

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:33 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Carlsbad Village Center Support

All Receive - Agenda Item # 8
For the Information of the:
CITY COUNCIL
ACM CA CC
Date 3/26/18 CM COO

From: Geoffrey Parkford [mailto:gparkford@gmail.com]
Sent: Sunday, March 25, 2018 7:07 PM
To: Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Carlsbad Village Center Support

Hello,

I am writing in support of the Carlsbad Village Center development at Carlsbad Village Drive and State Street. Please vote to approve and update the downtown.

Geoffrey Parkford
802 Skysail Ave
Carlsbad, CA 92011

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:53 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Development of property at State Street and Carlsbad Village Drive

From: cliff blasi [mailto:cliffblasi@yahoo.com]
Sent: Saturday, March 24, 2018 8:29 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Development of property at State Street and Carlsbad Village Drive

Dear Council Members,

My name is Cliff Blasi and I have been a resident of Carlsbad for over twenty years, this is the first time I have reached out to the Council members of Carlsbad. I have kept my political views to myself until Measure A came on the ballot, it was a turning point in which I decided I had to get involved if I was going to help preserve Carlsbad so my son could grow up in a coastal town that wasn't over developed. My son is nine and he has spent his whole life walking around the village and experiencing the fruits of a small town atmosphere. We have enjoyed the limited open space that is still around the village, one of these being the corner of State and Carlsbad Village Drive. Putting in a four story, mixed use property will destroy the atmosphere of the Village, I can't tell you how many friends from out of town comment on how great it is that Carlsbad preserves such a prime piece of real estate. We can still keep this as an under developed parcel. Once it is built there is no going back.

I work in Orange County but choose to live down in Carlsbad and the reason is that Orange County has overdeveloped their coast line, just take a look at Newport and Huntington Beach, everything is three to four story business or condos where cottages used to be.

I rallied and voted against the mall at the lagoon, I voted for Cori, and I will vote against any council member who pushes for uncontrolled development. I also plan on being vocal and rallying friends and neighbors. I am not going to let Carlsbad turn into another overbuilt, tourist town. Controlled and sustainable development is the only way to go. Carlsbad is rapidly losing its appeal as a coastal town with a small town feel, it breaks my heart.

I hope you all vote for what is right for Carlsbad and it's citizens.

Respectfully,

Cliff Blasi

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:32 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Vote "No" for 4-Story Bldg. in Downtown Carlsbad

From: robert mueller [mailto:vigilant630@gmail.com]
Sent: Monday, March 26, 2018 12:11 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Vote "No" for 4-Story Bldg. in Downtown Carlsbad

Dear City of Carlsbad Council Members:

My husband and I are hoping that you will vote against the commercial developer who is seeking approval for a 4-story building in downtown Carlsbad. We moved to Carlsbad two years ago from Las Vegas. We chose Carlsbad because of its unique charm, tradition and character. Allowing a 4-story commercial building in the downtown area would serve to destroy that wonderful charm, tradition and character that Carlsbad residents and tourists have enjoyed for so many years.

We don't want Carlsbad to become another version of the urban, crowded and high-density feeling that has destroyed the character of downtown Oceanside. Please help our community preserve its beautiful village-like atmosphere. Allowing a 4-story building in downtown Carlsbad would undoubtedly mean that tomorrow another developer will propose a 6-story building, then the next developer will want a 10-story building and so on and on.

Please consider the rewards of maintaining the charm and ambiance of Carlsbad for future generations. They deserve to live and visit a traditional coastal city, not just another urban city.

Thank you!

Ann & Bob Mueller
4811 Vigilant Way
Carlsbad, CA

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:32 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: NO to the Building at State and CVD

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

From: Kelly K [mailto:kellykootman@yahoo.com]
Sent: Sunday, March 25, 2018 8:43 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: NO to the Building at State and CVD

Hello!

I would like to specifically voice my concerns about building a 4-story building at the corner of State and Carlsbad Village Drive. I do NOT think that such a tall building would be appropriate at all. Much too tall and doesn't fit with the charm and feel of the entire downtown Carlsbad Village. Since other buildings in the area are 2-story, nothing higher than that should be added.

Please listen to the residents of Carlsbad when we say we do not want these kinds of structures. Thank you!

Sincerely,
Kelly Kootman
3875 Monroe St.

