questions regarding the 1/28/20 City Council meeting Staff report on the Draft LCP-LUPA there were several documented errors and misrepresentations regarding Carlsbad's General Plan and Housing Element of the General Plan and on the CA State law (both statutory and case law) regarding primacy of the Coastal Act over affordable housing laws within the CA Coastal Zone. As noted these are important fundamental issues. These fundamental issues do not seem to be being fully communicated to Carlsbad citizens, the Housing Element Advisory Committee, the Planning-Housing-Parks Commissions, and the City Council.

Thank you for providing documentation on then the emails have/will be provided to those addressed.

Sincerely,
Lance Schulte

From: Jennifer Jesser [<mailto:Jennifer.Jesser@carlsbadca.gov>]

Sent: Tuesday, November 10, 2020 8:59 AM

To: Lance Schulte

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

Good morning, Lance.

The comments you submitted in the emails below have been received and will be included in the staff report to the Planning Commission on the LCP update. The Planning Commission is scheduled to consider the update on December 2nd.

Best regards,



Jennifer Jesser

Senior Planner

Community Development Department

Planning Division

1635 Faraday Ave.

Carlsbad, CA 92008

www.carlsbadca.gov

760-602-4637 | jennifer.jesser@carlsbadca.gov

From: Lance Schulte <meyers-schulte@sbcglobal.net>

Sent: Tuesday, November 10, 2020 6:22 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@hcdca.gov; Megan.Kirkeby@hcd.ca.gov; Scott Donnell <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' <steve.puterski@gmail.com>; Philip Diehl <philip.diehl@sduniontribune.com>

Subject: RE: Citizen public input for Housing Element & 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:

It has been about 1.5 months since the following email [and attachments] was sent. As yet there has been no response from anyone. Is it possible to get a reply to the questions? Again, we request this and the September 14th email be included in the formal public comments for Carlsbad's Draft Local Coastal Program Land Use Plan Amendment, Carlsbad's Housing Element Update Process, Carlsbad's Park Master Plan Update process; and that the City staff provide documentation of the transmittal of these emails and documents to those processes and to Carlsbad City Council, Housing-Parks-Planning Commissions & Housing Element Advisory Committee for their consideration in those processes.

The questions in the emails relate to the most basic and fundamental CA and City Coastal and affordable housing Laws; and how priorities are established by CA Law for potentially infinite population and visitor growth in a State/County/City with finite Coastal land resources and few remaining vacant Coastal lands. Due to the basic and policy foundation nature of these questions, as a California citizen, I would assume there is clear established CA State Law, or president case law that answers the questions.

I am aware of both CA State Law and CA case law logically notes the supremacy of CA Coastal Law over CA affordable housing laws. However it would be very appropriate for have clear confirmation from the State of California, as the City of Carlsbad is both in the process of both Amending its Local Coastal Program Land Use Plan, and updating its Housing Element of the General Plan (and Parks Master Plan)

The clear communication of is does not seem to percolating down to City level and is not being clearly communicated by the City of Carlsbad to citizens and to the City Council, Planning-Housing and Parks Commissions, and to the Housing Element Advisory Committee; as these fundamental issues are not be clearly publicly disclosed and presented in staff reports on the staff proposed Draft Local Coastal Program Land Use Plan Amendment, proposed Housing Element Update, and Proposed Parks Master Plan Update. Without a clear, open, honest and fully public disclosure and discussion of the fundamental Buildout issue of the finite amount of last remaining vacant Coastal land in accommodating the State of California's high-priority Coastal Recreation and Low-cost Visitor Accommodation land use needs for an infinite amount of future population and visitor growth in the aforementioned planning efforts, how can citizens, Commissioners, and Councilmembers make informed and wise decisions on the final developed use of our last remaining fragments of vacant Coastal land?

In reviewing how the Draft Local Coastal Program Land Use Plan Amendment, proposed Housing Element Update, and Proposed Parks Master Plan Update processes are being conducted, there seems no clear comprehensive public communication of the questions raised in these emails and attachments, nor clear, comprehensive and open discussion by the City processes of these issues. How can true CA and City Coastal and affordable housing planning be done without a clear documented citation from CA State Law regarding those questions raised.

I sincerely hope you will fully and publicly reply and make sure all the processes fully consider the formally submitted questions asked in these emails and attachments.

Lance Schulte

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@sduiontribune.com)

Subject: Citizen public input for Housing Element & 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), 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 crowed 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 – public 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 and 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 1/28/2 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

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

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

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

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

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

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

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

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

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

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

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

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 as documented by official Carlsbad Public Records Requests 2017-260, 2017-262, R000930-072419, R001280-021720, and R001281-02170, 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 1-5 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. Also the City’s own documents verify these facts.

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
	WEST BATIQUITOS LAGOON/SAMMIS PROPERTIES SEGMENT	
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&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 where 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 1st 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.
- 5) Currently and since 2016 the City acknowledged that the existing LCP, City and LCP Master Plan Zoning of “Non-Residential Reserve” land use needs to be changed by BOTH the City and CA Coastal Commission to only then allow any proposed development on Ponto Planning Area F. Also, since 1996 the Local Facilities Management Plan for Zone 9 (Ponto) has the planned land use and zoning of Ponto Planning Area F as “Non-Residential Reserve” that has no land use. The LFMP-Zone 9 must be amended to account for any City and CA Coastal Commission change from “Non-Residential Reserve” and address the land use impacts on all the Growth Management Program Facility Standards in Zone9 such as the current Park deficit, and also the recently discovered false exemption of the Open Space Standard in Zone 9. The false exemption being that Zone 9 was not developed in 1986 nor have the land use changes since 1986 complied with the 15% ‘unconstrained’ Open Space Standard.

The City currently and since 2016 acknowledges the existing LCP, City and LCP Master Plan Zoning of “Non-Residential Reserve” land use of Ponto Planning Area F needs to be changed by BOTH the City and CA Coastal Commission as evidenced on page 14-15 of City’s Planning Pending Applications as of November 2020 at <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=46332> as it shows:

“PONTO BEACHFRONT 12/20/2016

<u>Legislative application</u>	<u>applied on</u>	<u>description</u>
AMEND2017-0001	1/19/17	LFMP AMENDMENT FOR ZONE 9
LCPA2016-0002	12/20/16	USES PROPOSED FOR PLANNING AREA F
MP2016-0001	12/20/16	USES PROPOSED FOR PLANNING AREA F

– Carlsbad City Planner = Goff”

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. For the City’s and CA Coastal Commission’s Public Participation process to function Carlsbad Citizens need to have these facts, so they are properly informed. The overwhelming Citizen input on the need for and request the City provide Ponto Coastal Park comes from Citizens slowly in 2017 becoming aware of the City’s prior Ponto Planning Area F planning mistakes and asking eh City to acknowledge and correct those mistakes.

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 for 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 5th 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 existing 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 then 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, 2nd 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:

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), 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

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 2nd 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, March 29, 2021 1:59 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hi

Defrost frozen foods in minutes safely and naturally with our THAW KING™.

50% OFF for the next 24 Hours ONLY + FREE Worldwide Shipping for a LIMITED time

Buy now: thawking.online

The Best,

Jolene

How To Help - People for Ponto

Name

Jolene Jolene

Email

deffell.jolene@gmail.com

Address

Hi there

Defrost frozen foods in minutes safely and naturally with our THAW KING™.

50% OFF for the next 24 Hours ONLY + FREE Worldwide Shipping for a LIMITED time

Buy now: thawking.online

Best Wishes,

Jolene

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Sunday, March 21, 2021 8:31 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Good Morning

Body Revolution - Medico Postura™ Body Posture Corrector

Improve Your Posture INSTANTLY!

Get it while it's still 60% OFF!

FREE Worldwide Shipping!

Get yours here: medicopostura.online

Enjoy,

Mandy

How To Help - People for Ponto

Name

Mandy Mandy

Email

mandy@peopleforponto.com

Address

Good day

Body Revolution - Medico Postura™ Body Posture Corrector

Improve Your Posture INSTANTLY!

Get it while it's still 60% OFF!

FREE Worldwide Shipping!

Get yours here: medicopostura.online

Kind Regards,

Mandy

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, March 15, 2021 5:30 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

DOMAIN SERVICES NOTICE FOR peopleforponto.com

This Domain Notice Expires on: Mar 15, 2021

We have actually not obtained a payment from you.

We have actually tried to contact you however were unable to contact you.

Check Out:

<http://3.kshclks.com/cr?b=122&p=91&c=40&clh=82c6c01feddd49e67bab1223d8f98dd0&UUID=bc0684b0-d959-11e7-b6c0-a0369f121708&u=webdomainsrvcs.com73675879>

For info as well as to post a discretionary payment for your domain website service.

031520211443113753688578798peopleforponto.com

Name

Trent Body Body

Email

peopleforponto.com@peopleforponto.com

Address

DOMAIN SERVICES NOTICE FOR peopleforponto.com

This Domain Notice Expires on: Mar 15, 2021

We have not obtained a payment from you.

We've tried to call you but were unable to contact you.

Browse Through:

<http://24lv.com/sign/media/track/33/1/16/3/?redirect=https2Fwebdomainsrvcs.com73675879>

For information and to process a discretionary settlement for your domain website services.

031520211443113753688578798peopleforponto.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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Sunday, March 14, 2021 5:31 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hey there

Buy face mask to protect your loved ones from the deadly CoronaVirus. We wholesale N95 Masks and Surgical Masks for both adult and kids. The prices begin at \$0.19 each. If interested, please check our site: pharmacyoutlets.online

Best Wishes,

How To Help - People for Ponto

Name

Cornell Cornell

Email

cornell@peopleforponto.com

Address

Morning

Buy face mask to protect your loved ones from the deadly CoronaVirus. We wholesale N95 Masks and Surgical Masks for both adult and kids. The prices begin at \$0.19 each. If interested, please check our site: pharmacyoutlets.online

Cheers,

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Saturday, March 13, 2021 4:44 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

DOMAIN SERVICES NOTICE FOR peopleforponto.com

This Domain Notice Expires on: Mar 13, 2021

We have actually not received a settlement from you.

We've tried to email you yet were incapable to contact you.

Check Out: <https://bit.ly/38BgTLA>

For information as well as to process a discretionary settlement for your domain website services.

031320211943563753688578798peopleforponto.com

Name

Anke Abigail Abigail

Email

peopleforponto.com@peopleforponto.com

Address

DOMAIN SERVICES NOTICE FOR peopleforponto.com

This Domain Notice Expires on: Mar 13, 2021

We have actually not gotten a settlement from you.

We have attempted to email you yet were not able to contact you.

See: <https://bit.ly/38ALsRo>

For details and also to make a discretionary payment for your domain website services.

031320211943563753688578798peopleforponto.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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, March 11, 2021 5:26 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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.

Email

lynetteharvey1@gmail.com

Address

carlsbad

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, March 11, 2021 5:24 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

dave

Email

ahoyhoydave@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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, March 4, 2021 3:12 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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 Young

Email

karenyoung2@cox.net

Address

1482 Sanford Lane

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, April 30, 2021 10:25 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hey there

Our Medical-Grade Toenail Clippers is the safest and especially recommended for those with troubles with winding nails, hard nails, two nails, nail cracks, deep nails, thickened nails etc..

Get yours: thepodiatrist.online

Best regards,

Garnet

How To Help - People for Ponto

Name

Garnet Garnet

Email

info@peopleforponto.com

Address

Hey there

Our Medical-Grade Toenail Clippers is the safest and especially recommended for those with troubles with winding nails, hard nails, two nails, nail cracks, deep nails, thickened nails etc..

Get yours: thepodiatrist.online

Best Wishes,

Garnet

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, April 20, 2021 11:23 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Dale Ordas

Email

daleordas@gmail.com

Address

7325 Seafarer 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Sunday, April 18, 2021 12:31 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hey there

Trim your dog's nails safely from home. Get it while it's still 50% OFF + FREE Shipping

Buy here: pawsafer.shop

Regards,

Lilian

How To Help - People for Ponto

Name

Lilian Lilian

Email

lilian@peopleforponto.com

Address

Good day

Trim your dog's nails safely from home. Get it while it's still 50% OFF + FREE Shipping

Buy here: pawsafer.shop

Cheers,

Lilian

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, April 6, 2021 6:37 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hey

World's Best Neck Massager Get it Now 50% OFF + Free Shipping!

Wellness Enthusiasts! There has never been a better time to take care of your neck pain!

Our clinical-grade TENS technology will ensure you have neck relief in as little as 20 minutes.

Get Yours: hineck.online

Thank You,

Jacquelyn

How To Help - People for Ponto

Name

Jacquelyn Jacquelyn

Email

info@peopleforponto.com

Address

Hi there

World's Best Neck Massager Get it Now 50% OFF + Free Shipping!

Wellness Enthusiasts! There has never been a better time to take care of your neck pain!

Our clinical-grade TENS technology will ensure you have neck relief in as little as 20 minutes.

Get Yours: hineck.online

Thanks and Best Regards,

Jacquelyn

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Sunday, April 4, 2021 6:35 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hi

Wear with intent, live with purpose. Fairly priced sunglasses with high quality UV400 lenses protection only \$19.99 for the next 24 Hours ONLY.

Order here: kickshades.online

Many Thanks,

Solomon

How To Help - People for Ponto

Name

Solomon Solomon

Email

info@peopleforponto.com

Address

Morning

Wear with intent, live with purpose. Fairly priced sunglasses with high quality UV400 lenses protection only \$19.99 for the next 24 Hours ONLY.

