

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



Click here to go to
original staff report

Third Addendum**Th15a**

February 8, 2017

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th15a**, Coastal Commission LCP Amendment Request
No. **LCP-6-CII-16-0066-2 (Marja)**, for the Commission Meeting of
February 9, 2017

The purpose of this addendum is to add one comment letter and an ex parte communication to the staff report.

This addendum is available online only.

1. The attached letter of support of the proposed LCP amendment is added to Exhibit 7 of the staff report.
2. Add Exhibit 9 – Ex Parte Communications.

Prahler, Erin@Coastal

From: Knox Williams <knoxincarlsbad@gmail.com>
Sent: Tuesday, February 07, 2017 8:55 PM
To: Prahler, Erin@Coastal
Subject: Zoning letter

RECEIVED

FEB 08 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler –

I have called Carlsbad home for the past 55 years. I'm proud to have made many friends and neighbors here and I hope that the changes proposed through the rezoning of Marja Acres (application LCP-6-C11-16-0066-2) will make it possible for others to establish roots in our community.

I have seen the evolution of Carlsbad as the city welcomes new residents and businesses and I support how Carlsbad has managed its growth. Part of managing that growth was the undertaking of the General Plan update. The GP update was informed by a robust and extensive public participation process known as "Envision Carlsbad". After seven years of community engagement from approximately 8,000 Carlsbad residents and more than 80 community organizations, the plan is a result of collaboration and smart growth that sets Carlsbad up for a successful future.

Please approve the last piece of the City of Carlsbad's General Plan update: application LCP-6-C11-16-0066-2 (Marja). The success of this final hearing for Envision Carlsbad will be the cherry on top of a process that truly reflects what's in the best interest for our great city and community.

Thank you,

Knox Williams

3491 Seacrest Dr.

Carlsbad, CA 92008

THURSDAY 15A

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FEB 07 2017

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Roberto Uranga

- 1) Name or description of project: LCP-6-CII-16-0066-2 (Marja) City of Carlsbad LCP Amendment
- 2) Date and time of receipt of communication: January 31, 2017 at 2:00 pm
- 3) Location of communication: Telephone Call
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Allison Rolfe, Collaborative Land Use Solutions
- 5) Identity of person(s) on whose behalf communication was made:
City of Carlsbad
- 6) Identity of persons(s) receiving communication:
Roberto Uranga
- 7) Identity of all person(s) present during the communication:
Roberto Uranga, Celina Luna, Don Neu: City Planner, Dave DeCordova: Principal Planner, Jennifer Jesser: Senior Planner

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I spoke on the phone with representatives from the City of Carlsbad, who gave a brief background on the project. Their background also included the land use change that includes increasing the allowed residential density on the property. They also highlighted their extensive community outreach, and Citizen's Advisory Committee. They also believe there are no significant Coastal Act concerns and this approval would not preclude a future LCP update.

02/06/17
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EXHIBIT NO. 9

Ex Parte Communications

LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission

ITEM TH15a – BRIEFING SHEET
LCP AMENDMENT NO. LCP-6-CII-16-0066-2 – MARJA

Summary of Proposal

- City of Carlsbad proposes to change the LCP land use and zoning designations on property in Carlsbad referred to as “Marja Acres.” See Exhibit A.
 - The proposed land use/zone change includes increasing the allowed residential density on the property from 0-4 dwelling units per acre to 8-15 dwelling units per acre and a minor adjustment to the boundary of an existing general commercial land use/zone.

Recent Letters of Opposition

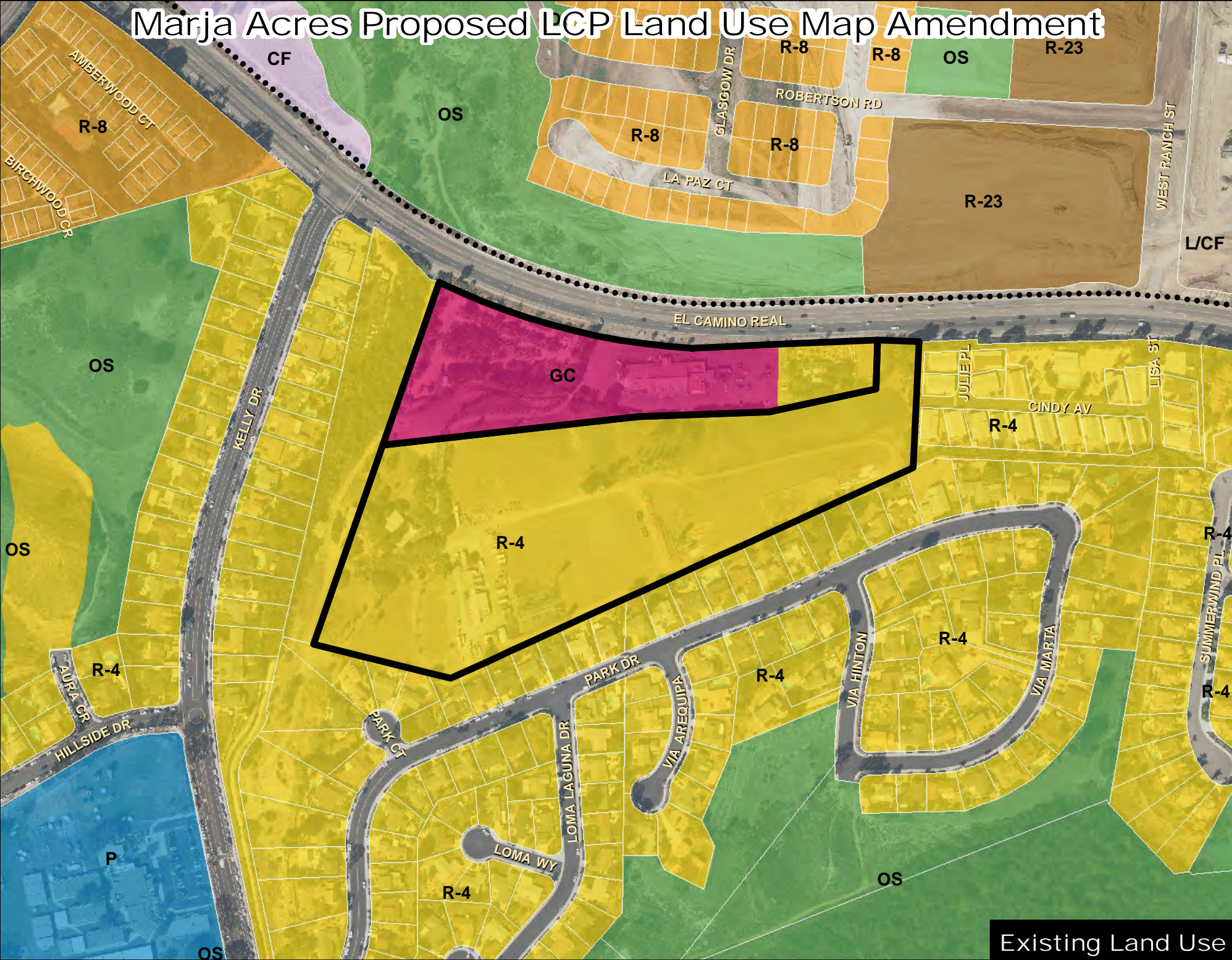
- Carlsbad residents have submitted letters to the Coastal Commission expressing concerns about the city’s proposed land use/zone change. The letters identify concerns related to the city’s efforts to notify the community about the proposed amendment, concerns about a proposed development project on the site (not related to the city’s proposal), and concerns about increased density, various potential impacts from development, and the potential loss of farmland.