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:33 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story building in the village

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

From: Cheryl Flores [mailto:cherylraef@yahoo.com]
Sent: Sunday, March 25, 2018 7:08 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story building in the village

No thank-you, it doesn't fit the character of the Village.
Please vote NO!
Bob and Cheryl Flores

Sent from my iPad

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:34 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: The corner of State and Carlsbad Village Drive

From: Lindsey Cohn [mailto:lindsey@gurze.net]
Sent: Sunday, March 25, 2018 6:30 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: The corner of State and Carlsbad Village Drive

Dear Council Members,

I have written before, but I am writing again to communicate my opposition to a 4-story building on this vital piece of village property at the corner of State St and Carlsbad Village Drive. Four stories will dwarf what is already there, setting the stage for a completely different kind of downtown—not a village any more. Please vote this down and consider other alternatives that will complement existing buildings and our small-town vibe.

Thank you, Lindsey Cohn

Lindsey Cohn
3420 Woodland Way
Carlsbad, CA 92008

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:34 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Save our Village!!!

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

From: Gail Morris [mailto:gailwinds528@icloud.com]
Sent: Sunday, March 25, 2018 6:23 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Save our Village!!!

As new residents to Carlsbad, we were very disheartened to hear that our city council was about to approve a four story structure at the corner of Carlsbad Village Drive and State Street and ruin the quaintness of our village. One of the reasons we moved here was because of the way Carlsbad has kept its small town feel. Please vote NO and show your residence that you really do care about what is best to keep our village special!!!

Sent from my iPad

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:34 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story construction

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

From: Jan Lewis [mailto:jlewisbad@gmail.com]
Sent: Sunday, March 25, 2018 5:47 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story construction

Please keep our village quaint. Do not approve this 4 story monstrosity on the corner of State St. and Carlsbad Village Drive.

We are so proud to live in this beautiful city, and when people come to visit, they love the small town atmosphere of our village downtown.

Please say no to this construction!!

Thank you.
Jan Lewis
4784 Beachwood Ct.
Carlsbad

Sent from my iPhone

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:35 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story bldg

From: Sandra Meador [mailto:meador.s409@gmail.com]
Sent: Sunday, March 25, 2018 5:41 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story bldg

I urge you not to approve the 4 story bldg. that has been proposed at State Street and Carlsbad Village Drive. I do not believe this structure would be consistent with the "Village Atmosphere" that residents desire.

Thank you.

Sandra Meador
4098 Harbor Drive
Carlsbad, CA 92008

(resident since 1969)

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:35 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Building plans on State and Carlsbad Village Dr.

From: Devon Thompson [mailto:devonthompsn@gmail.com]
Sent: Sunday, March 25, 2018 5:09 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Building plans on State and Carlsbad Village Dr.

To Whom it May Concern,

We love Choice Juicery and would much prefer they stay and expand VS. a FOUR story building that will seem out of place and tower over everything else.

The idea of this 4 story building makes me wonder- Who is actually in charge of approving construction and building projects???????

The city is on fire with construction everywhere you look. All throughout the village, you can see houses being torn down and rebuilt, a hotel being built by 7/11, and road construction. It is INSANE. We lived over by 7/11 for 5 years and the quality of life has gone down. It is not peaceful in any way as construction is a constant.

Please, slow down and consider the residents. Another construction zone will mess with traffic and bring in all of the big trucks, tractors, etc they use to get the site ready and build.

Someone needs to take a look at the City as a whole and see just how many projects are going on.

Please reconsider and allow Choice to stay. They are a healthy option and kids love to play and hang out there.

Sincerely,
Devon Clothier

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:36 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story complex

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

From: Darlene Gillis [mailto:darlenegillis@msn.com]
Sent: Sunday, March 25, 2018 4:24 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story complex

Please do not approve the 4 story complex on the corner of State Street and Carlsbad Village Drive.
I believe it will set a precedent for other developers.
I do not approve of buildings this high in our downtown community.

Sincerely
Darlene Gillis
1225 Oak Ave
Carlsbad
760-497-4224

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:37 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story building

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

From: Penny Johnson [mailto:pennyofcbad@roadrunner.com]
Sent: Sunday, March 25, 2018 3:52 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story building

Sent from my iPad. I, as many others, disapprove of a 4 story building being built at the corner of State St. and CVD. Please do not allow it or anymore 4 story buildings in the village.
Penny Johnson. 760 729 4689.