Order here: kickshades.online

Kind Regards,

Solomon

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, May 28, 2021 6:40 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hi

CAREDOGBEST™ - Personalized Dog Harness. All sizes from XS to XXL. Easy ON/OFF in just 2 seconds. LIFETIME WARRANTY.

Click here: caredogbest.online

Enjoy,

Hester

How To Help - People for Ponto

Name

Hester Hester

Email

info@peopleforponto.com

Address

Hi

CAREDOGBEST™ - Personalized Dog Harness. All sizes from XS to XXL. Easy ON/OFF in just 2 seconds. LIFETIME WARRANTY.

Click here: caredogbest.online

Thanks and Best Regards,

Hester

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Tuesday, May 25, 2021 10:16 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hi there

Be Buzz Free! The Original Mosquito Trap.

60% OFF for the next 24 Hours ONLY + FREE Worldwide Shipping

- ✔ LED Bionic Wave Technology
- ✔ Eco-Friendly
- ✔ 15 Day Money-Back Guarantee

Shop Now: mosquitotrap.online

All the best,

Imogene

How To Help - People for Ponto

Name

Imogene Imogene

Email

info@peopleforponto.com

Address

Good day

Be Buzz Free! The Original Mosquito Trap.

60% OFF for the next 24 Hours ONLY + FREE Worldwide Shipping

- ✔ LED Bionic Wave Technology
- ✔ Eco-Friendly
- ✔ 15 Day Money-Back Guarantee

Shop Now: mosquitotrap.online

All the best,

Imogene

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, May 21, 2021 8:36 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Morning

Buy face mask to protect your loved ones from the deadly CoronaVirus. We wholesale N95 Masks and Surgical Masks for both adult and kids. The prices begin at \$0.19 each. If interested, please visit our site: pharmacyoutlets.online

Thank You,

Jacob

How To Help - People for Ponto

Name

Jacob Jacob

Email

info@peopleforponto.com

Address

Hi there

Buy face mask to protect your loved ones from the deadly CoronaVirus. We wholesale N95 Masks and Surgical Masks for both adult and kids. The prices begin at \$0.19 each. If interested, please visit our site: pharmacyoutlets.online

Many Thanks,

Jacob

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Monday, May 10, 2021 10:25 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Get The Worlds Greatest Magic Sand Free Beach Mat!

Watch sand, dirt & dust disappear right before your eyes!

Act Now And Receive A Special Discount For Our Magic Sand Free Beach Mat!

Get Yours Here: magicmat.shop

All the best,

Ethan

How To Help - People for Ponto

Name

Ethan Ethan

Email

info@peopleforponto.com

Address

Get The Worlds Greatest Magic Sand Free Beach Mat!

Watch sand, dirt & dust disappear right before your eyes!

Act Now And Receive A Special Discount For Our Magic Sand Free Beach Mat!

Get Yours Here: magicmat.shop

Thanks and Best Regards,

Ethan

How To Help - People for Ponto

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.

Jennifer Jesser

From: Melissa Flores
Sent: Monday, May 3, 2021 11:39 AM
To: Jennifer Jesser
Subject: FW: Public Comments for Carlsbad Draft LCP-LUPA

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

From: Tony Hawk <tonyinegypt@gmail.com>
Sent: Sunday, May 2, 2021 11:49 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Planning <Planning@CarlsbadCA.gov>; Erin.Prahler@coastal.ca.gov; Toni.Ross@coastal.ca.gov; Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>
Cc: info@peopleforponto.com
Subject: Public Comments for Carlsbad Draft LCP-LUPA

Dear Carlsbad City Council & CA Coastal Commission,

I would like to voice my sincere support for Ponto Park. As a professional athlete, local businessman, and longtime resident of the community, I know full well that coastal Carlsbad needs more open-space projects like this in order to maintain our quality of life as well as remain attractive to visitors. Designating this piece of land as open park space would be a crucial step in creating a space for all to enjoy, and it could easily become a destination for travelers from all over.

Thank you,
Tony Hawk

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

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Saturday, June 26, 2021 1:18 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

2021 New Telescope Provide You The Clearest Visual Experience

Our Super Zoom Telescope would allow you to do this anywhere with no problem! The unbeatable design lets you carry the telescope anywhere taking up no room at all.

Save 50% OFF with Free Worldwide Shipping. SHOP NOW today:

<https://telescope.fun>

Best Wishes,

Dominik

How To Help - People for Ponto

Name

Dominik Dominik

Email

dominik@peopleforponto.com

Address

2021 New Telescope Provide You The Clearest Visual Experience

Our Super Zoom Telescope would allow you to do this anywhere with no problem! The unbeatable design lets you carry the telescope anywhere taking up no room at all.

Save 50% OFF with Free Worldwide Shipping. SHOP NOW today:

<https://telescope.fun>

Best regards,

Dominik

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Friday, June 25, 2021 1:24 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

This area is natural, beautiful, and serene and one of the last undeveloped coastal spaces left in Carlsbad. Please take the time to walk west on Avenida Encinas across the railroad tracks and to the coast highway and enjoy the 180 degree ocean views along the way. It would be so irresponsible for all of us to let this space fall victim to any use that greatly alters it, especially multi story housing when there are more inland options for this. Please help preserve this beautiful area for generations to come! Thanks!

Name

Tom Collard

Email

tomhcollard@gmail.com

Address

7425 Sundial 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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, June 24, 2021 9:11 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hey there

Enjoy the best experiences in using cell phones/tablet to watch the video, play games, facetime, live stream, read, and more with Flexible Adjustable Tablet Holder. Make your life easier at any place, anywhere, anytime.

Shop now with 50% OFF at: universalholder.online

Best Wishes,

Kaitlyn

How To Help - People for Ponto

Name

Kaitlyn Kaitlyn

Email

info@peopleforponto.com

Address

Good Morning

Enjoy the best experiences in using cell phones/tablet to watch the video, play games, facetime, live stream, read, and more with Flexible Adjustable Tablet Holder. Make your life easier at any place, anywhere, anytime.

Shop now with 50% OFF at: universalholder.online

Best Wishes,

Kaitlyn

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, June 17, 2021 5:41 PM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hi there

Buy all styles of Ray-Ban Sunglasses only 24.99 dollars. If interested, please visit our site: designerframes.online

Cheers,

How To Help - People for Ponto

Name

Janette Janette

Email

info@peopleforponto.com

Address

Morning

Buy all styles of Ray-Ban Sunglasses only 24.99 dollars. If interested, please visit our site: designerframes.online

Sincerely,

How To Help - People for Ponto

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.

Jennifer Jesser

From: People for Ponto <info@peopleforponto.com>
Sent: Thursday, June 3, 2021 8:46 AM
To: petition@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 taken into consideration at the January 26th City Council meeting and put into public comment for all matters related to Planning Area F.

I request that the City Council direct staff to research and provide the options to acquire Ponto Planning Area F for Ponto Park. And that The City Council direct staff to consult with People for Ponto Carlsbad citizens on the data and resources they have that can assist the Staff and the Council on the options.

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

Hello

Providing Premium sunglasses only \$19.99 for the next 24 Hours ONLY. 60% OFF today with free worldwide shipping.

Get Yours: trendshades.online

Kind Regards,

Madeleine

How To Help - People for Ponto

Name

Madeleine Madeleine

Email

info@peopleforponto.com

Address

Morning

Providing Premium sunglasses only \$19.99 for the next 24 Hours ONLY. 60% OFF today with free worldwide shipping.

Get Yours: trendshades.online

Thanks and Best Regards,

Madeleine

How To Help - People for Ponto

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.

Jennifer Jesser

From: Planning
Sent: Thursday, February 18, 2021 8:02 AM
To: Jennifer Jesser
Subject: FW: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto
Attachments: Sea Level Rise and Carlsbad DLCP-LUPA planned lost of OS at Ponto.pdf

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Thursday, February 18, 2021 7:55 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Planning <Planning@CarlsbadCA.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; Gary Barberio <Gary.Barberio@carlsbadca.gov>; Don Neu <Don.Neu@carlsbadca.gov>; Kyle Lancaster <Kyle.Lancaster@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; Erin.Prahler@coastal.ca.gov; 'Ross, Toni@Coastal' <Toni.Ross@coastal.ca.gov>; Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>; 'Moran, Gina@Parks' <Gina.Moran@parks.ca.gov>; 'Smith, Darren@Parks' <Darren.Smith@parks.ca.gov>; info@peopleforponto.com; 'Bret Schanzenbach' <Bret@carlsbad.org>; Kathleen@carlsbad.org; Planning <Planning@CarlsbadCA.gov>; Mike Grim <Mike.Grim@carlsbadca.gov>; 'Laura Walsh' <lauraw@surfridersd.org>; 'Kristin Brinner' <kristin@surfridersd.org>; 'Jim Jaffee' <jimjaffee@gmail.com>; Michael Tully <Michael.Tully@carlsbadca.gov>; 'Mark Rudyk' <markr@visitcarlsbad.com>; 'McDougall, Paul@HCD' <Paul.McDougall@hcd.ca.gov>; 'Mehmood, Sohab@HCD' <Sohab.Mehmood@hcd.ca.gov>; Homer, Sean@Parks <Sean.Homer@parks.ca.gov>
Cc: info@peopleforponto.com
Subject: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Dear City Council, Planning Commission, Parks Commission, & Beach Preservation Commission; CA Coastal Commission and State Parks:

Please include this email and attached file 'Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto' as public input into Carlsbad's proposed Draft LCP-Land Use Plan Amendment, and all City and CA Coastal Commission and CA Housing & Community Development proposed actions regarding Ponto.

The attachment summarizes some of the existing Coastal Open Space shortfall and distribution issues; and the projected and planned future forever loss of existing Coastal Open Space land and CA Coastal Act 'High-Priority' Coastal Land Uses at Ponto due to Sea Level Rise. The planned loss of Coastal Open Space is at the same time when City and Statewide demand for those reduced 'high-Priority' Coastal Open Space Land Uses will increase from future growth of both resident population and visitors. There is limited vacant Coastal land suitable for these 'High-Priority' Coastal Open Space Land Uses, and Ponto is one of the last in the Carlsbad and the San Diego County coastline. Ponto Planning Area F has specific CA State Coastal Act and existing Local Coastal Program (Land Use Plan Policies and Zoning/implementation plan regulations) that require City and CA Coastal Commission consideration of these important CA Coastal Open Space Land Use issues before changing the existing 'Non-Residential Reserve' Coastal Land Use Policy designation and Zoning on Planning Area F.

As 34-year Carlsbad citizen I love Carlsbad. As such I know, as do many other Carlsbad citizens and businesses, how important Ponto is to our citizens, city, and future Carlsbad (and California) generations and our social and economic sustainability. The attached is intended to help the City Council, City and CCC in understanding and addressing some of the basic existing and future 'High-Priority' Coastal Open Space Land Use supply/demand issues at Ponto.

Sincerely,
Lance Schulte

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

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres
(197 Acres)
 275 Acres
X 15%
 41 Acres
(11 Acres)
30 Acres

Total land in LFMP Zone 9 [Ponto]
 Constrained land excluded from GMP Open Space
 Unconstrained land in LFMP Zone 9 [Ponto]
 GMP Minimum Unconstrained Open Space requirement
 GMP Minimum Unconstrained Open Space required
 GMP Open Space provided & mapped per City GIS data

Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

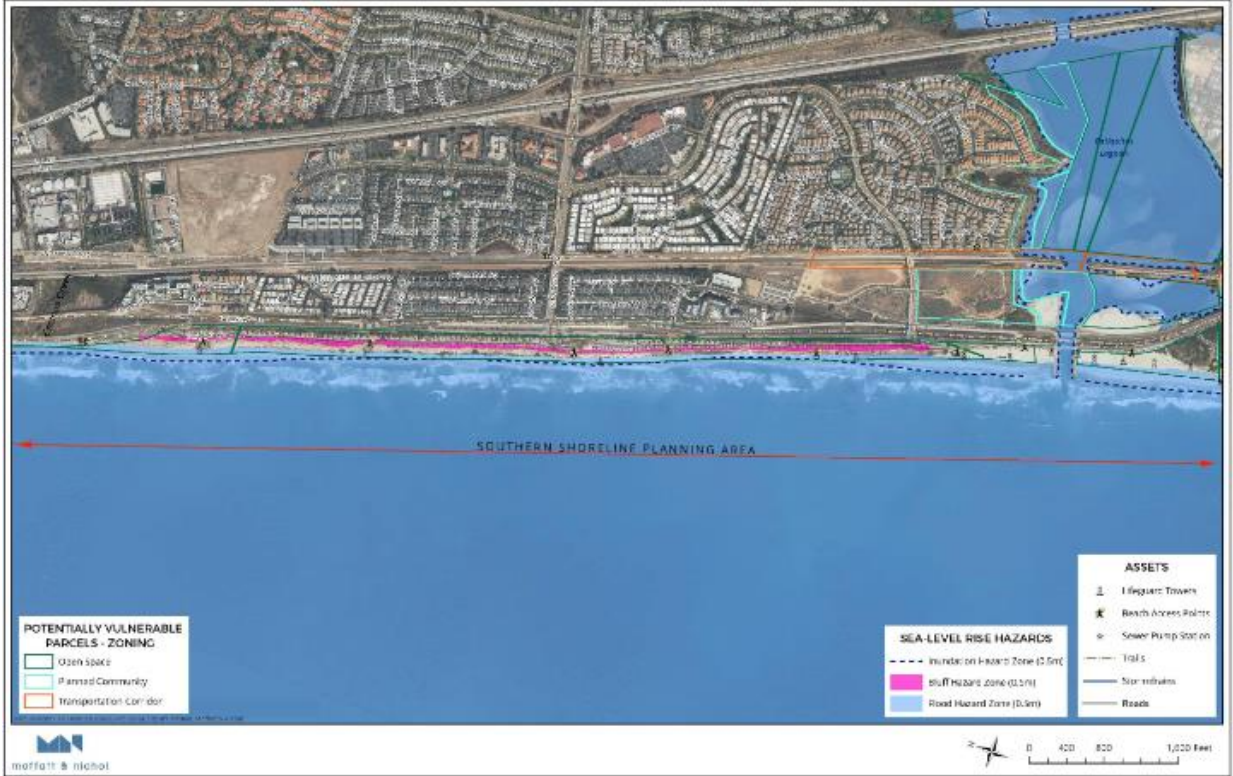
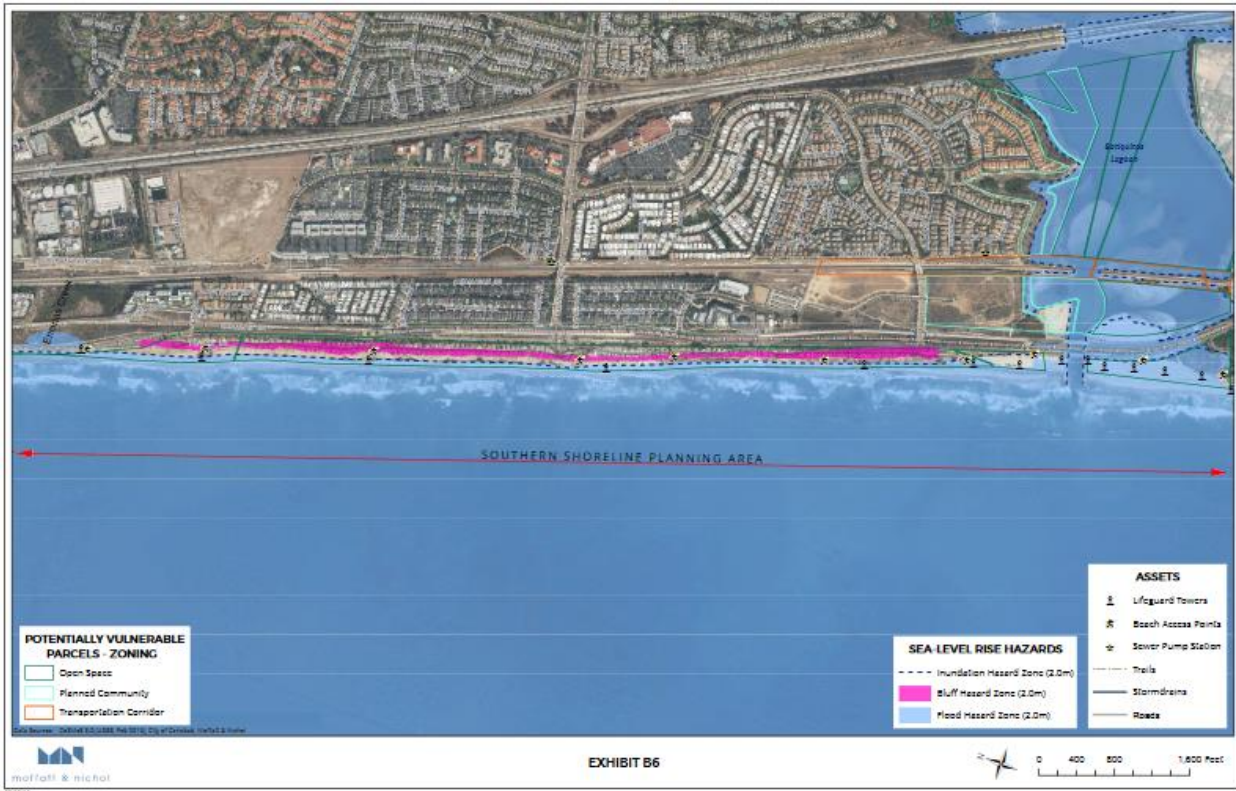


Figure 7: Southern Shoreline Planning Area – Year 2050



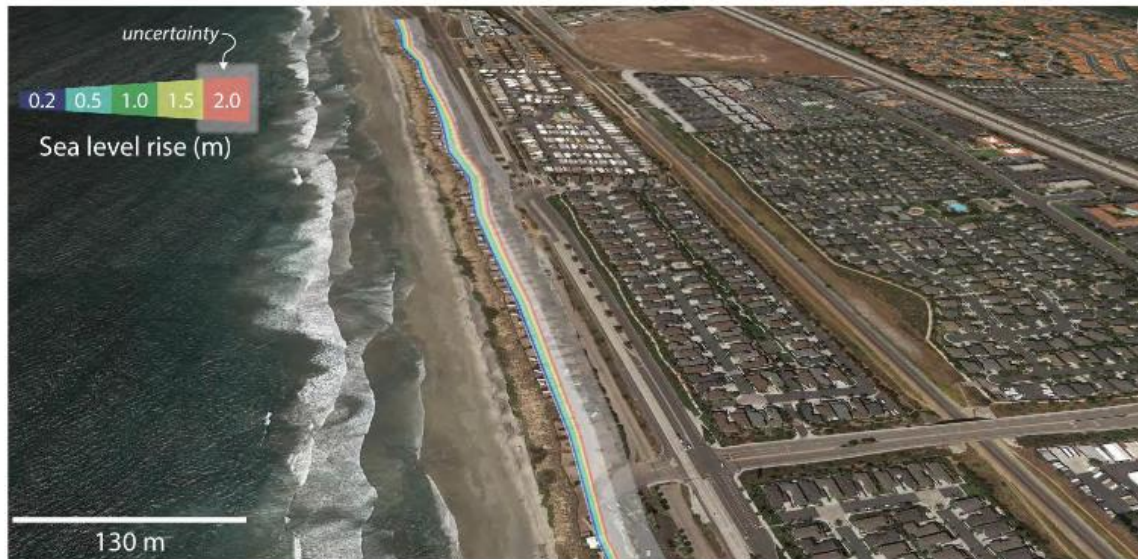


Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.

Jennifer Jesser

From: Planning
Sent: Wednesday, March 17, 2021 3:53 PM
To: Jennifer Jesser
Subject: FW: See West Batiquitos Lagoon-Ponto issues in this statewide article - Rising seas, worsening wildfires endanger California parks | CalMatters
Attachments: Sea Level Rise and Carlsbad DLCP-LUPA planned lost of OS at Ponto.pdf

The clerk's office received a copy already.

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Wednesday, March 17, 2021 3:33 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; Planning <Planning@CarlsbadCA.gov>; City Clerk <Clerk@carlsbadca.gov>; 'Prahler, Erin@Coastal' <Erin.Prahler@coastal.ca.gov>; Ross, Toni@Coastal <Toni.Ross@coastal.ca.gov>; cort.hitchens@coastal.ca.gov
Cc: info@peopleforponto.com
Subject: See West Batiquitos Lagoon-Ponto issues in this statewide article - Rising seas, worsening wildfires endanger California parks | CalMatters

Dear Carlsbad City Council, Planning Commission, Parks Commission, Beach Preservation Commission, & CA Coastal Commission:

<https://calmatters.org/environment/2021/03/rising-seas-wildfires-california-parks/>

The above link highlights how Climate Change and Sea Level Rise (SLR) are impacting CA State Parks. The article uses Ponto or West Batiquitos Lagoon (Carlsbad State Campground) as an example of SLR impacts.

The article also mentions the "Living Dunes" issue. Although the image is from San Elijo, the bi-line is about the Ponto 'living dunes' project CA State Parks and US Fish and Wildlife Carolyn are working on. Also, you can see the native plant restoration at Ponto CA State Parks did that reflect another type of "living erosion control.

Anyway, major Statewide issues and impacts to our CA State Parks are happening and being expressed at Carlsbad's West Batiquitos Lagoon/Ponto area.

Also attached is People for Ponto public input on Ponto Coastal land use issues provided for the Carlsbad's Draft LCP-LUPA, Housing Element Update, Parks Master Plan Update, and other City activities related to Ponto Coastal land use. Like the article the attached documents the City's current shortfall and planned loss of Coastal Open Space Land Uses at Ponto.

We request this article and attachment be provided to the City Council, Planning, Parks, and Beach Preservation Commissions, CA Coastal Commission, and be included as public input to City of Carlsbad consideration of Carlsbad's Draft LCP-LUPA, Housing Element Update, Parks Master Plan Update, Ponto Planning Area F Council direction follow-up, Growth Management Program 2.0 efforts, and other various City activities related to Ponto Coastal land use. There are specific CA Coastal Act Policies relevant to the SLR issues noted and exemplified at Ponto.

Thank you,

Lance Schulte

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

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres	Total land in LFMP Zone 9 [Ponto]
<u>197 Acres</u>	Constrained land excluded from GMP Open Space
275 Acres	Unconstrained land in LFMP Zone 9 [Ponto]
<u>X 15%</u>	GMP Minimum Unconstrained Open Space requirement
41 Acres	GMP Minimum Unconstrained Open Space required
<u>(11 Acres)</u>	GMP Open Space provided & mapped per City GIS data
30 Acres	Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

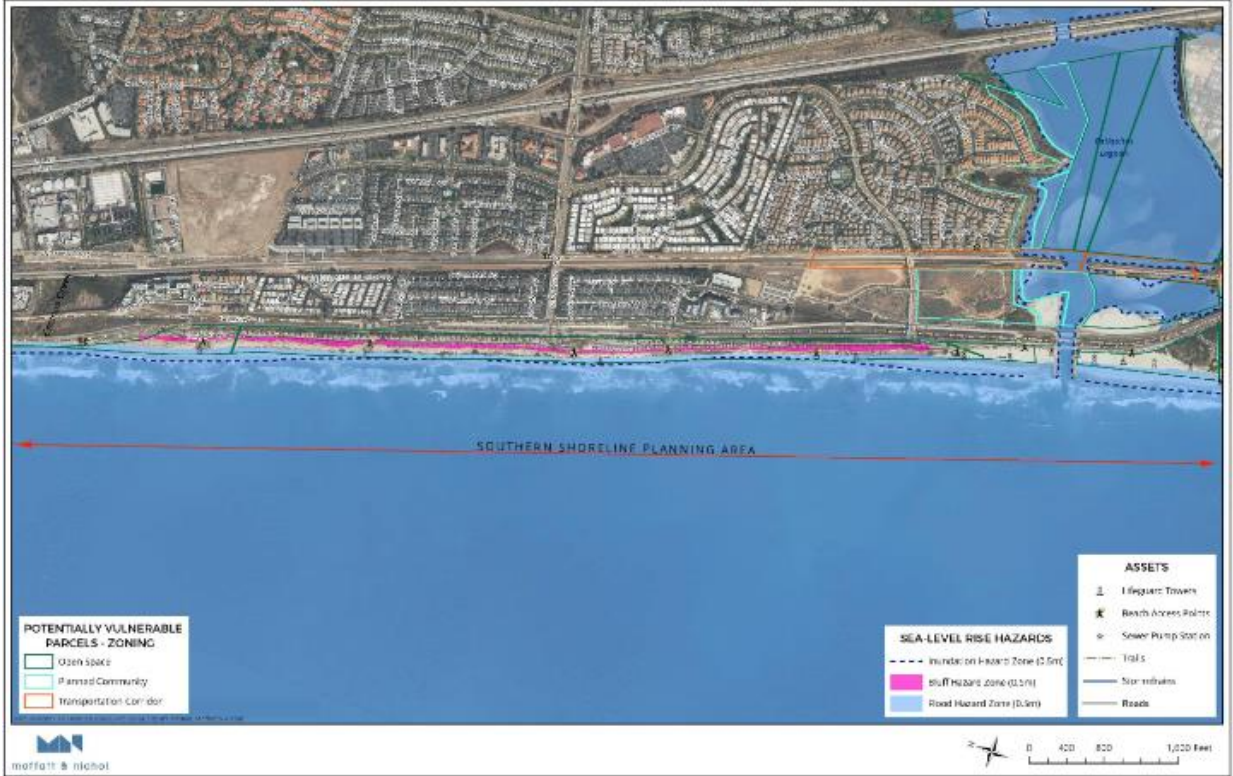


Figure 7: Southern Shoreline Planning Area – Year 2050

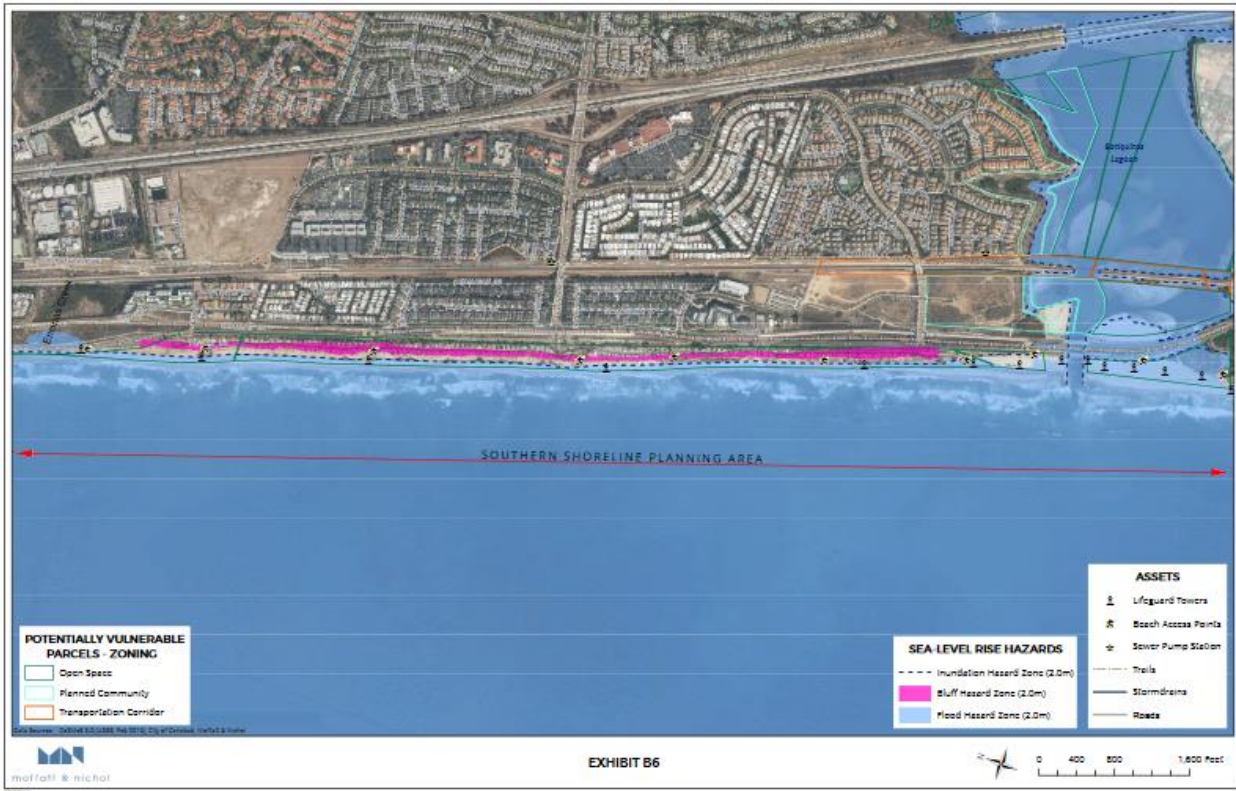




Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.

