

**Tammy Cloud-McMinn**

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**From:** Sharon B  
**Sent:** Tuesday, October 13, 2020 11:26 AM  
**To:** City Clerk  
**Subject:** Per agenda item #4 (Tentative Tract Map and Site Development Plan)

All Receive - Agenda Item # 4

For the Information of the:

CITY COUNCIL

Date 10/13 CA  CC

CM  ACM  DCM (3)

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

Requesting that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement. The Master Plan that provides this requirement:

"Encourage mixed use development projects in the Village Center, with an emphasis on pedestrian-oriented retail uses on the ground floor, and office, other non-residential, and residential uses on the upper floors."

The LAST thing we need in the Village are more overpriced "luxury condos" without any additional reasons to visit the Village being added, it will end up being a place passed by, as locals and tourists find "nothing to do", harming our local business and decreasing the quality of life.

As is noted, the current plan for this development wouldn't allow it to meet the minimum 50% threshold of ground floor commercial use and as such, I encourage you not to approve this plan as it currently stands.

Thank you,  
Sharon Bodon

Carlsbad CA 92008

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## Tammy Cloud-McMinn

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**From:**  
**Sent:** Tuesday, October 13, 2020 11:18 AM  
**To:** Council Internet Email  
**Cc:** City Clerk  
**Subject:** Support for Carlsbad Station (#4)  
**Attachments:** Carlsbad Station (#4).docx

October 13, 2020

Honorable Mayor Matt Hall and Members of the Carlsbad City Council  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

**SUBJECT: Support for Carlsbad Station (#4)**

Dear Mayor Matt Hall and Members of the Carlsbad City Council:

Please accept this letter of support for the Carlsbad Station project to be located in the Carlsbad Village area. As a 20-plus-year resident of Carlsbad, I have enjoyed our Village area as an inviting place to visit and to support area shops and restaurants. As we move forward as a City, providing additional housing in this area, provided it is planned appropriately, can continue to support our Village area, while also providing much-needed housing for our residents, whether it be those that are downsizing or young adults looking for places to branch out on their own. This project offers that opportunity with its location near transit, as well as access to a number of amenities located within walking distance.

The pedestrian-oriented location and design for this project will be a plus in continuing the success of the Village, by activating the area with patrons and supporting the Village lifestyle we all enjoy.

I encourage your support of this well-located, well-planned project!

Sincerely,

Patty Schreibman

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## Tammy Cloud-McMinn

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**From:** Jean-Paul Dracolakis  
**Sent:** Tuesday, October 13, 2020 11:17 AM  
**To:** City Clerk  
**Subject:** Carlsbad commercial planning.

Hello Carlsbad Gov

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

I am writing to ask that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement.

As noted as a primary intention of the Master Plan that provides this requirement:

"Encourage mixed use development projects in the Village Center, with an emphasis on pedestrian-oriented retail uses on the ground floor, and office, other non-residential, and residential uses on the upper floors."

As one of the first developments to occur under the new plan, what a disappointing precedent it would set to have the council so quickly allow such a substantial new development to move ahead in stark contrast to both the letter and spirit of the intentions set forth in the Master Plan.

As the Master Plan states in 2.7.1

"The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized."

The master plan clearly allows for the this type of development plan in the area designated as Village General

"Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements."

As is noted, the current plan for this development wouldn't allow it to meet the minimum 50% threshold of ground floor commercial use and as such, I encourage you not to approve this plan as it currently stands.

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## Tammy Cloud-McMinn

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**From:** Danielle Boda  
**Sent:** Tuesday, October 13, 2020 11:09 AM  
**To:** City Clerk  
**Subject:** Carlsbad Village Distruction

Please stick to the master plan! 50% commercial!!

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**Danielle Ogden**  
**National Sales Trainer**  
[iServiceAuto.com](http://iServiceAuto.com)



**iService Auto Inc.**  
315 N. Crescent Dr., Suite 11  
Beverly Hills, CA 90210  
[iServiceAuto.com](http://iServiceAuto.com)

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## Tammy Cloud-McMinn

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**From:** Alex Goodman <alexgoodman@newvillagearts.org>  
**Sent:** Tuesday, October 13, 2020 11:02 AM  
**To:** Council Internet Email  
**Cc:** City Clerk  
**Subject:** Endorsement of Carlsbad Station  
**Attachments:** Carlsbad Station New Village Arts.pdf

Please find support for Carlsbad Station attached.