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:37 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: PLEASE don't approve the 4-story building in the Village!

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

From: Paul Gocan [mailto:pvg3000@yahoo.com]
Sent: Sunday, March 25, 2018 3:43 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: PLEASE don't approve the 4-story building in the Village!

Thank you for serving the CURRENT Carlsbad's residents that voted for you to represent them. Please don't serve one developer at the expense of too many current residents.

Sent from Paul Gocan's iPhone

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:37 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Proposed project on State Street & Carlsbad Village Drive

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

From: Stacy Ferayorni [mailto:stacy@tamarackcap.com]
Sent: Sunday, March 25, 2018 2:56 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Proposed project on State Street & Carlsbad Village Drive

Hello Council Member,

As a resident of Carlsbad since 1974, whom resides within walking distance of the proposed 4 story building on state Street and Carlsbad Village Drive, I feel compelled to reach out to the members of the City Council. Being this corner of State & CVD is essentially a gateway to the quaint village of Carlsbad, I believe a four story monstrous building is an architectural disaster. Not only will it block views as residents and visitors travel west on CVD, towards the village, it doesn't fit in. The entire street is one and two story buildings between State and Grand. Why would anyone think a 4 story building on the corner would add appeal to our quaint village with the ocean is just two short blocks away? Don't mess up our village. Consider the height. In the 1980's the city had a building moratorium after residents complained of the heights of the condominium buildings popping up all along Carlsbad Blvd. Don't turn coastal Carlsbad into Miami by building sky scrapers.

It is very sad for long time residents that their City Council doesn't consider the architectural aspects of a quaint village. Please do not let this pass.

Sincerely,
Stacy Ferayorni
151 Sequoia Avenue
Carlsbad 92008

Sent from my iPhone

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:41 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: PROPOSED DEVELOPMENT @ STATE ST. & CARLSBAD VILLAGE DR.

From: Dan O'Reilly [mailto:dano.surf@yahoo.com]
Sent: Sunday, March 25, 2018 2:00 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: PROPOSED DEVELOPMENT @ STATE ST. & CARLSBAD VILLAGE DR.

Dear Council members.

The building plan at this location is yet another example of over development in the Village area.

The current business at that location provides a refreshing break for visitors and locals alike. Families with kids and pets, residents, out of towners, young and old, can take a timeout from shopping and sightseeing in a fenced, open air mini park. Plus refreshments.

We must not lose the "Village" charm that is constantly threatened by rampant, inappropriate development.

Regards,
Dan O'Reilly
2669 Garfield St.
(family home over 60 yrs.)

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:42 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Corner of Carlsbad Village Dr and State St

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

From: Barbara Anderson [mailto:barb92011@gmail.com]
Sent: Sunday, March 25, 2018 12:13 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Corner of Carlsbad Village Dr and State St

Representatives of Carlsbad Residents,

Residing in Carlsbad since 1989 I've seen the city grow and change, as any city should. Within reason...

Many years ago Elm Ave was changed to Carlsbad Village Dr as a way to mark the I-5 Carlsbad exit since Oceanside, La Costa, Leucadia, Encinitas, etc. all had exits leading drivers to the specific city's downtown and Beach area. That is my recollection and understanding. The proposed building on the corner of CV Dr and State approaching downtown and the beach, while traveling west, negates the warm, fuzzy feel of arriving in an established California Beach downtown area, in my opinion.

Carlsbad's "scorch the earth" planning is wearing thin on the residents and has become a laughingstock of friends we all know residing in surrounding cities. Please curtail the over building everywhere and especially the higher buildings in downtown.

Yesterday my husband and I decided to have lunch in Carlsbad. We went to Bluewater Grill and sat at a table fronting Carlsbad Village Dr. The city was alive with people walking around with their Carlsbad 5000 merchandise. As we people-watched, it was difficult to imagine the view across the street being blocked from that angle. We wondered.

So, driving west and viewing north are my angles of concern for this specific project. I won't even go into the north end of State St, really? What are you thinking? The bigger concern is where and when does all of this building stop? What is it that Carlsbad is trying to be? Where are we going? Are you hearing those of us who have lived here for many years? Trends in any area are just that, trends, they end eventually in every category and how will you keep up if that is the path? Please get off that merry-go-round and bring the Carlsbad that is our funky little Beach town back.