City Response to Community Concerns

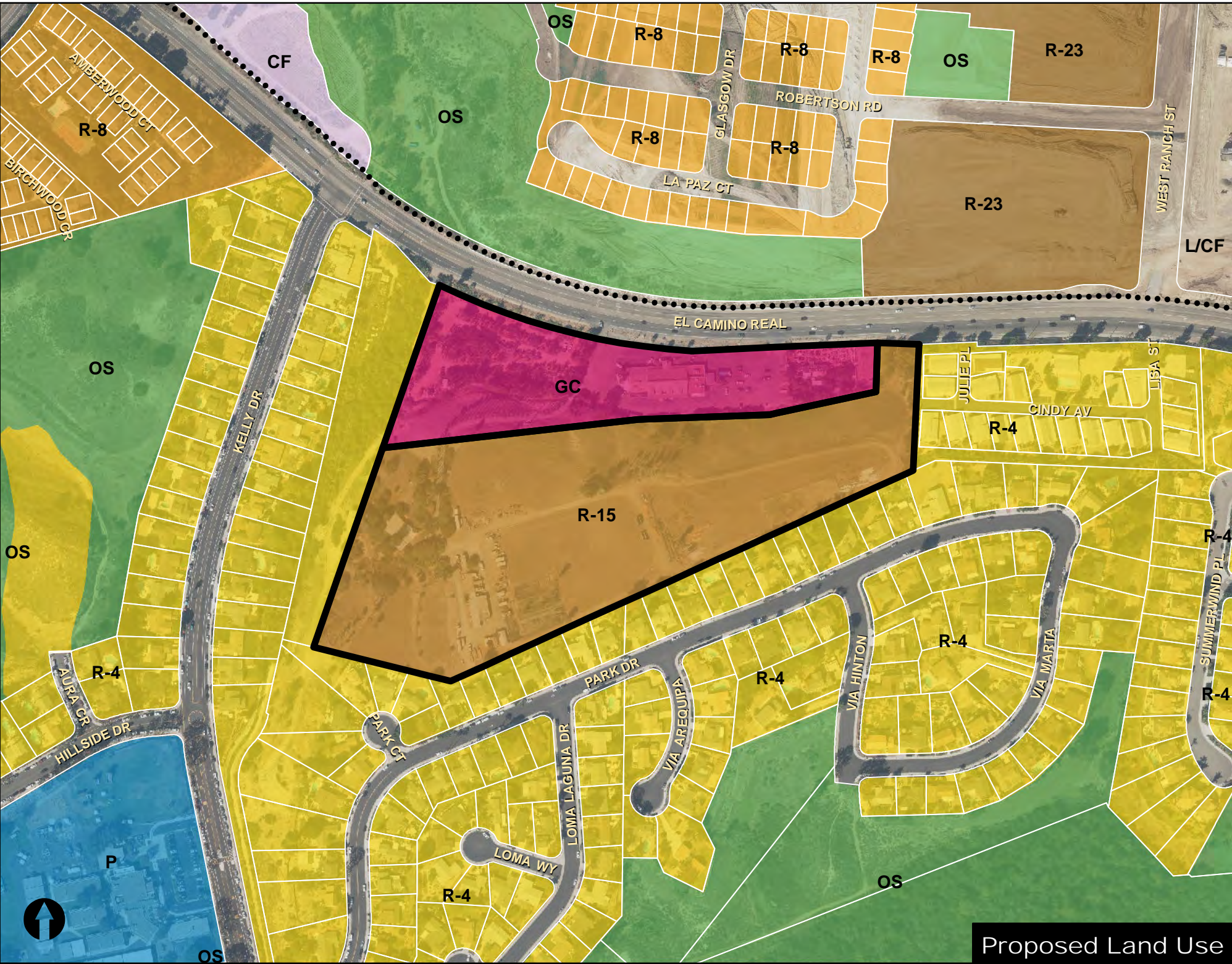
- Regarding concerns about not receiving a public hearing notice
 - The proposed Marja LCP amendment was considered by the city as part of the city’s General Plan update, which included the following public noticing efforts:
 - During the eight-year General Plan update process, approximately 8,000 community members directly participated in activities such as workshops, community surveys, and other public meetings.
 - A 19 member Envision Carlsbad Citizens Committee (EC3) meetings; 18 public meetings were held; the Marja site was identified by the committee as an opportunity site for future high or medium density housing.
 - Four community workshops; two of which on land use alternatives; Marja was identified as either high or medium density housing; every household in the city was notified of the workshops through direct mail.
 - Two citywide surveys; every household in the city was notified of the surveys
 - Numerous public meetings with the Planning Commission and City Council
 - Website, media, newspaper, notices
 - Direct email to interested parties (over 1,100 parties)
 - Direct email to affected property owners (over 2,600)
 - Email subscriber list (8,500)
- Regarding concerns about proposed development project
 - City’s proposed LCP amendment is not related to a development proposal that was recently submitted to the city for review.
 - Marja land use/zone change was part of city’s General Plan update.
 - Marja site is part of city’s Housing Element sites inventory.
- Regarding Concerns about increased density and the impacts such development might have related to traffic, natural resources, noise, crime, and availability of facilities and safety services.
 - The proposed land use/zone change helps:

- Satisfy the state’s mandated RHNA requirements
 - Implement smarter growth by providing housing in close, walkable proximity to services
 - Meet the broader housing and service needs of the community
- Impact fully analyzed in General Plan EIR, including impacts to public facilities and services
- Meets local growth management policies and facilities standards
- No habitat impacts or part of future preserve – designated “developed” area under HMP
- No coastal public access opportunities
- No protected coastal views affected
- No other Coastal Act issues raised related to water quality, ESHA, geologic stability
- Regarding concerns about loss of agricultural land
 - Chicken/egg farm (1952-1963)
 - Residential development surrounding site led to odor / insect complaints and closure in 1963.
 - No ag activity 1963-1991
 - 1991-2009 open field crop production under short-term leases
 - Crop production ceased in 2010 due to rising costs and poor soil condition
 - Since 2010, Habitat Restoration Services uses to cultivate container native plants for off-site restoration projects
 - Does not qualify as prime agricultural land
 - Residential site soil Class 3 and Class 4, Storie Index Rating well below 80
 - Site not designated in LCP for ag conservation
 - No preservation or mitigation ever intended
 - Not contiguous to other agricultural uses, surrounded by urban uses
 - Land has been designated for commercial and residential uses, not ag. Change would simply allow change from single-family residential to allow medium density attached SF and MF housing.
- City’s proposed LCP amendment does not prejudice or preclude full review, consideration of project-related impacts or benefits.
- Site adequately analyzed by city and Coastal Commission staff. No significant Coastal Act concerns have surfaced, nor are likely to during city’s LCP update process. Approving proposal now will not prejudice future LCP update.

Marja Acres Proposed LCP Land Use Map Amendment



Existing Land Use



Proposed Land Use

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



Th15a

Second Addendum

February 7, 2017

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th15a**, Coastal Commission LCP Amendment Request No. **LCP-6-CII-16-0066-2 (Marja)**, for the Commission Meeting of February 9, 2017

The purpose of this addendum is to add comment letters received after the first addendum was finalized to the staff report.

1. The attached letters in support of the proposed LCP amendment are added to Exhibit 7 of the staff report. In general, these letters describe a need for additional housing within the City and the extensive public outreach conducted by the City during its General Plan update process that identified this site for increased residential density.
2. The attached letters opposing the proposed LCP amendment are added to Exhibit 8 of the staff report. In general, these letters raise concerns about increased residential density, impacts to traffic, habitat and wildlife, and loss of agricultural use.

Letters in Support



February 6, 2017

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn: Erin Prahl

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FEB 06 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I am writing in support of the City of Carlsbad General Plan update (LCP-6-CII-16-0066-2 (Marja) which is up for approval by the commission February 9, 2017.

The Envision Carlsbad process determined that Marja Acres' agricultural zoning did not reflect the best use for the site and was therefore flagged to be rezoned. The site isn't viable for agriculture due to poor soil conditions and incompatibility with adjacent residential land uses.

This zoning change at Marja Acres plays an important role in helping the City of Carlsbad achieve the policy objectives included in the Housing Element of the General Plan, specifically in responding to the City's need for workforce housing.

Listed below is our rationale for supporting the City of Carlsbad application Local Coastal Program Amendment (LCPA):

- The LCPA before the Coastal Commission would make the Coastal Land Use and Zoning Maps consistent with the General Plan land use designation and zoning that was approved by the Carlsbad City Council in September 2015 as part of the city's General Plan Update.
- The LCPA before the Commission does no more than change the allowed use of the property from one type of residential use to another.
- The LCPA helps the City meet its housing mandates and appropriately encourages infill development.
- Any project proposed for the site will have to comply with the certified Mello II Local Coastal Program.
- Agricultural/Coastal Farming – impetus for change
- The site is isolated from other agricultural lands within the City.
- The site is not appropriate for agricultural use as evidenced by the fact that the farm was closed in 1963 as a result of complaints about odor and insects from adjacent residences/neighbors.