Best,

Alex Goodman  
Managing Director  
New Village Arts, Inc.  
(O) 760.729-8703 | (C) 313.929.2539

Important info from NVA:

**COVID-19 has put a halt on our current productions. We will announce updates once we know more.**

*This is a detrimental time for the arts. [Please click here to make a 100% tax-deductible donation to support NVA.](#)*



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## NEW VILLAGE ARTS

**Kristianne Kurner**

*Executive Artistic Director*

**Alex Goodman**

*Managing Director*

**Joan Cumming**

*President*

**Mark Coulombe**

*First Vice President,  
Secretary*

**Sandra**

**Redmond-Moton**

*Second Vice President*

**Mary Kerr**

*Treasurer*

### Board Members at Large

Alex Goodman

Kristianne Kurner

Robert I. Lin, *past president*

Andrea Moriarty

Lou Storrow

Scott L. White, *past  
president*

### NVA Advisory Board

Rosemary Eshelman, *Chair*

Ariel Bedell

Mark Caruana

Bob Dawson

Kathy Deering

Fred Deutsch

Haley DiDonato

Mea Hall

Walt & Sharon Hambly

Pat Hansen

Bobbie Hoder

Pat Hurley

Emma Jadhav

Chelsea Kaufman

Richard Kuranda

Cassie Langan

Linda Ledesma

Sue Loftin

Gina McBride

Christy Mohler

Dr. Bob Ogle

Christine Iletto Pangan

Justin Peek

Shari Roberts

Jay Sarno

Don & Becky Sciglimpaglia

*NVA is a 501(c)(3)  
Non-Profit Organization  
Tax ID #52-2320930*

New Village Arts, Inc.  
2787 State St.  
Carlsbad, CA 92008  
760.433.3245  
info@newvillagearts.org  
www.newvillagearts.org

10/13/2020

Esteemed members of the Carlsbad City Council,

On behalf of the New Village Arts staff, I'm pleased to see the plans in store for Carlsbad Station.

Members of our board and staff attended the open house hosted by the developer in the fall of 2019. At that event, we indicated that public art should be included in the project. After a great follow up meeting with Chris McKellar and Arlene Tendick, we were happy to learn that our suggestion had been incorporated into the design.

The inclusion of a mural along the pedestrian walkway through Carlsbad Station creates an arts corridor that leads to the entrance to the New Village Arts Theater and Foundry.

We hope the new residents of this project will provide year-round patronage to the Theater and look forward to welcoming them to the Village.

Sincerely,

Alex Goodman

New Village Arts Managing Director

## Patricia A. Schreibman

October 13, 2020

Honorable Mayor Matt Hall and Members of the Carlsbad City Council  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

**SUBJECT: Support for Carlsbad Station (#4)**

Dear Mayor Matt Hall and Members of the Carlsbad City Council:

Please accept this letter of support for the Carlsbad Station project to be located in the Carlsbad Village area. As a 20-plus-year resident of Carlsbad, I have enjoyed our Village area as an inviting place to visit and to support area shops and restaurants. As we move forward as a City, providing additional housing in this area, provided it is planned appropriately, can continue to support our Village area, while also providing much-needed housing for our residents, whether it be those that are downsizing or young adults looking for places to branch out on their own. This project offers that opportunity with its location near transit, as well as access to a number of amenities located within walking distance.

The pedestrian-oriented location and design for this project will be a plus in continuing the success of the Village, by activating the area with patrons and supporting the Village lifestyle we all enjoy.

I encourage your support of this well-located, well-planned project!

Sincerely,

Patty Schreibman

## Tammy Cloud-McMinn

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**From:** Candace Gibson  
**Sent:** Tuesday, October 13, 2020 11:57 AM  
**To:** City Clerk  
**Subject:** agenda item 4

Hello,

I am one of the business owners who will be displaced by the new development on Roosevelt St. I love my location and was hoping to rent one of the new spots in the new building. Except it has just come to my attention that only 25% of the new development will be available for commercial rentals. I knew they were getting away with not providing parking but this goes against the master plan. What is the point of the master plan if it is not being taken seriously? Over 12 small businesses will be displaced and the new space doesn't provide us an alternative.

Also, I hate to bring this up but epidemics may start to become more common the way the world is so connected. The businesses on these properties have done an outstanding job utilizing outdoor space (parking lots). The city may want to think about how important it is to have outdoor areas and not building eating up the entire property. This maybe a necessity for a new reality, indoor/outdoor spaces to accommodate actual living during these times of crisis.

Thank you,  
Candace  
resident for 13 years  
business owner for 3

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## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, October 13, 2020 1:13 PM  
**To:** City Clerk  
**Subject:** FW: save Carlsbad - no condos

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**From:** Tristan Gill  
**Sent:** Tuesday, October 13, 2020 1:01 PM  
**To:** Council Internet Email <CityCouncil@carlsbadca.gov>  
**Subject:** save Carlsbad - no condos

Hello Carlsbad City Council,

I live in Carlsbad and would like to express the importance of maintaining commercial space in Carlsbad and not giving into pressures to create additional private condos in these areas. (item 4 from today's agenda). Therefore you should not approve the waiver (to item 4) as it goes against the master plan and sets a very bad precedence.

Thank you,

Tristan Gill

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## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, October 13, 2020 1:13 PM  
**To:** City Clerk  
**Subject:** FW: Carlsbad Village Growth

**From:** Camilla H  
**Sent:** Tuesday, October 13, 2020 1:09 PM  
**To:** Council Internet Email <CityCouncil@carlsbadca.gov>  
**Subject:** Carlsbad Village Growth

Please slow the growth in Carlsbad Village.