Jennifer Jesser

From: Council Internet Email
Sent: Monday, April 12, 2021 9:11 AM
Cc: Jennifer Jesser
Subject: FW: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto
Attachments: Sea Level Rise and Carlsbad DLCP-LUPA planned lost of OS at Ponto.pdf

City Council Members,
Staff has been copied on this email from Lance Schulte.
Thanks,
Andi

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Saturday, April 10, 2021 2:09 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; 'planning@carlsbadca.gov'; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; 'Gary.Barberio@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; Kyle Lancaster <Kyle.Lancaster@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; 'Erin.Prahler@coastal.ca.gov'; Ross, Toni@Coastal <Toni.Ross@coastal.ca.gov>; Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>; Moran, Gina@Parks <Gina.Moran@parks.ca.gov>; Smith, Darren@Parks <Darren.Smith@parks.ca.gov>; Bret Schanzenbach <Bret@carlsbad.org>; 'Kathleen@carlsbad.org'; Mike Grim <Mike.Grim@carlsbadca.gov>; Kristin Brinner <kristin@surfridersd.org>; Jim Jaffee <jimjaffee@gmail.com>; 'Michael.Tully@carlsbadca.gov'; 'Mark Rudyk' <markr@visitcarlsbad.com>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Mehmood, Sohab@HCD <Sohab.Mehmood@hcd.ca.gov>; Homer, Sean@Parks <Sean.Homer@parks.ca.gov>; Laura Walsh <lauraw@surfridersd.org>
Cc: info@peopleforponto.com; Dennis & Val Cowan <dvcowan54@gmail.com>
Subject: FW: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Dear City Council, Planning Commission, Parks Commission, & Beach Preservation Commission; CA Coastal Commission, CA State Parks and CA HCD:

Please include this and the following email and attachment as documented Carlsbad citizen public input to Ponto issues, including DLCP-LUPA, Park and Open Space, Sea Level Rise and development issues. Valerie and I met while walking at the Campground and were talking about how Coastal erosion (accelerated by GHG, climate change and sea level rise) is removing the beach and Coastal Open Space. We were both walking at the campground because there was no beach to walk on. I suggested she send you an email about her observations and concerns. She asked I forward it to you so her input gets the right persons and projects.

Valerie's comments are like many in Carlsbad and North San Diego County that see in their lifetime with their very eyes the loss of Coastal Open Space and recreational lands due to Coastal erosion. They see it, but may not know to express their concern.

The beach/cliff shoreline is not a rigid fixed 'property line' and is impacted by actions that accelerate Coastal erosion and also by land use planning actions that increase Coastal development 'walling-off the coast' and preventing eroding Coastal land to migrate inland and create new beaches (managed retreat or natural shorelines). We are seeing within 1-

2 generations (or 1-2 General Plan cycles) changes that unless we make major Coastal Open Space land use expansions will leave a future and larger generations with reduced Coastal Open Space and Coastal Recreation opportunities.

Thank you,
Lance Schulte

From: Valerie Cowan [<mailto:dvcowan54@gmail.com>]

Sent: Saturday, April 10, 2021 12:28 PM

To: Lance Schulte

Subject: Re: Email to City on SLR impacts - FW: Carlsbad DLCP-LUPA & Ponto issues Public Input - Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Dear City Council, Planning Commission, Parks Commission, & Beach Preservation Commission; CA Coastal Commission and State Parks:

Please include this email and attached file 'Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto' as public input into Carlsbad's proposed Draft LCP-Land Use Plan Amendment, and all City and CA Coastal Commission and CA Housing & Community Development proposed actions regarding Ponto.

We were born and raised in San Diego. We have always had connections to the beaches and have been living, playing, surfing, and camping along the shoreline for over 60 years. Obviously, things have changed dramatically over the years. One very apparent change is the condition of the beaches. We have lived in the Ponto area of Carlsbad for 22 years. There have always been fluctuations of sand and rocks along the South Carlsbad State beach. Unfortunately, this cycle has changed dramatically over the last 10 years. This year the beach is extremely steep and the sand is scarce. This is the worst it has ever been. It is time to consider sea level rise (global warming) and its effects on our coastline.

We love Carlsbad. As such we know, as do many other Carlsbad citizens and businesses, how important Ponto is to our citizens, city, and future Carlsbad (and California) generations and our social and economic sustainability. The attached is intended to help the City Council, City and CCC in understanding and addressing some of the basic existing and future 'High-Priority' Coastal Open Space Land Use supply/demand issues at Ponto.

Kindly,

Val and Dennis Cowan

South Carlsbad

dvcowan54@gmail.com

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

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres	Total land in LFMP Zone 9 [Ponto]
<u>197 Acres</u>	Constrained land excluded from GMP Open Space
275 Acres	Unconstrained land in LFMP Zone 9 [Ponto]
X 15%	GMP Minimum Unconstrained Open Space requirement
41 Acres	GMP Minimum Unconstrained Open Space required
<u>11 Acres</u>	GMP Open Space provided & mapped per City GIS data
30 Acres	Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data
73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]	

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

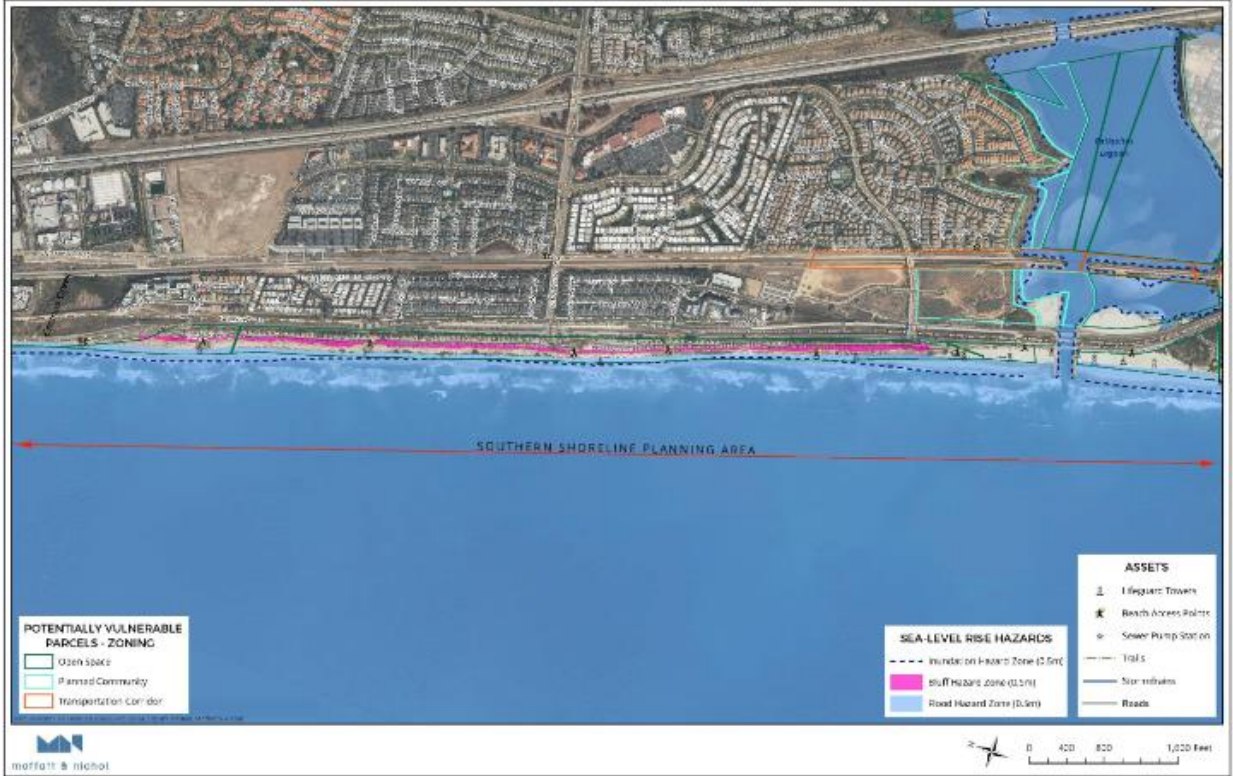


Figure 7: Southern Shoreline Planning Area – Year 2050

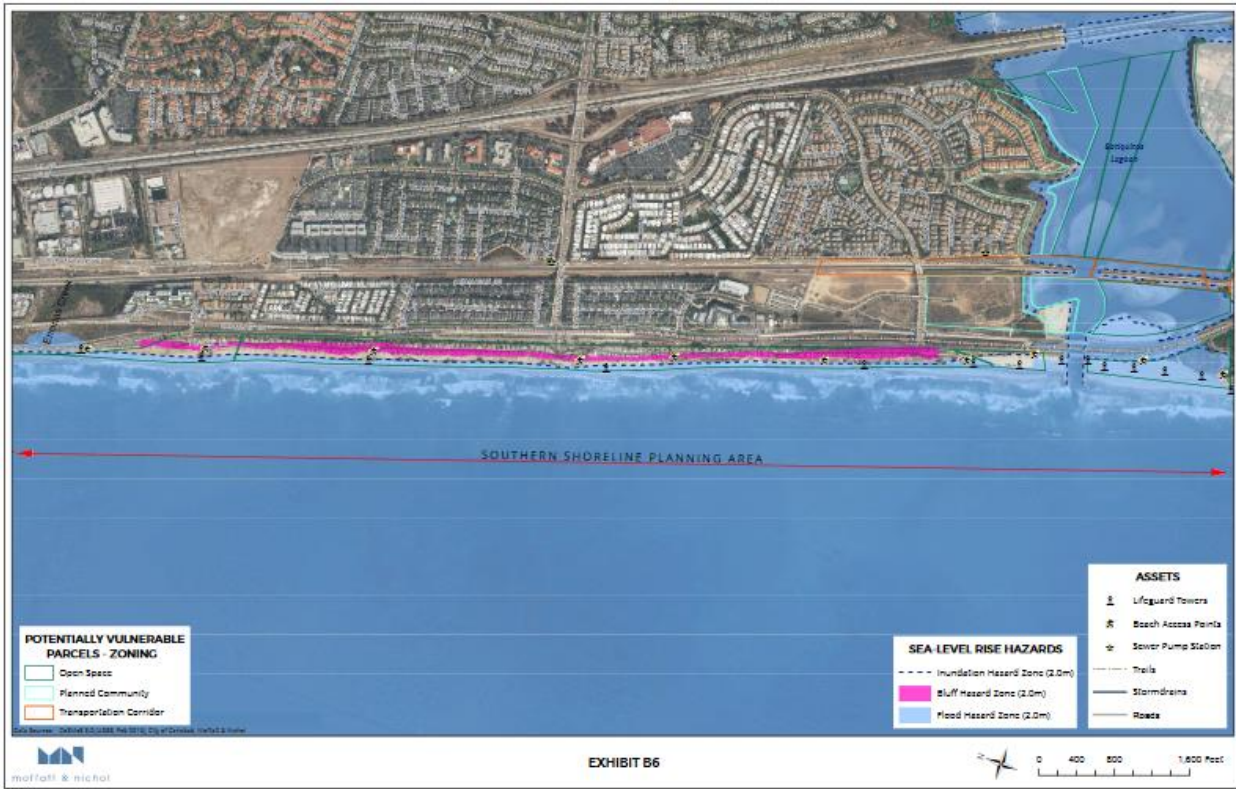




Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.

Jennifer Jesser

From: Planning
Sent: Friday, April 30, 2021 9:13 AM
To: Jennifer Jesser
Subject: FW: Carlsbad DLCP-LUPA & Ponto issues - LCPA Public Comment - Low-cost Visitor Accommodations - Updated 2021-4-26 & SLR and missing-planned loss of Coastal OS at Ponto
Attachments: Carlsbad 2019 proposed Draft LCP Amendment - Public Comments - Low-cost Visitor Accommodations - updated 2021-4-26.pdf; Sea Level Rise and Carlsbad DLCP-LUPA planned loss of OS at Ponto.pdf

Comments for the LCPA.