- Continued or renewed agriculture on the site is infeasible as demonstrated by failed efforts to use the site for crop production between 1991 and 2009 due to poor soil conditions.
- Coastal Commission staff has made it clear that certification of the map change “would not result in any impacts to agricultural resources in the City of Carlsbad”
- Envision Carlsbad – General Plan Update
- The zoning change at the Marja Acres property was part of a years-long public process to update the City of Carlsbad General Plan.
- The GPA update was informed by a robust and extensive public participation process known as “Envision Carlsbad”, which engaged roughly 8,000 Carlsbad residents and more than 80 community organizations through participation in workshops, surveys and other public meetings.
- During the Envision Carlsbad process and the subsequent public hearings on the GPA update, there were no objections by Carlsbad residents to the zoning changes at the Marja Acres site.
- As a result, the Carlsbad City Council, in a unanimous 5-0 vote, approved the Marja Acres zone change in September 2015.
- The zoning change at Marja Acres plays an important role in helping the City of Carlsbad achieve the policy objectives included in the Housing Element of the General Plan.
- Envision Carlsbad and the resulting GP update serve as a model for good planning and community outreach. It is a model for local land use decision making that should be replicated and supported.

We urge the Commission to approve the City of Carlsbad application.

Ted Owen



President & CEO

Carlsbad Chamber of Commerce

EP
California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn. Erin Prahler

February 1, 2017

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FEB 06 2017

LCP-6-CII-16-0066-2 (Marja)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Honorable Coastal Commissioners:

I am a 68 year resident of Carlsbad. My grandfather was the first mayor of the City. I am writing in support of the City's application.

I understand there is a question related to agricultural use of the Marja Acres site. There was a time in the 1960's when agricultural use of the property was appropriate. However, the land is now surrounded on four sides by houses and a six lane arterial road. I cannot imagine farm tractors tilling soil and applying agricultural fertilizer/chemicals 50 feet or so from houses. The noise, dust, and spray drift from such an operation would not be acceptable to the neighbors. It is time for this property to now be used as the City has planned, for additional needed housing.

The City of Carlsbad has done an outstanding job in public outreach as part of its Envision Carlsbad general plan update. This planning process has been underway since about 2010 and involved numerous workshops and informational meetings designed to receive public input, as well as Planning Commission and Council hearings. The Marja Acres site was consistently discussed in those numerous meetings as being a good site for new residences that would be affordable for young working families getting their start here. We received many notices of the workshops through media and direct mail utility bill fliers. I believe the City has given more than ample opportunity for public discussion of the future use of the site to fill a gap in Carlsbad's housing mix.

I encourage you to consider the excellent outreach process the City has orchestrated before arriving at its request that you approve this Local Coastal Plan update. I urge your approval of the City's request.

Sincerely,

Sharon McClellan Decking

Sharon Decking
5421 Browning Drive
Carlsbad, CA 92008

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Prahler, Erin@Coastal

FEB 08 2017

From: Diane Gaynor <dgaynor@ronihicks.com>
Sent: Sunday, February 05, 2017 9:41 PM
To: Prahler, Erin@Coastal
Subject: FW: Marja Zone change (RE: LCP-6-C11-16-0066-2 - Marja)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and Honorable Members of the California Coastal Commissioners,

We have lived in South Carlsbad for nearly 25 years, raising our family, supporting local schools and contributing to our community in a number of ways. During that time we've seen great and wonderful improvements occur, including trails created on what was once private land, superb shopping and restaurants built within walking distance of homes, new schools opened, roads widened and extended, and utilities upgraded. We appreciate these changes and we stand tall on the belief that **no one self-serving group or individual should dictate that change**. Change needs to be discussed and debated. And, ultimately, change needs to be made to benefit the many – sometimes at the inconvenience and over the objections of a few. That's the essence of compromise for the betterment of our community.

That's why we appreciate the intense -- eight year -- community engagement conducted by the City of Carlsbad for Envision Carlsbad. Through the years of discussion and debate over Envision Carlsbad, differing perspectives were able to be shared, opinions were expressed, and compromise was reached over the land uses proposed for Carlsbad – including the land uses for the two adjacent parcels that create Marja Acres.

What does not make sense is that, after all the debate, discussion and decision-making, this site still retains the land use designation of Coastal Farming, despite the fact that it has not been farmed for years and is surrounded by single-family homes. In fact, the Housing Element goals for Envision Carlsbad identify this area to be rezoned for residential development to help meet San Diego's incredible housing shortage.

We understand that some of the people living near Marja Acres are objecting to the change for that site --- change that has already been vetted through the public process which resulted in Envision Carlsbad. Yet, they are the minority voice. While they rally their neighbors by falsely claiming the terrors of traffic and align with organized advocates to try to halt progress, they forget what the rest of us recall. The land use debate for Marja Acres already took place. And, the logic that led to a decision about allowing an isolated and fragmented Coastal Farming site to finally be developed should prevail. Again, no one self-serving group or individual should dictate that change. And, change needs to be made to benefit the many – sometimes at the inconvenience and over the objections of a few.

So, I ask that you please approve the City of Carlsbad's application LCP-6-C11-16-0066-2 (Marja) before you. In doing so, you can help bring reason back to the land use planning process that embraces – instead of fears – change. Thank you so much!

Sincerely,

Diane Gaynor and Steve McCue
(760) 943-7806
2237 Plazuela Street, Carlsbad, CA 92009

This message (including any attachments) is intended solely for the specific individual(s) or entity(ies) named above, and may contain legally privileged and confidential information. If you are not the intended recipient,

Ms. Erin Prahl
California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108

Re: Application LCP-6-C11-16-0066-2 (Marja)

Ms. Prahl:

I work and reside in Carlsbad and wish to express my support for application LCP-6-C11-16-0066-2 (Marja).