Barbara Anderson
1344 Shorebird Ln

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:42 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Vote No- 4 story mixed use building at State St. and Carlsbad Village Drive

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

From: Jim Kelly [mailto:jim2468@pacbell.net]
Sent: Sunday, March 25, 2018 11:46 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; Keith Blackburn <Keith.Blackburn@carlsbadca.gov>
Subject: Vote No- 4 story mixed use building at State St. and Carlsbad Village Drive

Council,

As a home owner and resident adjacent to the Village and a frequent visitor there, We are against the mass of this structure, or any other similar structure, in the Village. It will turn our unique and winning Village area into a Los Angeles beach community type of area with massive buildings dominating the environment.

No. Go smaller and fit in. That is the Carlsbad leadership we intend to vote into office going forward.

Jim and Lisa Kelly
2468 Ocean street
Carlsbad, 92008

Cell- 760-801-4026

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:42 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: PROJECT NO. RP 16-13/CDP 16-35 (DEV16040)

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

From: Joe & Meg Feeley [mailto:jmfeeley@att.net]
Sent: Sunday, March 25, 2018 11:43 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: PROJECT NO. RP 16-13/CDP 16-35 (DEV16040)

Dear City Council Members,

As a long time resident of Carlsbad, I strongly urge you to NOT approve the Carlsbad Village project on 2995 State Street. The one thing that really sets our city apart from others is its unique charm of the Carlsbad Village. This project will seriously take away from the atmosphere of the area and no longer will residents, myself included, or tourists want to stroll along the streets and spend their money at the local restaurants and boutiques.. We don't want our city to become another Irvine. I am begging you to please preserve the the charm of our wonderful village by voting NO on this project and not to be blinded by the revenue you believe this project will deliver.

Thank you for your consideration.

Margaret Feeley
6534 Avenida Del Paraiso
Carlsbad, CA 92009

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:46 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 Story Mix Use Building State Street and Carlsbad Village Drive

From: Dee Forsberg, Global Hire [mailto:Dee@globalhire.org]
Sent: Sunday, March 25, 2018 11:31 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 Story Mix Use Building State Street and Carlsbad Village Drive

Hello,

My name is Dee Forsberg. I have lived in Carlsbad for several years and my family history in Carlsbad goes back to the 50's. I've been in/out of the area for the last several months and each time I return, I am surprised at how the beauty and richness of our community has changed.

Carlsbad has always had a special feel and character unique to our community. We never felt or looked like some of the other beach towns with tall, modern and a mishmosh of designs. We are very fortunate to have something unique called the Village. The Village has a special feel and look about it. It is inviting and doesn't look like other coastal communities, which is why people love it so much.

I know Measure A is a dirty word in town, but I had many opportunities where tourists stopped and asked me what was Measure A and when they found out, they couldn't believe we would spoil our community character and charm with something so out of place. They said the reason why they came to Carlsbad was because of the uniqueness of places like the Village and the feel of the community. We are unique, have a sense of warmth, old style, charm and beauty that people desire to be part of. They come here to escape and experience something unique that can only be found here.

Mr. Blackburn, I applaud you for pushing back on the first design proposal for the above referenced property. However, I do not believe the modified design is reflective of our community character and feel. It will be an eyesore and I strongly encourage all of you to think about the "vision" of Carlsbad. Does this really look like something that belongs in the Village? It would seem like with a blank canvas we could come up with a design that looks and feels like it belongs in our Village and not something you would see in Huntington Beach.

Thank you all for your service. I know your jobs are tough.

Dee Forsberg

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:46 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: State Street 4 story

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

From: Bob Carabello [mailto:bcarabello@roadrunner.com]
Sent: Sunday, March 25, 2018 11:22 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: State Street 4 story

Greetings to you all,

As a Carlsbad resident I am requesting that you not approve this project.

The uniqueness of the village would be compromised by this building.

Please allow the village to remain as it is. There is no need for a building this tall anywhere in town.

Please keep downtown Carlsbad as it has been and not make major changes.

Respectfully,

Bob Carabello

Sent from Bobbio's iPhone

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:53 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Proposed Building in The Village

From: Judy Sonnet [mailto:jajsonnet24@gmail.com]
Sent: Sunday, March 25, 2018 11:19 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Proposed Building in The Village

Dear Council Members,

I'm extremely fortunate to get to live in The Village of Carlsbad on Home Avenue.

