

Mia De Marzo

From: Alex Bentley <abentley@lee-associates.com>
Sent: Tuesday, April 6, 2021 1:53 PM
To: City Clerk
Cc: Al Apuzzo
Subject: Rudvalis Letter
Attachments: Scan Apr 6, 2021 at 11.54 AM.pdf

All Receive - Agenda Item # 6
For the Information of the:
CITY COUNCIL
Date 4/6/21 CA Y CC Y
CM Y ACM Y DCM (3) Y

Hello,

Please find attached a re-affirmation of interest from Barbara Rudvalis to remain on the Housing Element list.

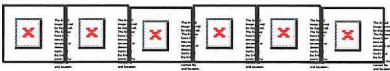
Thank you,

Alex Bentley

C 760.579.8107
D 760.448.2492
O 760.929.9700
abentley@lee-associates.com



Lee Land Team
Corporate ID 01096996 | License ID 02062959
1900 Wright Place | Suite 200
Carlsbad, CA 92008



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April 5, 2021

Scott Donnell, Sr. Planner
& Carolyn Luna, Chair of the Housing Element Advisory Committee
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

Via Email: scott.donnell@carlsbadca.gov & carolyn.luna@carlsbadca.gov

RE: Subject Property: 6595 Black Rail Road, Carlsbad, CA 92011, APN # 215-070-04
**Request that you consider property for the 2021 Housing Element Update to the
General Plan**

Dear Mr. Donnell & Ms. Luna:

I am the property owner of the above-referenced site. I understand the site has been identified as a "Potential Residential Site for an Up Zone in Density" in the City of Carlsbad Housing Element Update and it is being considered again at tomorrow's City Council hearing. We previously submitted a letter of support dated September 24, 2020. I reiterate my desire to remain on the property up-zone list, although I have heard about some neighborhood opposition to an area density change.

The 5.03 acre parcel is located in the southwest quadrant along Poinsettia Lane, southwest of the Poinsettia Lane and Black Rail Road intersection. The current zoning is single-family residential (R1) and General Plan Land Use Designation is R-4.

I am willing to work with the City to up zone the property to R-30 in order to provide the highest opportunity for a density increase to assist the City in meeting the affordable housing numbers required by the State. If a lesser increase was more in line with the City's needs or vision, we would also be agreeable to an increase to R-23, R-15 or R-8 designations.

Please let this letter confirm my up-zone support, as I believe any future project concerns can be mitigated through the development planning process at the time of project submittal and this process should not be derailed by a movement based on fear. Thank you.

Sincerely,



Barbara Rudvalis

Cc: Gary Barbario, Assistant City Manager - Gary.Barberio@carlsbadca.gov