From 2008-2015 the City of Carlsbad engaged the Citizens to comprehensively update our City General Plan. The update process was thorough, transparent and a model for good planning. Over 8,000 citizens provided input on issues related to economic growth, jobs, housing, recreation and I was one of them. The zoning change being considered by the application before you was approved unanimously by the Carlsbad City Council in September 2015.

During the general plan update process, both the citizens and City leaders recognized the need to provide high quality housing opportunities for Carlsbad residents. Our local economy has been growing because major employers choose to locate in the City of Carlsbad. Unfortunately, many employees of these companies often do not have access to attainably priced housing.

Our housing element recognizes this problem and seeks to help companies retain and attract a high quality workforce by planning for a diverse range of housing options.

The LCPA before the Commission helps the City achieve important housing goals and appropriately encourages infill development. The Marja acres site is completely surrounded by residential land uses and has not been used for commercial agriculture for many years. While this zoning change has no impact on agricultural resources in the City, it does serve to support our families, our economy and our high quality of life.

I urge your support for application LCP-6-C11-16-0066-2 (Marja).

Sincerely,



D. Patrick Hurley

Senior Vice President

HUB International Insurance Services Inc.
1903 Wright Place, Suite 280
Carlsbad, CA 92008

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FEB - 3 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Letters in Opposition

Prahler, Erin@Coastal

From: Melanie Murnane <smmurnane@roadrunner.com>
Sent: Friday, February 03, 2017 4:47 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

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FEB 03 2017

Re: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

Dear Ms Prahler and Coastal Commission Members,

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I am writing to ask you to please preserve coastal farming on the Marja Acres land in Carlsbad. We do not need any more dense development in this area.

Thank you for your consideration,

Melanie Murnane
5233 Milton Road
Carlsbad CA 92008

Prahler, Erin@Coastal

From: amlindelof@yahoo.com
Sent: Friday, February 03, 2017 4:21 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

RECEIVED

FEB 03 2017

Dear Ms. Prahler,

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I'm writing to express my objection to the proposed zoning change for the Marja Acres development in Carlsbad. As a Carlsbad resident that lives close to this project, I'm dismayed by the lack of notice from the developer regarding this property. I only learned of this recently from a concerned neighbor. Further, it is my understanding that this development is requesting a zoning change that will allow for it to be more densely developed than the current zoning provides. A move from land that was previously farmland to high density residential and commercial is too drastic and inappropriate a change. A high density development runs counter to the Coastal Commission and its mission; this zoning change will neither save nor enhance the coast, and the developer appears to be fostering a strategy to avoid strong public participation. I ask that you please take this into consideration.

Kind regards,
Amanda Macey
Resident, Carlsbad, CA 92008

Prahler, Erin@Coastal

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From: Todd Macey <tmacey@gmail.com>
Sent: Friday, February 03, 2017 2:59 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

FEB 03 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I'm writing to express my objection to the possible zoning change for the Marja Acres development in Carlsbad. As a Carlsbad resident that lives a close distance to this project, I'm dismayed by the lack of notice from the developer regarding this property. I only learned of this recently from a concerned neighbor. Further, it is my understanding that this development is requesting a zoning change that will allow for it to be more densely developed than the current zoning provides. A move from land that was previously farmland to high density residential is too drastic and inappropriate a change. A high density development runs counter to the Coastal Commission and its mission; this zoning change will neither save nor enhance the coast, and the developer appears to be fostering a strategy to avoid strong public participation.

Kind Regards,

Todd Macey

Carlsbad, CA 92008 resident

February 3, 2017

Erin Prahler

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

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FEB 03 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: LCP-6-CII-16-0066-2 (Marja Acres)

Ms. Prahler and other interested parties:

It came to my attention for the first time on January 6, 2017 that the change and Land Use and zoning were to come before the California Coastal Commission on January 13, 2017, in San Luis Obispo. Thank you for postponing the date to allow the time to inform interested Carlsbad Citizens and to allow us the convenience having a much closer location in Newport Beach.

I also owe a tremendous thanks to the Commission for pulling Marja Acres from the Update to the General Plan which was approved by our mayor and city council on Sept. 22, 2015. The same day, Marja acres had been approved for the changes to zoning and land use and quietly inserted into the Update as an LCP amendment.

I write to respond to both the City of Carlsbad's response to the Coastal Commission dated October 2016 and to the response by the City Planner, Don Neu in a letter to the Coastal Commission dated January 19, 2017 in response to a large number of letters written by citizens and neighbors in Carlsbad opposing the changes.

I am writing to save Coastal Farming, the #1 priority of the Coastal Commission. I am a 38 year resident of Carlsbad, and have lived in the same home since 1979, less than 300 ft from the southernmost border of Marja Acres. Before moving to Carlsbad, I was an agricultural researcher and worked at the University of California South Coast Field Station, in Santa Ana, California. The station is an auxiliary to the University of California, Riverside. Since moving to Carlsbad, I have continued with my research skills at the University of California, San Diego for approximately 33 additional years (not in agriculture). I do not consider myself an expert in agriculture, but an expert in research.

I have had very little time to research all material concerning Marja Acres (since January 6, 2017), but have received several city documents and have spoken with Mr. Neu and other senior Planners at the City. I propose to refute some of the misleading statements given to the coastal commission by the city. I will be quoting from three documents.