From: Lance Schulte <meyers-schulte@sbcglobal.net>
Sent: Friday, April 30, 2021 7:20 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; City Clerk <Clerk@carlsbadca.gov>; Planning <Planning@CarlsbadCA.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; Gary Barberio <Gary.Barberio@carlsbadca.gov>; Don Neu <Don.Neu@carlsbadca.gov>; Kyle Lancaster <Kyle.Lancaster@carlsbadca.gov>; Mike Pacheco <Mike.Pacheco@carlsbadca.gov>; David De Cordova <David.deCordova@carlsbadca.gov>; Scott Donnell <Scott.Donnell@carlsbadca.gov>; Erin.Prahler@coastal.ca.gov; 'Ross, Toni@Coastal' <Toni.Ross@coastal.ca.gov>; Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>; 'Moran, Gina@Parks' <Gina.Moran@parks.ca.gov>; 'Smith, Darren@Parks' <Darren.Smith@parks.ca.gov>; info@peopleforponto.com; 'Bret Schanzenbach' <Bret@carlsbad.org>; Kathleen@carlsbad.org; Planning <Planning@CarlsbadCA.gov>; 'McDougall, Paul@HCD' <Paul.McDougall@hcd.ca.gov>; 'Mehmood, Sohab@HCD' <Sohab.Mehmood@hcd.ca.gov>; Homer, Sean@Parks <Sean.Homer@parks.ca.gov>
Cc: info@peopleforponto.com
Subject: Carlsbad DLCP-LUPA & Ponto issues - LCPA Public Comment - Low-cost Visitor Accommodations - Updated 2021-4-26 & SLR and missing-planned loss of Coastal OS at Ponto

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, CA Coastal Commission, and CA HCD:

The Public Comments data file attached in the 1/12/2021 email below has been updated to:

1. account for some 141 additional privately-owned existing Low-cost Visitor Accommodations in Oceanside's Coastal Zone that were not included previous data file. There are at least 243 privately-owned low-cost campground/RV spaces in Oceanside, along with 170 City-owned spaces. This updated Low-cost Visitor Accommodation data should be considered with Carlsbad's projected/planned loss of Carlsbad's only Low-cost Visitor Accommodations (State Parks Campground at Ponto that is designated Open Space in Carlsbad's LCP & General Plan) and additional loss of Coastal Zone recreation Open Space Land Use designations (beaches) at Ponto according to the 2017 Carlsbad Sea Level Rise assessment. Carlsbad's 2015 General Plan (and Carlsbad's currently proposed LCP-LUPA) do not account for the significant loss of Coastal Zone Open Space Land Use identified in the 2017 Carlsbad Sea Level Rise assessment. Please see prior Updated Coastal Recreation Public Comments on the DLCP-LUPA.
2. Please also see the attached Public Comments on the LCP-LUPA and Ponto related actions summarizing the missing and projected loss of Coastal Zone Open Space Land Use at Ponto.

Coastal Open Space Land Use designations (Coastal Recreation and Low-cost Visitor Accommodations) are "high-priority" land uses per the CA Coastal Act. Residential use is a lower priority.

As noted in the previous Low-cost Visitor Accommodation Public Comment data file, Carlsbad provides less Low-cost Visitor Accommodations v. the adjoining cities of Oceanside and Encinitas. Over 50% of Oceanside's Low-cost

accommodation campground/RV facilities are privately owned and managed. The attached updated data shows even less relative Low-cost Visitor Accommodations in Carlsbad. The projected/planned loss of all of Carlsbad's Low-cost Visitor Accommodations as identified in the attached Sea Level Rise and Carlsbad DLC-LUPA planned loss of Open Space at Ponto data file shows Carlsbad's proposed DLCP-LUPA makes this situation much worse. The DLCP-LUPA makes this much worse by planning to forever change the Coastal Land Use to low-priority residential land use. The DLCP-LUPA proposal will thus eliminate the ability of Ponto Planning Area F to provide (consistent with CA Coastal act Policy) the 'Upland relocation' of Coastal Open Space – Coastal Recreation and Low-cost Visitor Accommodations planned to be lost due to coastal erosion and sea level rise.

As Carlsbad and CA citizens we hope you read the points in the email below along with the updated data file on Low-cost visitor Accommodations; and consider them with the attached Sea Level Rise impact on Coastal Open Space Land Uses data, and with the prior Updated Coastal Recreation public comments data file.

Sincerely,
Lance Schulte

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

Sent: Tuesday, January 12, 2021 11:18 AM

To: 'CityCouncil@carlsbadca.gov'; 'City Clerk'; 'Planning'; 'Scott Chadwick'; 'Gary.Barberio@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; 'Kyle.Lancaster@carlsbadca.gov'; 'Mike Pacheco'; 'david.decordova@carlsbadca.gov'; 'Scott Donnell'; 'Erin.Praher@coastal.ca.gov'; 'Ross, Toni@Coastal'; Carrie Boyle (carrie.boyle@coastal.ca.gov); 'Moran, Gina@Parks'; 'Smith, Darren@Parks'; 'info@peopleforponto.com'; 'Bret Schanzenbach'; 'Kathleen@carlsbad.org'; 'planning@carlsbadca.gov'; 'McDougall, Paul@HCD'; 'Mehmood, Sohab@HCD'; Homer, Sean@Parks (Sean.Homer@parks.ca.gov)

Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - Low-cost Visitor Accommodations

Importance: High

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Over 14-months ago in the 11/22/19 7:43pm email below People for Ponto Carlsbad citizens first provided the City of Carlsbad 6-pages of both data and comments on 4 critical Coastal high-priority Low-Cost Visitor Accommodation issues (see the attached file). The 6-pages of data and 4 critical issues did not seem to be receiving appropriate disclosure/presentation/discussion/consideration in the Dec 2, 2020 Staff Report to the Planning Commission. To assure the 6-pages of citizen data and requests in the 11/22/19 email was received by the Planning Commission the file was re-emailed (see below) on 12/21/20 12:59pm and specifically addressed to City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD.

It is requested that each of these 4 critical Coastal Low-Cost Visitor Accommodation issues (with 6-pages of supporting data) be honestly considered.

One issue that that is important to consider is that most CA visitors to the CA Coast live within a 1 hour drive of the Coast. So a Coastal Park, that is free, provides the lowest cost (i.e. no cost) accommodation for the vast majority of CA Coast Visitors and CA Citizens.

Over-night sleeping accommodations along the Coast are important, and are vital for any Coastal visitor beyond 1 hour drive to the Coast. But a significant amount of CA citizens visiting the coast can be most efficiently and cost-effectively accommodated for their Coastal visit by a free Coastal Park. A free Coastal Park is the lowest-cost Coastal visitor accommodation, along with Coastal parking or mass transit to the Coast, that can be provided for most CA Citizens.

There is a finite amount of CA Coastline and neighboring Coastal land. There is a finite amount of precious little remaining vacant Coastal land to provide High-priority low-cost visitor accommodations and Coastal Recreation for this finite amount of coastline. This currently vacant Coastal land will have increased CA State population and CA visitor growth pressures to accommodate CA's high-priority Coastal Recreation and Low-cost Visitor Accommodation needs.

We hope the Carlsbad City Council and Carlsbad City Commissions, and CA Coastal Commission & HCD will honestly consider the data and citizen input in this email and attachment.

Thank you.

Sincerely,
Lance Schulte

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Monday, December 21, 2020 12:59 PM
To: 'CityCouncil@carlsbadca.gov'; 'City Clerk'; 'Planning'; 'Scott Chadwick'; 'Gary.Barberio@carlsbadca.gov'; 'Don.Neu@carlsbadca.gov'; 'Kyle.Lancaster@carlsbadca.gov'; 'Mike Pacheco'; 'david.decordova@carlsbadca.gov'; '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@carlsbadca.gov'; 'McDougall, Paul@HCD'; 'Mehmood, Sohab@HCD'
Cc: 'info@peopleforponto.com'
Subject: Carlsbad DLCP-LUPA & Ponto issues resent Public Input - FW: LCPA public Comment - Low-cost Visitor Accommodations
Importance: High

Dear Carlsbad City Council, City Clerk, Planning Commission, Parks Commission, Housing Commission, HEAC, CA Coastal Commission, and CA HCD:

Carlsbad Citizens first became aware (due to extensive Public Records research) of the Carlsbad's failure (current and starting before 2010) to comply with the still existing Certified Local Coastal Program Land Use and Zoning Regulations (LCP) for Ponto Planning Area F (to specifically consider and document the need for a Ponto "Public Park" prior to changing the NRR land use on Planning Area F, and also developers' Growth Management Open Space Standard (GMP) non-compliance at Ponto in 2017. Since 2017 with this awareness Carlsbad and surrounding Citizens and Visitors have repeatedly documented the need for a Ponto Park and asked the Carlsbad City Council and Staff to provide for it on Planning Area F as the exiting LCP provides for. Since 2017 over 2,800 emails/petitions have been sent to the City and CA Coastal Commission (CCC), over 200 pages of official written (emailed) data and public comments, along with numerous presentations to prior City Council meetings on the LCP and GMP.

In Dec 2, 2020 Carlsbad began the Planning Commission Public Hearing on the Staff proposed Draft Local Coastal Program-Land Use Plan Amendment (DLCP-LUPA) to propose to the CA Coastal Commission a change to Planning Area F's existing NRR land use and zoning. The flood of over 450 emailed public input for that specific meeting overwhelmed the City email server. As part of that process the City said in the Dec 2 email below it was going to post on its website all the Citizen/public input received on the DLCP-LUPA. On Dec 3 People for Ponto asked the Carlsbad City Council, City Clerk and City DLCP-LUPA Staff - would that posting would include all the LCP communications since 2017 when Citizens first became aware started Public Input to the City and CCC on the Ponto LCP issues?

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Thursday, December 3, 2020 11:13 AM
To: 'Planning'; 'info@peopleforponto.com'
Cc: 'Jennifer Jesser'; 'Don Neu'; 'City Clerk'; 'CityCouncil@carlsbadca.gov'; 'Erin Prahler'; Ross, Toni@Coastal (Toni.Ross@coastal.ca.gov); Carrie Boyle (carrie.boyle@coastal.ca.gov)
Subject: RE: 121 undeliverable Protect Ponto petitions

To City of Carlsbad and Carlsbad Planning:

We assume when you say 'records department' you mean City Clerk?

We also assume you mean 'all comments submitted' includes written comments and attachments; and Ponto related communications, presentations, public testimony and Public Records Requests to the City since 2017 - when Citizens first became aware of Existing Ponto Planning Area F LCP regulations and received CCC direction to the City on those Regulations? Can you please confirm this as this is all part of the Citizen comments and data that is part of the public record regarding the subject matter? The City is [using] 2015 input to justify current City Staff proposals, so the City should acknowledge and include People for Ponto Citizen input since 2017 on the same subject matter.

Thanks,
People for Ponto

From: Planning [<mailto:Planning@CarlsbadCA.gov>]
Sent: Wednesday, December 2, 2020 6:29 PM
To: info@peopleforponto.com
Cc: Jennifer Jesser; Don Neu
Subject: RE: 121 undeliverable Protect Ponto petitions

Hello,

At the conclusion of the meeting all comments will be submitted to the records department. The records department will make the full record available on the city's website. At that time, I would suggest reviewing the record in its entirety to compare to what you submitted. Thank you.

It has been almost 3-weeks without a City response to the Dec 3 email, so People for Ponto will start re-emailing to the City and CCC public input on Ponto LCP and DLCP-LUPA issues since 2017 as 'resent official Public Input' to the City Council and CCC for the upcoming City Council DLCP-LUPA Public Hearing and other City meetings dealing with land use at Ponto. This '2017-present Public Input' should be posted on the City's website as noted in the City's Dec 2 email. The 2017-present Public Input is critical because there are now different City Council and CCC members since 2017. The 2017-present public input is critical to assure a proper Public Participation process consistent with Carlsbad and CA Coastal Act principles and assure the new City Council and the current CA Coastal Commission has the information and understands the extensive amount of multi-year public input expressing concerns, needs and desires for Ponto.

Following and attached is one of those many inputs.

Sincerely,
People for Ponto

PS: the following email/attachment has important LCPA Data and Public Comments – Low-cost Visitor Accommodations need/supply in Carlsbad

From: Lance Schulte [<mailto:meyers-schulte@sbcglobal.net>]
Sent: Friday, November 22, 2019 7:43 PM
To: 'Jennifer Jesser'
Cc: 'Melanie Saucier'; 'Celia Brewer'; 'Council Internet Email'; 'Cort Hitchens'; 'Erin Prahler'; 'Gabriel Buhr'; 'Mike Sebahar'; 'Harry Peacock'; 'John Gama'; 'John Gama'; 'Chas Wick'; 'Stacy King'; 'Don Neu'; 'Nika Richardson'; 'WILLIAM VAN CLEVE'; 'Jim Nardi'; 'Lisa Urbach'; Fred Sandquist (sandquist2@earthlink.net); David Hill (dashill4551@gmail.com); Laura Walsh (lauraw@surfridersd.org); 'David Hill'
Subject: LCPA public Comment - Low-cost Visitor Accommodations

Jennifer:

Attached please find Public Comments on the proposed Draft Local Coastal Program Amendment (DLCPA) to the Land Use Plan regarding Low-Cost Visitor Accommodations.