The proposed build on the corner of State Street and Carlsbad Village Drive is an affront. The building is COMPLETELY - given it is cold, imposing and unwelcoming - out of sync with all its surroundings in scale and character. Minor tweaks won't change that.

Please don't do this to our Village:

Thank you,
Judy Sonnet
[Jajsonnet24@gmail.com](mailto:jajsonnet24@gmail.com)

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:53 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Proposed new building at State ST and Carlsbad Village Dr.

From: alyce oreilly [mailto:alyceoreilly@yahoo.com]
Sent: Sunday, March 25, 2018 9:59 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Proposed new building at State ST and Carlsbad Village Dr.

Dear Carlsbad City Council,

Please think carefully before you decide to approve this building. It is an abomination . It does not match the village flair that we all want to keep for the residents and tourists also.

This building could go anywhere but The Village. We know Carlsbad is growing, but this is the wrong building in the wrong place.

Please show me that you care!

Thanks for your consideration,
Alyce Oreilly
Carlsbad resident for 20 years.

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:53 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 Story mistake

From: Andrew Sonnet [mailto:andrewsonnet@gmail.com]
Sent: Sunday, March 25, 2018 8:18 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 Story mistake

Dear City Council,

Allowing a 4 story building, the tallest in all of downtown, will not only overshadow the entire central corner of this key downtown center (State/Carlsbad Village Drive) but end the charm and inviting warmth. Even the architecture (facade on both sides—especially the West Train side) of this development will rip away from the historic nature of this key resident & visitor area.

Please do not allow this imposing overwhelming structure to be built.

Regards,
Andrew Sonnet
135 Acacia Avenue-A
Carlsbad, CA. 92008

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:53 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: 4 story mixed use building at corner of State St. and Carlsbad Village Dr.

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

From: Jeanne Herrick [mailto:jbks2590@sbcglobal.net]
Sent: Sunday, March 25, 2018 6:36 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: 4 story mixed use building at corner of State St. and Carlsbad Village Dr.

We have lived on Davis Ave., off of Jefferson, since 1983. We have seen many changes in our fine community, including our area becoming "the place to be". My husband is a contractor, we understand progress and building in a city. But to allow a four story building on that corner compromises the aesthetics of the village and does away with a site that is family friendly and in line with the Village feel. The direction we are heading with the tear down and replacement with not only three story , but now proposed four story, will eliminate the Village by the Sea.

Thank you for voting NO to this project.

Bill and Jeanne Herrick

Sent from my iPhone

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:32 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: State St. & Carlsbad Village Drive

From: Sue Foote [mailto:sue.foote@gmail.com]
Sent: Monday, March 26, 2018 6:24 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: State St. & Carlsbad Village Drive

I have been a Carlsbad resident for 24 years, and plan to be here for the rest of my life, because of the wonderful quality of life, and controlled development that supports it.

I strongly encourage you to vote no on the 4-story behemoth structure being proposed for the corner of State Street and Carlsbad Village Drive.

This kind of building is too large for this location, not in keeping with the downtown Carlsbad vibe, and would chip away at the casual beach-town feel that welcomes visitors and tourists, and balances retail interests.

Please vote no.

Sincerely,

Susan F. Foote
2417 La Plancha Lane
Carlsbad, CA 92009

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:32 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Carlsbad Village_Upcoming Vote

From: leewtaylor@yahoo.com [mailto:leewtaylor@yahoo.com]
Sent: Monday, March 26, 2018 8:16 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>; Keith Blackburn <Keith.Blackburn@carlsbadca.gov>
Cc: Lee Taylor <leewtaylor@yahoo.com>
Subject: Carlsbad Village_Upcoming Vote

Hello all,

While understanding the need for progress, I/others are very concerned regarding proposed upcoming construction, specifically the corner lot on State Street.

Part of Carlsbad's charm has been its ability to maintain the sense of a small village, while moving forward. This imposing structure is not in sync with that goal either in size/design. Please vote NO tomorrow.

Thank you.