1. City of Carlsbad Local Coastal Program Technical Support Paper Agriculture dated April 30, 1980 supplied to me by a senior planner who also told me that the Coastal Commission has a copy. I will attach the front page of this document and relevant pages here in this document.
2. Marja Acres-Carlsbad, California Land Use and Zoning/ History and Feasibility of Agriculture October 2016, attachment 1 provided to the Coastal Commission last year. This is, I assume, the response from the city to the Coastal Commission in the commission's request noting that Marja Acres is an agricultural farming parcel (B).
3. Letter to the Coastal Commission dated January 19, 2017 authored by Mr. Don Neu, City Planner in response to the letters written by Carlsbad residents this past month.
4. Copy of the Carlsbad Community Vision (aka Envision Carlsbad), November 2009

<http://www.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=23293>

I have done my best to learn about Land Use and zoning, as a citizen and lay person, I will best describe inconsistencies.

I. Claim: Marja Acres cannot be farmed due to poor soil (reports by the STORIE INDEX RATING)

In Document #2. Marja Acres, Land Use and Zoning from the city of Carlsbad, page 2. "Due to the past, current and planned commercial use of <parcel A> it is not suitable for agriculture use." A true statement. As I have lived here for 38 years, Parcel A has been used as local commercial, serving as a Country store, post office, restaurant, bike shop, guitar shop, and liquor store. Parcel A contains approximately 6.3 acres.

However in this same document, pg. 2 "The History and Feasibility of Agriculture", Parcel B containing approximately 14.4 acres, the city attempts to state that agriculture is "severely impaired. (p.3)" quoting the Storie Index Rating (SIR).

I personally have seen successful farming on Parcel B from 1979 until recently, when the original owners passed. I spoke with senior planners and coastal commission staff, NO SOIL TESTING HAS BEEN DONE ON THIS PARCEL. How can one assume that all of a sudden the agriculture is no longer feasible unless the soil is tested? Upon further research, I discovered on pg. 4 of Document #1 City of Carlsbad Local Coastal Program Technical Support Paper (relevant pages included in this document), it states and shows on an accompanying map that "Very few of the soils, (in Carlsbad), however, fall into the Soil Conservation Service Capability Class I and Class II or have a Storie Index of 80 or greater. This is primarily because their slopes exceed the requirement necessary for designation as Class I or II."

I maintain that with the map provided that Marja Acres, as with ANY current farm parcels within Carlsbad need soil amendments and STILL CAN BE FARMED!!! There are NO CLASS I soil types in Carlsbad, and on pg. 3 of Document #2, p.3 it states that "1. Not prime agriculture land" further stating that (c (1) All land that qualifies for rating as a class I or class II in the Natural Resource Conservation Service land use capability classifications, and (2) Land which qualifies for rating 80-100 in the Storie Index Rating. Our farmland is disappearing in Carlsbad using these outdated arguments.

I also maintain that Marja Acres soil needs to be tested and that classifications from these tables dated from the 1930-40's need to be revised. Further study is needed here to determine soil quality and feasibility of this parcel to farming.

II. Claim: Marja Acres is one of the few developable parcels remaining in the city that can accommodate future housing to meet the state's mandated regional housing needs assessment (RHNA).

This is a false statement, since the city has had (even within the last two weeks) zoning changes to development/housing outside the coastal zone meant for light industry. This particular example is Bressi Ranch where RHNA mandated numbers CAN be used to satisfy the state. Carlsbad has many other parcels available outside the Coastal zone within the city's Housing Element inventory of sites that can accommodate housing affordable to various income levels. It is the FARMING that needs to be saved and other parcels are certainly available to satisfy the RHNA requirement.

Marja Acres was selected by a small group of 19 people (as referenced in Mr. Neu's letter Document 3. Attached is a copy of the title page of Envision Carlsbad, where 19 people were hand selected by the mayor and city council that did not represent the political and socio-economic diversity of Carlsbad. I recognize some of those names as personal friends of the mayor. The 19 appointees selected Marja Acres as qualifying for RHNA mandates. I maintain that since Carlsbad is a Charter City, our Charter states in Article 3. Local Limits of Growth Control Section 300. "The intent of this Charter is to allow the City Council and the voters to exercise the maximum degree of control over land use matters within the City of Carlsbad." I maintain that the parcels selected were politically motivated and should have been before the citizens of Carlsbad in a vote.

III. Claim: Marja Acres Parcel B is incompatible with residential land use.

On Pg. 4 of Document 2, it states "Parcel B is surrounded (either immediately adjacent or across a street by urban development including existing residential development south, east and west of the site..." "Agriculture use of Parcel B is incompatible and conflicts with the surrounding land uses, due to ..." "...Dust that negatively effects residents on Park Dr. where existing residential property boundaries are directly adjacent to the southern boundary of Parcel B." "Application of farming chemicals and fertilizers is problematic due to odor and drifting of the chemicals across property lines." Also stating that "In the time of intermittent farming since 1991, there have been complaints from residents living on Park Dr. and Kelly dr. about the incompatibility of agricultural uses on the site..."

This is an entirely false statement. I personally asked the city to provide me with the letters of complaints or any documentation of complaints by residents of Kelly and Park Dr. **THE CITY COULD NOT PROVIDE ANY DOCUMENTATION!!!** Conversely, in speaking with long time residents in my neighborhood along Park Dr., no one has stated that they have ever complained about the issues mentioned by the city. In fact, I was able to obtain 30 letters from neighbors along Park Dr. in 36 HOURS, that they do NOT wish to have farming go away or land use changes that would not allow agriculture uses. Those letters and others from citizens around Carlsbad have been sent to the Coastal Commission.

