

Tammy Cloud-McMinn

From: Min Hsieh <bibihsieh@gmail.com>
Sent: Tuesday, April 20, 2021 12:38 AM
To: City Clerk
Subject: Noni Agenda Item – opposition to rezoning Site 13

Hi, my name is Min Fraser, an owner of a single family home in the corner of Aviara Park Way and Poinsettia Lane. I'm speaking to oppose rezoning of site 13 for several reasons:

1. A zone change seeking high density is inconsistent with the comprehensive General plan for site 13, therefore a zone change proposal should be removed.
2. The zone change is inconsistent with surrounding uses. Rezoning site 13 from low density residential to high density apartments or condominium, when the neighborhood is surrounded by single-family home, is inconsistent with surrounding uses. The will likely result in property value going down, and residents' dissatisfaction with the local government.
3. The zone change is inconsistent with the orderly development of public services. There are other areas in Carlsbad already has the services and can support the type of development the proposed zone change will allow. However, there is no public transportation services within 25-30 minutes of walking distance to the site 13. Rezoning this area will certainly compact traffic significantly.
4. Site 13 is part of Carlsbad local coastal program in Mello II segment. The environmentally sensitive habitat areas shall be protected against any significant disruption with high habitat values. Over development of this area will result in loss of sensitive vegetation, preservation of steep slopes, flood control, and erosion controls.

Lastly, as a mother of 2 school aged children. I cherish the opportunity for them to play on the streets in this quiet neighborhood. Rezoning the area to apartments or condominiums will certainly impact the traffic flow, the noise level, and the neighborhood characteristic.

Thank you for listening to our concern.

Sincerely yours,
Min and Joseph Fraser

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