Regards,  
Camilla Hallinan

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## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, October 13, 2020 1:21 PM  
**To:** City Clerk  
**Subject:** FW: Agenda #4

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**From:** gordon hoyle  
**Sent:** Tuesday, October 13, 2020 1:20 PM  
**To:** Council Internet Email <CityCouncil@carlsbadca.gov>  
**Subject:** Agenda #4

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

I am writing to ask that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement.

Additionally, I recommend that Carlsbad Village Drive street name be changed as it is no longer a village. Matt Hall, unfortunately, will be remembered as the 'Gridlock Mayor' as it is just a matter of a few short years where the streets will be overwhelmed due to the unchecked growth.

Regards,

Concerned Carlsbad Resident for 42 years,

Gordon Hovle

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## Tammy Cloud-McMinn

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**From:** hannah lea  
**Sent:** Tuesday, October 13, 2020 1:10 PM  
**To:** City Clerk  
**Subject:** agenda #4

Hello, I am contacting you in regards to agenda #4. I think it's not only a bad idea that will stuff the streets of the village with more traffic and cars to pollute the area, but it takes away from the old fashioned village scene. Downtown Carlsbad is a beautiful place as is with a wide variety of people who walk around and enjoy the scenery and old shops I don't see a need to add housing that will not only be expensive (besides the 12 low income units) but they will be an eye sore as well. I hope you'll take this in to consideration as someone who moved here from northern california because of the beautiful place the village already is. I would like to see Carlsbad continue to thrive instead of watch it turn into a busy city with nothing but traffic jams and apartment buildings.

Thank you,  
Hannah Lea

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## Tammy Cloud-McMinn

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**From:** Sarah Davis  
**Sent:** Tuesday, October 13, 2020 1:02 PM  
**To:** City Clerk  
**Subject:** Agenda #4

Long time Carlsbad resident and local business owner here. Writing to strongly(!!) Oppose the Carlsbad Station project. We are slowly losing the charm of our village and this project will only make it worse by create more traffic and parking issues while tearing down existing businesses that are struggling to stay afloat during Covid. Please consider non approval or delaying this project.

Sincerely ,  
Concerned Constituent

Sent from my iPhone

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## Tammy Cloud-McMinn

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**From:** Vince Vasquez  
**Sent:** Tuesday, October 13, 2020 12:43 PM  
**To:** City Clerk  
**Subject:** re: public comments on 10/13 CC Meeting Agenda Item #4 - SUPPORT

Good afternoon,

My name is Vince Vasquez, and I am a resident of Carlsbad. I write to you today in support of Item #4 on your agenda today.

The Carlsbad Station project strikes the right balance between scale, community character, and meeting the growing needs of our changing and thriving city. It is the right type of infill housing that Carlsbad City Council should be approving, to foster more housing opportunity and accessible housing for all. Please vote YES on this Agenda Item, thank you.

Regards,

Vince Vasquez

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## Tammy Cloud-McMinn

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**From:** jorge ureta  
**Sent:** Tuesday, October 13, 2020 12:42 PM  
**To:** City Clerk  
**Subject:** building zone

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

I am writing to ask that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement.

As noted as a primary intention of the Master Plan that provides this requirement:

"Encourage mixed use development projects in the Village Center, with an emphasis on pedestrian-oriented retail uses on the ground floor, and office, other non-residential, and residential uses on the upper floors."

As one of the first developments to occur under the new plan, what a disappointing precedent it would set to have the council so quickly allow such a substantial new development to move ahead in stark contrast to both the letter and spirit of the intentions set forth in the Master Plan.

As the Master Plan states in 2.7.1

"The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized."

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"Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements."

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## Tammy Cloud-McMinn

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**From:** Sarah Davis  
**Sent:** Tuesday, October 13, 2020 12:39 PM  
**To:** City Clerk  
**Subject:** Agenda #4

I am writing as a Carlsbad local... born and raised resident of 39 years, in strong OPPOSITION to the Carlsbad Station project. After water dig tests have previously failed for this project I am appalled that this is still being considered. Underground parking will be structurally dangerous and no underground parking will be a nightmare for local business in the Village. Adding more traffic congestion and huge buildings to state street will not help our small town feel. We want Carlsbad to stay quaint and original as possible. There is also huge concern for long time businesses of 20 years that will be forced to move during a pandemic when they are already struggling to survive! A yes vote for this project will make it clear to residents and business owners where your loyalty lies...with the people of your city who employ you OR with the big shot millionaires coming into our town and ruining it with all these new high rises and projects.

Thank you for your consideration,  
Sarah Davis

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## Tammy Cloud-McMinn

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**From:** Andy Davis  
**Sent:** Tuesday, October 13, 2020 12:32 PM  
**To:** City Clerk  
**Subject:** Per agenda item #4 Carlsbad Station  
**Attachments:** Carlsbad Station Waiver Request.pdf

Good Afternoon-

I am writing to ask the members of the council to **reject** this proposal based on the waiver request being made of the provision that new ground floor street frontage uses shall occupy more than one- half of the habitable space developed on the ground floor per density bonus law.

Carlsbad Station is **only providing 26%** of ground floor for commercial use and not the required 50%.

This goes directly against what was set forth, voted on and adopted in our City's Master Plan.

Thank you for your time and consideration,

--

Andy Davis

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