Another point here is that the current Land Use on Parcel B, RLM (0-4 du/ac) is not stated as Agriculture ONLY because our local farmer has his home on this property. Sadly this farmer passed, but the Land Use remains the same and should still be considered as Agricultural farming. Even the Coastal Commission noted this parcel as agriculture, when the city included it the Update to the General Plan. The citizens of Carlsbad owe the Coastal Commission a huge THANK YOU, for recognizing Marja Acres for what it is...agriculture.

IV. Claim: The City of Carlsbad gave notice to the Citizens of Carlsbad concerning Marja Acres

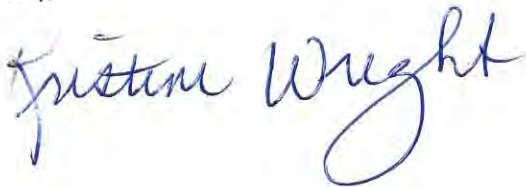
This is also not a true statement. I live within 300 ft of Marja Acres and have never received a notice of Land Use or Zoning Change by the City. In speaking with Mr. Neu, City Planner, he stated that the notification process was an "aberration". Land owners were directly notified, according to Mr. Neu, but citizens were not because Marja Acres was included in the Update to the General Plan. My contention is that having spoken with my neighbors, that NO ONE WAS NOTIFIED!!! The notification process in the City of Carlsbad to residents in general is bad, to say the least. That is hopefully going to be rectified soon. But I maintain an unusual circumstance for the commission to consider.

On August 25, 2015, the City Council and Mayor voted unanimously to allow a developer to build a mall on the south shores of the Agua Hedionda Lagoon (within the Agua Hedionda segment) without a vote of the people and against our city charter. Citizens had only 30 days to gather signatures for a referendum to overturn the vote by the mayor and city council. That successful process became Measure A and voted by the citizens of Carlsbad which overturned the vote by the mayor and city council in August. BUT, Marja Acres was submitted to a vote by the City Council on Sept. 22, 2015 and THE SAME DAY was included into the Update of the General Plan. Our deadline for gathering signatures was Sept. 24, 2015. Needless to say, most, including myself were not watching for Marja Acres. The notification process by the city was for the UPDATE TO THE GENERAL PLAN not Marja Acres which had been quietly inserted. How were the citizens to know that Marja Acres was included? It was buried inside a HUGE DOCUMENT!!!

I certainly wish that I had more time to research this topic more fully, since I know I could provide more information to the commission. I do know our citizens are more aware that the city council and mayor are favorable to developers but we were successful last November to elect one new member to our city council who will consider the City Charter and will be responsible to the citizens. Our voters and citizens will solve these problems.

I am asking that the Commission defer their vote on February 9, 2017 to allow for further information to come forth. I am asking for a complete soil analysis of Parcel B. I am asking that the commission consider that Marja Acres has a history of decades of farming, I have witnessed it since 1979. I am asking that the Land Use and zoning of Parcel A remain as Local Commercial and Parcel B remain as Agriculture (RLM 0-4du/acre). I envision a farm to table use for both properties, where Carlsbad could flourish, growing organic crops that could immediately be sold in nearby stands and used in the restaurant on the commercial portion. This would honor our tradition in Carlsbad as an agricultural city which could be noted along with our Flower and Strawberry fields. It could provide local produce for the nearby giant residential development Robertson Ranch, as well as providing local produce to my neighborhood and surrounding areas. We are losing our Coastal Farming and I am sincerely asking the commission to please defer the vote in favor of gaining new information that can keep this disappearing industry. I am only one citizen but there are many citizens in Carlsbad (as per the vote on Measure A) who are also concerned about farming.

Sincerely,



Kristine Wright

4902 Via Arequipa

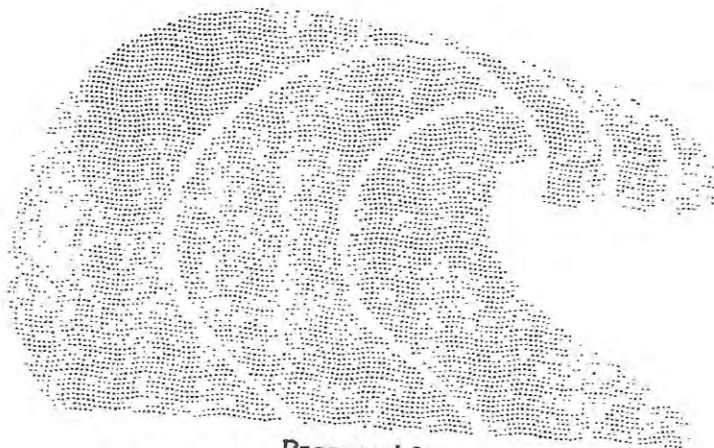
Carlsbad, CA 92008

760-421-3441

PS. I would be willing to provide any documents that I used in preparing this letter stated on Page one.