Regards,

Lee Taylor
2915 Lancaster Rd
Carlsbad, CA 92010

Morgen Fry

From: Council Internet Email
Sent: Monday, March 26, 2018 8:33 AM
To: Morgen Fry
Cc: Shannon Harker
Subject: FW: Proposed Carlsbad Village Center Development

From: keith@selectormedia.com [mailto:keith@selectormedia.com]
Sent: Sunday, March 25, 2018 7:05 PM
To: Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Michael Schumacher <michael.schumacher@carlsbadca.gov>; Cori Schumacher <Cori.Schumacher@CarlsbadCA.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Re: Proposed Carlsbad Village Center Development

Dear Council Members,

In regard to the pending 3/27 vote for the proposed development on State Street and Carlsbad Village Drive, I am re-submitting my original letter for your consideration and records. Since my last letter, the developer has changed the plans to address some of the concerns brought up by Carlsbad citizens. These will have negligible, if any mitigation on the overall impact of this development on the Village.

I, and many residents in the city, urge you to deny approval for this aberration of a project. Please help maintain the small town atmosphere of the Village and not allow four-story monstrosities to proliferate. The current space is fine as-is, and will become even more of a community gathering place with more container vendors recently approved to join the juice place. Please don't let Carlsbad become Huntington Beach south, with the crowds, congestion and crime that comes along with the designation.

I request that this letter be a part of the public record for this issue and request a response.

Thank you for your time.

Best Regards,

Keith Hunter

=====
Keith Hunter
keith@selectormedia.com
949-244-3943
=====

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

From: keith@selectormedia.com
To: <matt.hall@carlsbadca.gov>, <keith.blackburn@carlsbadca.gov>, <michael.schumacher@carlsbadca.gov>, <cori.schumacher@carlsbadca.gov>, <council@carlsbadca.gov>
Cc:

Sent: Sun, 18 Feb 2018 17:02:46 -0800
Subject: Proposed Carlsbad Village Center Development

Dear Mayor Hall and City Council Members,

I am writing to you to express my opposition to the proposed Carlsbad Village Center currently being planned to replace the open lot with the juice bar on the corner of State Street and Carlsbad Village Drive.

There are several reasons that approving this building will be disastrous for Carlsbad Village:

- At 45-feet tall and four stories, the size and scope of this structure would be drastically out of character for the Village. It will create a bad precedent for structures of similar size to replace the one and two story buildings and open space areas that currently comprise the city center. There are several of these four story mixed-use developments being proposed for the city center. If they proliferate, they will potentially turn the streets into shadowy canyons and wind tunnels, similar to what Huntington Beach looks like now. This development simply does not fit in the Village.
- The building is proposed as "multiple-use," with office and business spaces on the first three floors, and five very large one-bedroom apartment units on the top floor, which range in size from 1,800 to 2,500 square feet. The developer apparently got a pass from the City to designate these as vacation rental units, meaning that they will add to the seasonal tourist traffic already impacting the City center, in addition to the extra traffic from the employees and patrons of the businesses that will occupy the lower floors. Which brings attention to the next point... parking.
- The developer, from Orange County, will be circumventing parking requirements by purchasing 17 "in lieu" parking permits, for \$11,240 each, as well as proposing a 12-space underground parking garage accessible to residents via a "car lift," which is some sort of elevator for cars. This proposed combination of parking mitigations allows the structure to qualify for the maximum height limit of 45 feet. In the real world, it seems doubtful that residents or guests will go through the trouble to use this car elevator every time they need to drive somewhere. Hence, already scarce street parking on State Street will be further impacted.
- Installing this building will conflict with the stated "Community Vision" laid out by the City, that includes:
 - Small town feel, beach community character and connectedness
 - Open space and the natural environment
 - Sustainability
 - History, the arts and cultural resources
 - Neighborhood revitalization, community design and livability.

The current space, as it's laid out with the juice bar and park, is something that should be replicated instead of replaced. It's a meeting place for residents and visitors alike and sets Carlsbad apart from other overbuilt beach towns such as Huntington Beach and Newport Beach.

I applaud Cori Schumacher and Keith Blackburn for taking the overwhelming citizen feedback into account when they voted to deny the proposed Carlsbad Village Center on February 13th.

I sincerely hope the Mayor and other City Council members will take this cue and follow the will of their constituents to preserve and sustain the small town feel of Carlsbad Village. Please don't succumb to short-sighted proposals from out of town developers that would cause irreversible damage to the brand and infrastructure of Carlsbad.

I request that this be a part of the public record and would appreciate a response.

Thank you for your time.

Best Regards,

Keith Hunter

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