As provided in other Public Comments and expressed by several citizens at the 11-20-19 Planning Commission meeting, I along with others kindly request:

1. a publicly accessible “Redline” version of the Existing 2016 Local Coastal Program (LCP) showing the City’s proposed Draft disposition of the current Existing LCP Land Use Plan, policies and data. Without a “Redline” trying to understand the proposed Draft changes is very difficult,
2. true Citizen-based public Workshops on the Coastal Act goals-policies and LCP issues focused on the limited amount of key vacant (and soon to be vacant) Coastal lands in Carlsbad – such as Ponto, and
3. A 6-month extension of time review and provide informed public comments on the Redline LCP and DLCPA, and to provide time to conduct the aforementioned Workshops.

We are still working to try to review the LCP and DLCPA documents and provide public comments on the Coastal Recreation

Thank you for including and responding to these DLCPA Public Comments and questions.
Lance Schulte

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

Low Cost Visitor Accommodations:

1. P. 3-3 cites CA Coastal Act (CCA) Policies. But the City's proposed Local Coastal Program (LCP) Land Use Plan (LUP) in the Ponto Area, particularly for Planning Area F, appears inconsistent with these CCA policies:
 - a. Section 30213 – protect, encourage and provide Lower-Cost Visitor & Recreation Facilities.
 - b. Section 30221 – Visitor serving & Recreation uses have priority over Residential & General Commercial uses.
 - c. Section 30223 – Upland areas reserved to support Coastal Recreation uses
 - d. Section 30252(6) – correlate development with Local Park acquisition & on-site recreation

2. Planning Area F used to be designated "Visitor Serving Commercial" as part of the original 1980's LUP and LCP Samis Master Plan for Ponto. In the 1996 this LUP was changed to the now current LCP and LUP designation of "Non-Residential Reserve" with a specific LCP requirement to reconsider a high-priority recreation or visitor serving Coastal land use while other Ponto land uses were changed to low-priority residential uses (see Poinsettia Shores Master Plan/LCP). It seems appropriated that the LUP should re-designated Planning Area F back to a Visitor Serving Commercial and Open Space ("i.e. Public Park" in the existing LCP) to provide high-priority coastal uses v. low-priority residential/general commercial uses: in part for the following reasons:
 - a. Planning Area F's existing LCP requirement requires this consideration, but the City has never disclosed this requirement to Citizens nor followed this requirement during the Cities two prior 'planning efforts' in 2010 and 2015 as documented by official Carlsbad Public Records Requests 2017-260, 261, 262.

 - b. Ponto developers (both Samis and Kaisza) were both allowed to overdevelop Ponto, by not providing the minimum Open Space required by Carlsbad's and Citizen approved Growth Management Open Space Standard. Over 30-acres of land that should have been dedicated to Growth Management Open Space (a high-priority land use) was instead allowed to be developed with low-priority residential development. If the City's Growth Management Open Space Standard was properly applied at Ponto there would be 30-acres more open space at Ponto then there is now. This is a significant impact to CCA policies that can be corrected by changes in the Ponto LUP to properly implement City Open Space Standards and CCA policies.

 - c. The LCPA acknowledges that past (2005-17) and near-term (2019-23) growth in Carlsbad visitor demand for coastal recreation and accommodations, and indicate high past hotel occupancy rates that implies current hotel supply is just meeting current demand. Although the LCPA does not discuss the high occupancy rates at the Low-Cost Accommodation campground facilities, It is assumed the campground occupancy rate (understood to be around 80% or more) and demand is higher than that of hotels. This should be documented/defined. Based on current and near term demand for visitor accommodations the LCPA states on page 3-12 "... the City should identify and designate land where new hotels and other visitor-serving uses can be developed." It is clear where the 'City should identify and designate [this] land'? What new land(s) should be so identified and designated? However, the LCPA does not disclose longer-term visitor accommodation needs beyond 2023, nor provide a long-term plan for meeting this long-term need. The LCPA should publicly disclose, analyze and provide for the longer-term "Coastal Zone Buildout needs" (beyond present and well beyond 2023) for visitor Coastal accommodations, particularly Low-Cost Accommodations and Recreation needs because the LCPA's LUP is a long-term plan for Carlsbad's buildout estimated to extend beyond 2035. Also, given the fact that there are very few vacant Coastal sites (like Ponto) that are still available to address these long-term high priority Coastal land uses – recreation and

visitor serving – reserving these vacant lands for high priority coastal land uses is consistent with many CCA Polices. Following are some longer-term projections of resident demand for Coastal park and recreation needs. It seems logical that long-term visitor will increase at a similar rate as the general population increase rate, unless our coast becomes too overcrowded and unattractive vis-à-vis other visitor destinations. A long-term visitor demand (to go with the below long-term resident demand long-term Sea Level Rise impacts) for Coastal recreation resources should be a part of the proposed LCPA and part of the long-term LUP to provide resources for those long-term needs and to mitigate for those long-term Sea Level Rise impacts.



Increasing demand for Coastal recreational land

Yearly Visitors to San Diego County

2016	34,900,000	
2017	34,900,000	
2018	35,300,000	
2019	35,900,000	
2020	36,500,000	= average 100,000 visitors per day
2021	37,100,000	or 2.83% of Population per day
2022	37,700,000	or 1,316 Visitors/coastal mile/day

Typically around 1.6% annual increase in visitors

San Diego Tourism Authority, San Diego Travel Forecast, December 2017

- d. City in the LCPA inaccurately analyzes and misrepresents how much Visitor Serving Accommodations, particularly Low-Cost Accommodations, Carlsbad currently provides on a relative or comparative basis. The LCPA's inaccurate and simplistic analysis does not adjust for the different sizes of the Coastal Zone in the 3 cities (Carlsbad, Oceanside and Encinitas) used in the analysis. Carlsbad's Coastal Zone is significantly larger than both the other cities, so it has more land and accommodations, just like San Diego's Coastal Zone is larger than Carlsbad's and San Diego is larger than its smaller adjacent neighbors Del Mar and National City. A simplistic how many accommodations are in your adjacent cities is an inappropriate analytical method for Carlsbad-Oceanside-Encinitas; just as it is inappropriate to compare the number of San Diego's hotels with the number hotels in San Diego's smaller neighbors Del Mar and National City. The accurate method to do a comparative analysis is based on a common denominator, such as the amount of accommodations per 1,000 acres of Coastal Zone land along with comparing each city's relative percentages. This is a more accurate and appropriate analysis that the LCPA should provide, and not that provided on page 3-13. The LCPA analysis also does not fully discuss and compare "Low-Cost" accommodations that are part of the CCA policies; nor provide a mitigation approach for "Low-Cost" accommodations lost, just 'Economy hotel rooms'. Below is data from the LCPA and other LCPs that shows the proper and more accurate comparison of existing Visitor Serving Accommodations in Carlsbad-Oceanside-Encinitas and includes Low-Cost Accommodation numbers/comparisons that are totally missing in the LCPA analysis. As the data shows, Carlsbad does not perform as well in Visitor Accommodations, and most particularly in "Low-Cost Visitor Accommodations", as the LCPA states and proposes in the LUP relative to Oceanside and Encinitas. An honest analysis like below should be provided in the LCPA LUP, particularly given the very limited amount of vacant Coastal land left to provide for high-priority Coastal Uses. Ponto is one of the last remaining vacant Coastal areas.

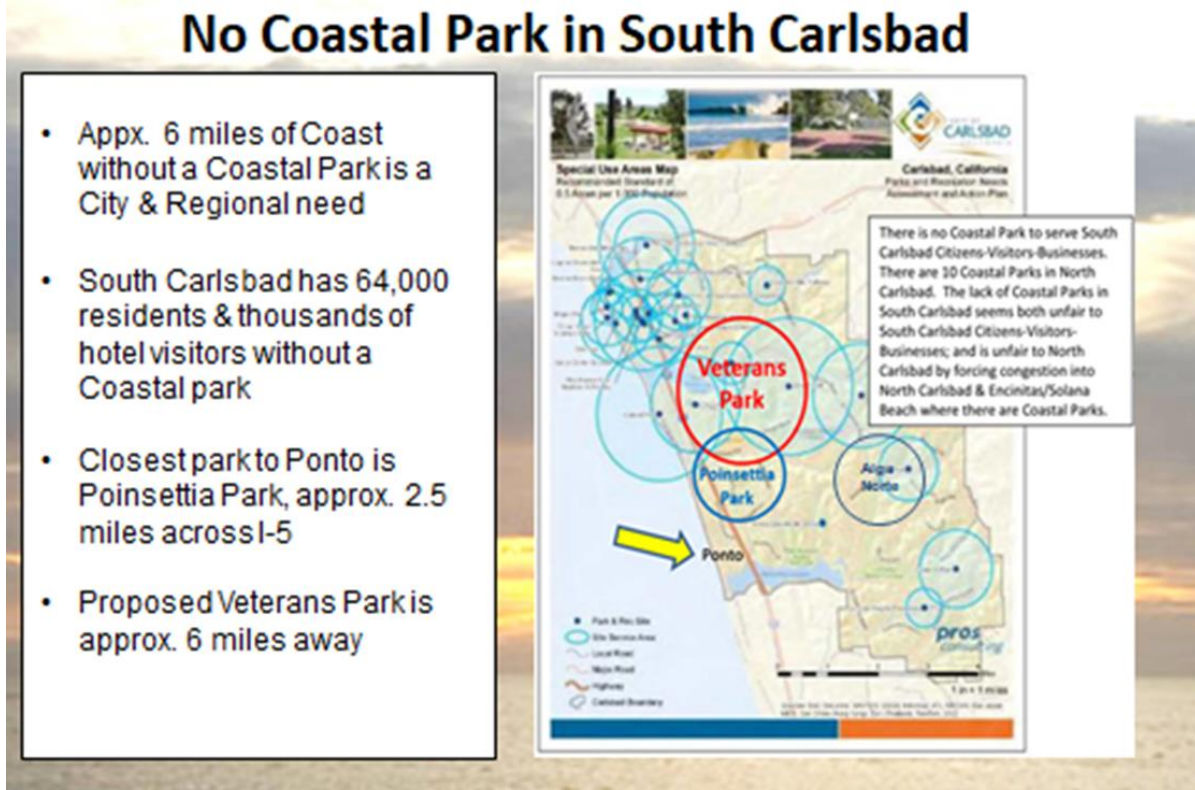
Carlsbad's proposed 2019 LCPA uses comparative 3-city data to address how Carlsbad's 2019 LCPA addresses Visitor Serving Accommodation needs. "Low-Cost" Accommodations are an important CA Coastal Act issue

<u>Visitor Serving Accommodations (VSA) data</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>		<u>Data source</u>
Coastal Acres (i.e. in Coastal Zone)	9,216	1,460	7,845		Carlsbad Draft LCPA 2019 & Oceanside & Encinitas LCPs
VSA rooms: total	3,211	975	634		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Economy	589	346	346		Carlsbad Draft LCPA 2019, pp 3-12 - 15
VSA rooms: Low-Cost (campsites)	220	413	171		Carlsbad Draft LCPA 2019, State Parks, Oceanside Harbor, Paradise-by-the-Sea and Oceanside RV Park data. Carlsbad Draft LCPA 2019 does not evaluate other City's Low-Cost Accommodations
<u>Data analysis</u>	<u>Carlsbad</u>	<u>Oceanside</u>	<u>Encinitas</u>	<u>3-city Average</u>	<u>Key Findings</u>
VSA rooms/1,000 Coastal acres	348	668	81	366	Carlsbad provides overall Visitor Accommodations at slightly below the 3-city average
% of VSA rooms that are Economy	18%	35%	55%	36%	Carlsbad provides a percentage of Economy Accommodations about 50% below the 3-city average
Economy VSA rooms/1,000 Coastal acres	64	237	44	115	Carlsbad provides Economy Accommodations about 50% below the 3-city average
% VSA rooms that are Low-Cost	7%	42%	27%	25%	Carlsbad provides a percentage of Low-Cost Accommodations about 72% below the 3-city average Carlsbad LCPA also does not provide protection for loss of "Low-Cost" campground rooms, only "Economy hotel rooms"
Low-Cost VSA rooms/1,000 Coastal acres	24	283	22	110	Carlsbad provides Low-Cost Accommodations about 78% below the 3-city average

- e. The LCPA is not providing for any new "Low Cost Visitor Accommodation" land uses in the proposed LUP for current/long-range needs, even though page 3-12 points out the current demand for accommodations, and

the current Existing LCP has polices to increase “Low Cost Visitor Accommodation” land uses. We understand that “Low-cost Visitor Accommodation” occupancy rates at CA State Campground at Carlsbad are near 90%. This occupancy rate is much higher [signifying higher demand] than the occupancy rates of both the hotels, and “Economy Visitor Accommodations” which the LCPA seeks to protect. The Proposed LCPA LUP should provide historic and current “Low-cost Visitor Accommodation” occupancy rate data at CA State Campground at Carlsbad and compare to occupancy demand for other accommodations to determine the highest occupancy demands and therefore needs. Why is the Proposed LCPA LUP not protecting AND EXPANDING (for future CA & Carlsbad population growth and visitor demand growth) the supply of this higher demand for “Low-cost Visitor Accommodations” at the State Campground? Why is the Proposed LCPA LUP protecting and expanding this high-priority Coastal Land Use particularly given the Current Existing Carlsbad LCP policies on this issue, long history of this issue documented in the Current Existing Carlsbad LCP Mello II Segment, and the fact that “Low-cost Visitor Accommodations” are a Statewide ‘high-Coastal-priority’ land use in CA Coastal Act Goals and Policies? Why is the proposed LUP not recognizing and incorporating these issues? The Current Existing Carlsbad LCP policies [see Existing Carlsbad LCP Mello II Segment polies 2.3, 4.1, 61, 6.4, 6.5, 6.9, 6.10, 7.5, and 7.15 for example] are not referenced and discussed in the Proposed LUP nor is a comprehensive long-term analysis of the impact of the proposed LCPA LUP’s elimination of theses Current Existing Carlsbad LCP policies vis-à-vis the CA Coastal Act Goals and Policies? How and why is the City proposing changes to these Existing Carlsbad LCP policies in the Mellow II Segment, particularly given the improved knowledge about Sea Level Rise, and Sea Level Rise and Coastal Bluff erosion impacts on the State Campground’s “Low-cost Visitor Accommodations” - High-Coastal-Priority land use under the CA Coastal Act?

- f. At Ponto there is no low-cost/no-cost Recreational use as shown by the City of Carlsbad’s adopted Parks Master Plan (pp 87-89) that show the City’s adopted Park Service Areas in the following image. The image’s blue dots are park locations and blue circle(s) show the City’s adopted service areas:



Per the current Existing LCP requirements for Planning Area F at Ponto “Coastal Recreation (i.e. Public Park)” must be considered. How is the Proposed LCPA LUP not reserving Upland Areas at Ponto for recreational uses given Sea Level Rise and Coastal Bluff erosion impacts as shown in Proposed LCPA LUP Attachment B, and Exhibits B6 and B7? There is very limited amount of vacant Upland Coastal land at Ponto and South Coastal Carlsbad to accommodate low-cost/no-cost Recreational use “(i.e. Public Park)”, so why is this last remaining vacant Coastal land at Ponto not being reserved for “high-Coastal Priority Land Uses”? Why is the Proposed LCPA LUP proposing this last remaining vacant Coastal land at Ponto be converted from “Non-residential Reserve” to ‘low-coastal-priority residential and general commercial land uses’?

3. The proposed LCPA approach to protect existing ‘economy hotels’ but not ‘Low-cost Visitor Accommodations’ appears inappropriate. Existing hotel owners providing ‘Economy’ rooms are penalized while all other more expensive ‘non-economy hotel’ owners are not required to mitigate for their not providing more affordable accommodations. It seems like a fairer and rational approach is to use the same framework as the City’s inclusionary affordable housing requirements and have the requirement and burden of providing affordable accommodations required by all visitor accommodation providers, including short-term rentals of residential homes. Use of any per accommodation “in-lieu fee” should be SUFFICIENT TO FULLY MITIGATE for not providing a required affordable accommodation by being sufficient to fully fund a new ‘affordable accommodation’ on a one-for one basis. City Transit Occupancy Tax revenues could also potentially be used to provide a catch-up method for existing “non-low-cost and/or non-economy accommodation providers” to address what would nominally be their inclusionary contribution. It seems like the LCPA approach needs significant rethinking to provide a fair and rational program to include reasonable long-term and sustainable affordability in visitor accommodation’s, particularly give the Sea Level Rise and Coastal Bluff Erosion impacts on Carlsbad’s Only “Low-cost Visitor Accommodations” and the State Campground and beaches and Carlsbad’s Coastal access roadways.
4. The Proposed LCPA LUP does not provide a means for citizens to understand the proposed changes to the current Existing LCP goals and policies. There are numerous current Existing LCP LUP goals and policies regarding “Low-cost Visitor Accommodations”. All these should be listed in the Proposed LCPA LUP along with a description on how and why these current Existing LCP Goals and policies are being modified or removed in the Proposed LCPA LUP.
5. Carlsbad has only a Finite amount of vacant Coastal land to provide for an Infinite amount of future Carlsbad/CA residents and visitors to Carlsbad’s Coastal Zone. How these Finite Coastal Land resources are used to supply high-priority Coastal Recreation and Low-cost Visitor Accommodation land uses to address the Infinite demand from future population and visitor growth will be critical in determining the desirability and sustainability of our Carlsbad and CA Coastal Resources. Expanding Coastal Open Space Land use to accommodate the growing population/visitor demand for Coastal Open Space is a critical City and CA policy issue.
6. Carlsbad’s 2015 General Plan Update (2015 GPU) could not consider data in the December 2017 Sea Level Rise Vulnerability Assessment (2017 SLRVA). The Citizens of Carlsbad, City of Carlsbad and the CA Coastal Commission did not have the ability to know about and consider the projected significant loss of ‘high-priority’ Coastal Open Space Land Use at Ponto and South Carlsbad. The projected loss of these Coastal Open Space Land Uses at Ponto – beach and State Campground – will within the ‘lifetime of Carlsbad’s LCP and General Plan’, basically eliminate all of Carlsbad’s existing and planned Low-cost Visitor Accommodations and the only public Coastal Recreation land in Ponto and South Carlsbad. Please see the attached Public Comments data file for Carlsbad’s Proposed Draft LCPA-LUPA and all things Ponto regarding Sea Level Rise titled: “Sea Level Rise and Carlsbad’s DLCP-LUPA’s

projected/planned Loss of Open Space at Ponto” that summarizes the projected/planned loss of almost all the high-priority Coastal Open Space at Ponto due to sea level rise. This data should be considered with both the public comments on Low-cost Visitor Accommodations and Coastal Recreation in submitted earlier.

7. A Coastal Park provides the lowest-cost (i.e. no-cost) visitor access to the Coast. Although Coastal Parks do not provide over-night sleeping access, they do provide no-cost Coastal Recreation day-use.

Sea Level Rise and Carlsbad's DLCP-LUPA's projected/planned Loss of Open Space at Ponto

Introduction:

Carlsbad first documented Sea Level Rise (SLR) and associated increases in coastal erosion in a December 2017 Sea Level Rise Vulnerability Assessment (2017 SLR Assessment). Prior planning activities (2010 Ponto Vision Plan – rejected by CA Coastal Commission, and 2015 General Plan Update) did not consider SLR and how SLR would impact Coastal Open Space Land Use & CA Coastal Act 'High-Priority' Coastal Open Space Land Uses at Ponto. The 2017 SLR Assessment shows Open Space land and Open Space Land Uses are almost exclusively impacted by SLR at Ponto & South Coastal Carlsbad. The 2017 SLF Assessment also shows significant LOSS of Open Space land acreage and Land Uses. Most all impacted Open Space Land Uses are CA Coastal Act "High-Priority Coastal Land Uses" – Coastal Recreation (i.e. Public Park) and Low-Cost Visitor Accommodations. Existing Ponto Open Space Land Uses are already very congested (non-existent/narrow beach) and very high, almost exclusionary, occupancy rates (Campground) due to existing population/visitor demands. Future population/visitor increases will make this demand situation worst. The significant permanent LOSS of existing Coastal Open Space land and Coastal Open Space Land Use (and land) due to SLR reduces existing supply and compounds Open Space congestion elsewhere. Prior Ponto planning did not consider, nor plan, for significant SLR and current/future "High-Priority" Coastal Open Space Land Use demands.

Open Space and City Park demand at Ponto:

Open Space at Ponto is primarily 'Constrained' as defined by the City's Growth Management Program (GMP), and cannot be counted in meeting the City's minimal 15% 'Unconstrained' GMP Open Space Standard. Per the GMP Open Space Standard, the developers of Ponto should have provided in their developments at least 30-acres of additional 'Unconstrained' GMP Open Space at Ponto. City GIS mapping data confirm 30-acres of GMP Standard Open Space is missing at Ponto (Local Facilities Management Plan Zone 9).

The City of Carlsbad GIS Map on page 2 shows locations of Open Spaces at Ponto. This map and its corresponding tax parcel-based data file document Ponto's non-compliance with the GMP Open Space Standard. A summary of that City GIS data file is also on page 2. The City said Ponto's non-compliance with the GMP Open Space Standard was 'justified' by the City 'exempting' compliance with the Standard. The City 'justified' this 'exemption' for reasons that do not appear correct based on the City's GIS map and data on page 2, and by a review of 1986 aerial photography that shows most of Ponto as vacant land. The City in the Citywide Facilities Improvement Plan (CFIP) said 1) Ponto was already developed in 1986, or 2) Ponto in 1986 already provided 15% of the 'Unconstrained' land as GMP Standard Open Space. Both these 'justifications' for Ponto 'exemption' in the CFIP were not correct. The legality of the City 'exempting' Ponto developers from the GMP Open Space Standard is subject to current litigation.

The City proposes to continue to exempt future Ponto developers from providing the missing 30-acres of minimally required GMP Open Space, even though a change in Ponto Planning Area F land use from the current 'Non-Residential Reserve' Land Use requires comprehensive Amendment of the Local Facilities Management Plan Zone 9 to account for a land use change. City exemption is subject of litigation.

Ponto (west of I-5 and South of Poinsettia Lane) currently has 1,025 homes that per Carlsbad's minimal Park Standard demand an 8-acre City Park. There is no City Park at Ponto. Coastal Southwest Carlsbad has an over 6.5 acre Park deficit that is being met 6-miles away in NW Carlsbad. Ponto is in the middle of 6-miles of Coastline without a City Coastal Park west of the rail corridor.



City GIS map of Ponto's (LFMP Zone 9) Open Space:

- Light green areas meet the City's 15% unconstrained Growth Management Program Open Space Standard
- Most Ponto Open Space (pink hatch & blue [water] on map) is "Constrained" and does not meet the Standard
- Aviara - Zone 19, Ponto - Zone 9 and Hanover/Poinsettia Shores – Zone 22 all developed around the same time and had similar vacant lands.
- City required Aviara - Zone 19 east of Ponto to provide the 15% Standard Open Space. Why not Ponto? Aviara had the same lagoon waters.
- City required Hanover & Poinsettia Shores area Zone 22 just north of Ponto to provide the 15% Standard Open Space. Why not Ponto?
- Why Ponto developers were never required to comply with the 15% Standard Open Space is subject to current litigation
- Below is City GIS data from this map

City GIS map data summary of the 15% Growth Management Standard Open Space at Ponto

472 Acres	Total land in LFMP Zone 9 [Ponto]
<u>(197 Acres)</u>	Constrained land excluded from GMP Open Space
275 Acres	Unconstrained land in LFMP Zone 9 [Ponto]
<u>X 15%</u>	GMP Minimum Unconstrained Open Space requirement
41 Acres	GMP Minimum Unconstrained Open Space required
<u>(11 Acres)</u>	GMP Open Space provided & mapped per City GIS data
30 Acres	Missing Unconstrained Open Space needed in LFMP Zone 9 [Ponto] to meet the City's minimum GMP Open Space Standard per City's GIS map & data

73% of the City's minimum 15% required Open Space Standard is missing due to over development of LFMP Zone 9 [Ponto]

Sea Level Rise impacts on Open Space and Open Space Land Use Planning at Ponto:

The City's 2015 General Plan Update did not factor in the impacts of Sea Level Rise (SLR) on Ponto's Open Space land. In December 2017 the City conducted the first Sea Level Rise Vulnerability Assessment <https://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=33958>. The 2017 SLR Assessment is an initial baseline analysis, but it shows significant SLR impacts on Ponto Open Space. More follow-up analysis is being conducted to incorporate newer knowledge on SLR projections and coastal land erosion accelerated by SLR. Follow-up analysis may likely show SLR impacts occurring sooner and more extreme.

Troublingly the 2017 SLR Assessment shows SLR actually significantly reducing or eliminating Open Space land at Ponto. SLR is projected to only impact and eliminate Open Space lands and Open Space Land Use at Ponto. The loss of Ponto Open Space land and Land Use being at the State Campground, Beaches, and Batiquitos Lagoon shoreline. The losses of these Open Space lands and land uses would progress over time, and be a permanent loss. The 2017 SLR Assessment provides two time frames near-term 2050 that match with the Carlsbad General Plan, and the longer-term 'the next General Plan Update' time frame of 2100. One can think of these timeframes as the lifetimes of our children and their children (2050), and the lifetimes of our Grandchildren and their children (2100). SLR impact on Coastal Land Use and Coastal Land Use planning is a perpetual (permanent) impact that carries over from one Local Coastal Program (LCP) and City General Plan (GP) to the next Updated LCP and GP.

Following are excerpts from the 2017 Sea Level Rise Vulnerability Assessment:

[Italicized text within brackets] is added data based on review of aerial photo maps in the Assessment.

Planning Zone 3 consists of the Southern Shoreline Planning Area and the Batiquitos Lagoon. Assets within this zone are vulnerable to inundation, coastal flooding and bluff erosion in both planning horizons (2050 and 2100). A summary of the vulnerability assessment rating is provided in Table 5. A discussion of the vulnerability and risk assessment is also provided for each asset category.

5.3.1. Beaches

Approximately 14 acres of beach area is projected to be impacted by inundation/erosion in 2050. ... Beaches in this planning area are backed by unarmored coastal bluffs. Sand derived from the natural erosion of the bluff as sea levels rise may be adequate to sustain beach widths, thus, beaches in this reach were assumed to have a moderate adaptive capacity. The overall vulnerability rating for beaches is moderate for 2050.

Vulnerability is rated moderate for the 2100 horizon due to the significant amount of erosion expected as the beaches are squeezed between rising sea levels and bluffs. Assuming the bluffs are unarmored in the future, sand derived from bluff erosion may sustain some level of beaches in this planning area. A complete loss of beaches poses a high risk to the city as the natural barrier from storm waves is lost as well as a reduction in beach access, recreation and the economic benefits the beaches provide.

5.3.3. State Parks

A majority of the South Carlsbad State Beach day-use facilities and campgrounds (separated into four parcels) were determined to be exposed to bluff erosion by the 2050 sea level rise scenario (moderate exposure). This resource is considered to have a high sensitivity since bluff erosion could significantly impair usage of the facilities. Though economic impacts to the physical structures within South Carlsbad State Beach would be relatively low, the loss of this park would be significant since adequate space for the park to move inland is not available (low adaptive capacity). State

parcs was assigned a high vulnerability in the 2050 planning horizon. State park facilities are recognized as important assets to the city in terms of economic and recreation value as well as providing low-cost visitor serving amenities. This vulnerability poses a high risk to coastal access, recreation, and tourism opportunities in this planning area.

In 2100, bluff erosion of South Carlsbad State Beach day-use facilities and campgrounds become more severe and the South Ponto State Beach day-use area becomes exposed to coastal flooding during extreme events. The sensitivity of the South Ponto day-use area is low because impacts to usage will be temporary and no major damage to facilities would be anticipated. Vulnerability and risk to State Parks remains high by 2100 due to the impacts to South Carlsbad State Beach in combination with flooding impacts to South Ponto.

Table 5: Planning Zone 3 Vulnerability Assessment Summary [condensed & notated]:

<u>Asset Category</u>	<u>Horizon [time]</u>	<u>Hazard Type</u>	<u>Impacted Assets</u>	<u>Vulnerability Rating</u>
Beaches	2050	Inundation/Erosion, Flooding	14 acres (erosion)	Moderate
	2100	Inundation/Erosion, Flooding	54 acres (erosion)	Moderate
Public Access	2050	Inundation, Flooding	6 access points 4,791 feet of trails	Moderate
	2100	Inundation, Flooding	10 access points 14,049 feet of trails	Moderate
State Parks [Campground - Low-cost Visitor Accommodations]	2050	Flooding, Bluff Erosion	4 parcels [<18 Acres]	High
	2100	Flooding, Bluff Erosion	4 parcels [>18 Acres] [loss of over 50% of the campground & its Low-cost Visitor Accommodations , See Figure 5.]	High
Transportation (Road, Bike, Pedestrian)	2050	Bluff Erosion	1,383 linear feet	Moderate
	2100	Flooding, Bluff Erosion	11,280 linear feet	High
Environmentally Sensitive Lands	2050	Inundation, Flooding	572 acres	Moderate
	2100	Inundation, Flooding	606 acres	High

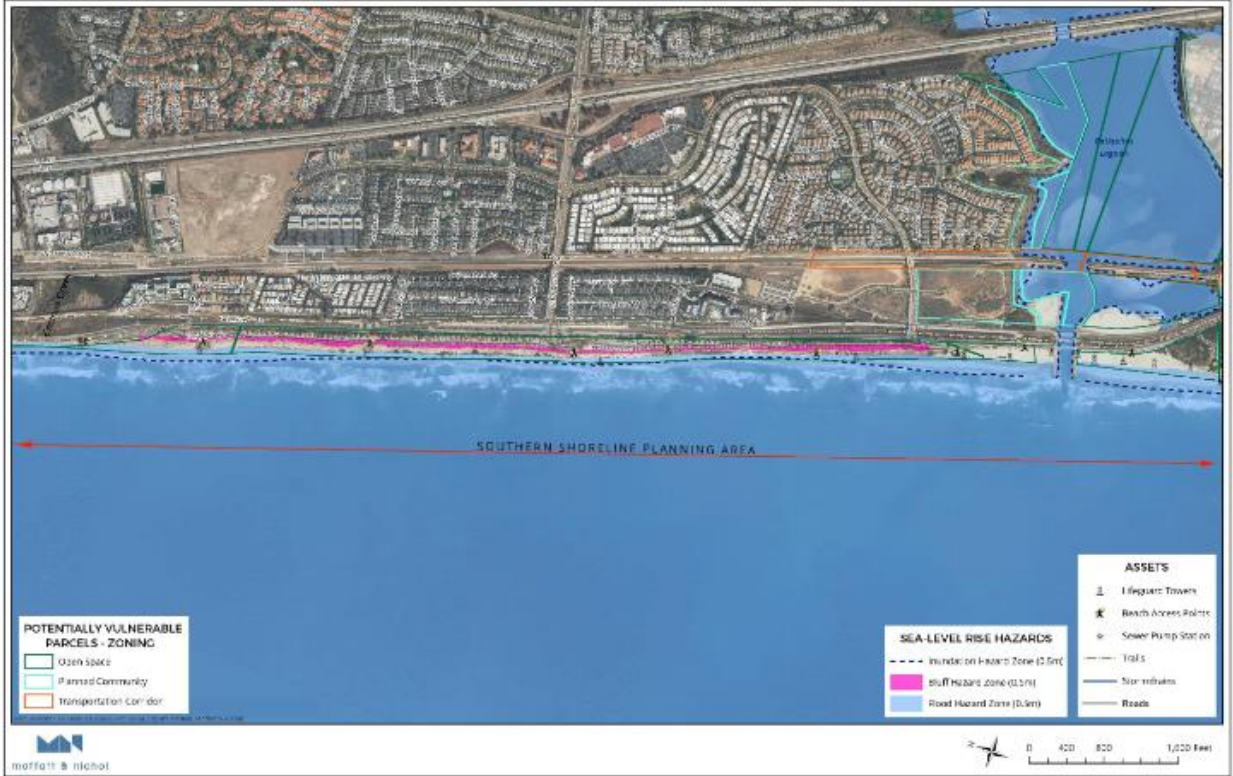
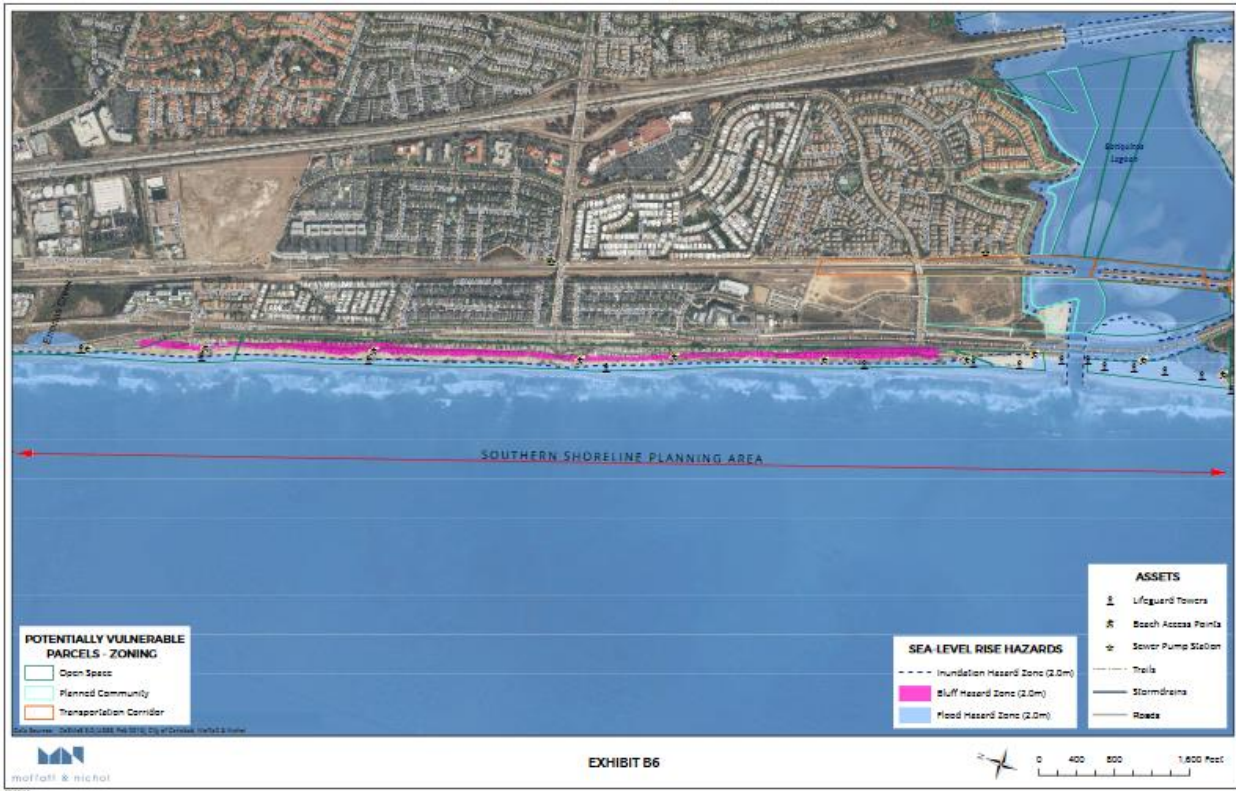


Figure 7: Southern Shoreline Planning Area – Year 2050



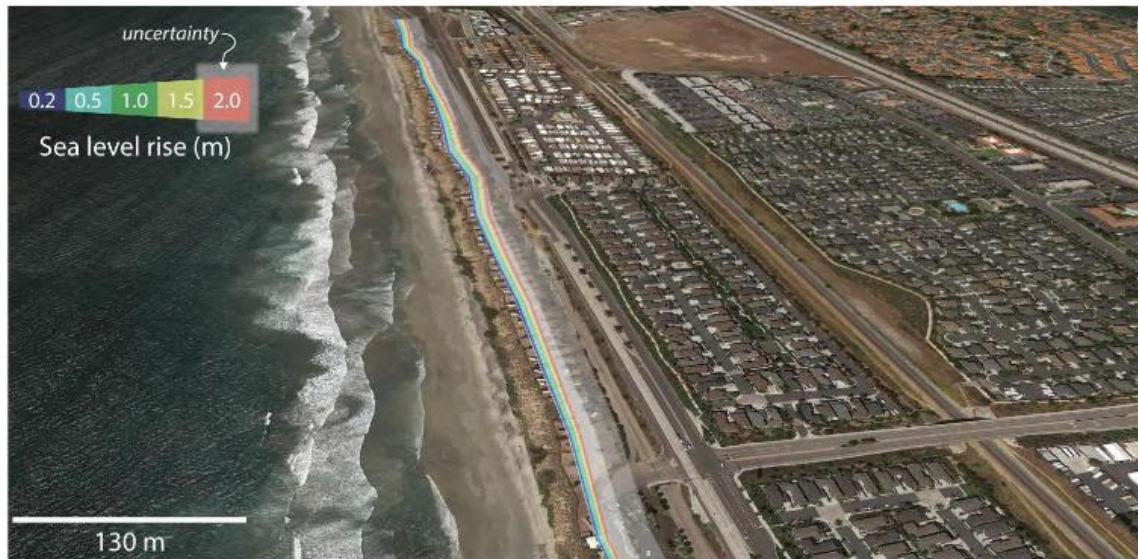


Figure 5: CoSMoS Bluff Erosion Projections by 2100
(CoSMoS-COAST 2015)

[Figure 5 show the loss of over 50% of the campground and campground sites with a minimal .2 meter Sea Level Rise (SLR), and potentially the entire campground (due to loss of access road) in 2 meter SLF.]

Directions to analyze and correct current and future LOSS of Coastal Open Space Land Use at Ponto

On July 3, 2017 the CA Coastal Commission provided direction to Carlsbad stating:

“The existing LUP includes policies that require certain visitor-serving developments and/or studies relevant to the Ponto ... 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 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.”

Official Carlsbad Public Records Requests (PRR 2017-260, et. al.) confirmed the Existing LCP and its Ponto specific existing LUP polices and Zoning regulations were never followed in the City’s prior Ponto planning activities (i.e. 2010 Ponto Vision Plan & 2015 General Plan Update). The projected SLR loss of recreation (beach) and low-cost visitor accommodations (campground) at Ponto should factor in this Existing LCP required analysis, and a LCP-LUP for Ponto and Ponto Planning Area F.

In a February 11, 2020 City Council Staff Report City Staff stated:

“On March 14, 2017, the City Council approved the General Plan Lawsuit Settlement Agreement (Agreement) between City of Carlsbad and North County Advocates (NCA). Section 4.3.15 of the Agreement requires the city to continue to consider and evaluate properties for potential acquisition of open space and use good faith efforts to acquire those properties.”

In 2020 NCA recommended the City acquire Ponto Planning Area F as Open Space. The status of City processing that recommendation is unclear. However the Lawsuit Settlement Agreement and NCA's recommendation to the City should also be considered in the required Existing LCP analysis.

Summary:

Tragically Carlsbad's Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) is actually planning to both SIGNIFICANTLY REDUCE Coastal Open Space acreage, and to eliminate 'High-Priority Coastal Open Space Land Uses at Ponto due to SLR.

The Existing LCP requirements for Ponto Planning Area F to analyze the deficit of Coastal Open Space Land Use should factor in the currently planned LOSS of both Coastal Open Space acreage and Coastal Open Space Land Uses at Ponto due to SLR. As a long-range Coastal Land Use Plan this required LCP analysis needs to also consider the concurrent future increases in both population and visitor demand for those LOST Coastal Open Space acres and Coastal Open Space Land Uses.

It is very troubling that demand for these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is increasing at the same time the current (near/at capacity) supply of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses is significantly decreasing due to SLR. Instead of planning for long-term sustainability of these CA Coastal Act 'High-Priority' Coastal Open Space Land Uses for future generations there appears to be a plan to use SLR and inappropriate (lower-priority residential) Coastal Land Use planning to forever remove those CA Coastal Act 'High-Priority' Coastal Open Space Land Uses from Ponto. CA Coastal Act Policies to address these issues should be thoroughly considered.

2021-2 proposed Draft Local Coastal Program – Land Use Plan Amendment (DLCP-LUPA) will likely result in City and CA Coastal Commission making updates to the 2015 General Plan, based on the existing Ponto Planning Area F LCP – LUP Policy requirements, Ponto Open Space issues, high-priority Coastal Land Use needs, and SLR issues not addressed in the 2015 General Plan.