CITY OF CARLSBAD
LOCAL COASTAL PROGRAM
TECHNICAL SUPPORT PAPER
AGRICULTURE

April 30, 1980



Prepared for:
CALIFORNIA COASTAL COMMISSION

This document was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972, as amended, and from the California Coastal Commission under the provisions of the Coastal Act of 1976.

prc

PRC Toups Corporation

2223 Avenida de la Playa, La Jolla, California 92037
Telephone (714) 454-9162

A Planning Research Company

II. EXISTING AGRICULTURAL SETTING

A. FACTORS AFFECTING PRODUCTION

1. Climate

The climate of the Carlsbad Coastal Zone is well suited to agricultural production. The coastal zone experiences a maritime type of climate. It is continuously dominated by ocean influences and is characterized by narrow diurnal and seasonal temperature changes, ranging from 43 to 73 degrees. Fog occurs in the area nearly every night during the summer but dissipates by noon. Because of the fog, plants tend to grow more slowly than those inland, but crops tend to last longer in a season. Temperatures within the Carlsbad Coastal Zone rarely drop below freezing which offers a definite advantage to coastal agriculture. Within the coastal zone, certain "micro-climates" tend to be more favorable for agriculture than others. For example, sites which have east-facing slopes or are on valley floors tend to be much cooler than other locations. In the Carlsbad area, land west of the first ridge line is most strongly influenced by the moderating effect of ocean breezes and therefore is most suitable for growing a wide variety of crops. This flexibility allows farmers to alternate planting field flowers and truck crops when appropriate due to changing market conditions or due to a need to replenish soil nutrients through the use of nitrogen-fixing plants such as snap beans. The climate is less than ideal in terms of precipitation. Rainfall averages only about 11 inches annually and most occurs during the winter months. Winter storms may be heavy at times and cause erosion damage in fields. The generally arid climate makes irrigation necessary for high production of plant products.

2. Soils

Soils vary widely within agricultural areas of the coastal zone (Figure 1; Appendix 1). Most soils tend to be moderately deep, sandy loams, which are ideal for many types of farming. Very few of the soils, however, fall into the Soil Conservation Service Capability Class I and Class II or have a Storie Index of 80 or greater. (The Capability Class system and Storie Index rating are given in Table 1 and explained in the Appendix). This is primarily because their slopes exceed the requirements necessary for designation as Class I or II. Only roughly 600 acres in the coastal zone between Agua Hedionda and Batiquitos Lagoons are considered to be within Class II; no Class I soils are present. Roughly 2700 acres of the 6700 acres shown in Figure 1 are Class III soils; approximately 1400 acres are Class IV soils.

The soil capability classifications and Storie indices are significant in that they are the primary factors which determine whether or not a soil is considered to be "prime". A "prime soil" is defined by the California Land Conservation Act (The "Williamson Act") as:

... an area of land, whether a single parcel or contiguous parcels, which: (i) has not been developed for a use other than an agricultural use and (ii) meets any of the following qualifications:

(a) Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classification;

FIGURE 1

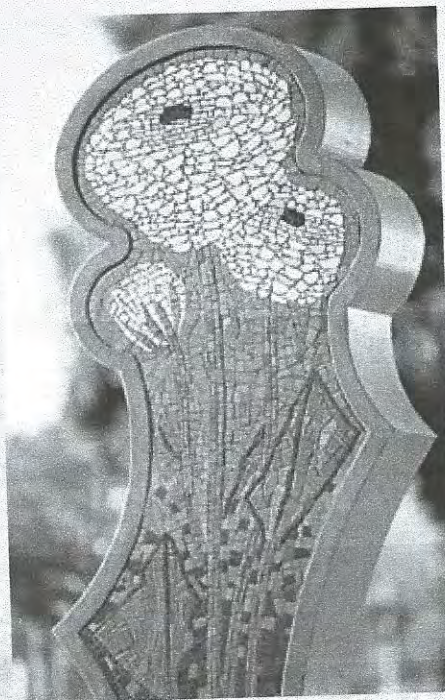




envisionCARLSBAD

Carlsbad Community Vision

November 2009



www.envisioncarlsbad.org

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Claude A. "Bud" Lewis, *Mayor*
Ann J. Kulchin, *Mayor Pro Tem*
Matt Hall, *Council Member*
Mark Packard, *Council Member*
Keith Blackburn, *Council Member*

City Staff

Lisa Hildabrand, *City Manager*
Sandra Holder, *Assistant City Manager*
Gary Barberio,
Community and Economic Development Director
Don Neu, *Planning Director*
David de Cordova,
Principal Planner (Project Manager)
Chris DeCerbo, *Principal Planner*
Jennifer Jesser, *Senior Planner (Project Manager)*
Kristina Ray, *Communications Manager*
Rachel McGuire, *Communications Coordinator*
Barbara Nedros, *Administrative Secretary*

Envision Carlsbad Citizens' Committee

EC³ Primary Member

Ken Alfrey
Fred Sandquist
Mat Huf*/Barbara Hamilton
Jim Farley
Jim Comstock
Hap L'Heureux
Gina McBride
Julie Baker
Eric Larson
Paul Thompson*/Allen Sweet
Diane Lantz
Kirk Cowles
Diane Proulx
Lisa Tuomi-Francis*/David Lloyd
Jeff Segall
John O'Reilly
Kent McCormick
Andrew Benson
Sean Bentley

EC³ Alternate Member

William Kloetzer
David Robertson
—
Farah Douglas
Jack Cumming
Robert Nielsen
Mike Howes
—
—
Jean Moreno*/Greg Nelson
—
Joseph Troya*/Guy Roney
Glen Etherington
—
Robert Gates
Jim Bradley
Jeanne Sprague-Bentley
Sean Sexton
Chris Korogi

**Member resigned from the EC³ prior to the date of this report.*

letter from Mr. Neu



January 19, 2017

California Coastal Commission
San Diego Coast District Office
Suite 103
7575 Metropolitan Drive
San Diego, CA 92108

SUBJECT: LCP AMENDMENT NO. LCP-6-CII-16-0066-2 – MARJA

Dear Commissioners,

The City of Carlsbad appreciates and supports your staff's recommendation to certify the above referenced LCP amendment. The city respectfully requests your approval of the amendment as recommended.

As described in the commission's staff report for this LCP amendment, the amendment consists of a proposal to change the LCP land use and zoning designations on property in Carlsbad referred to as "Marja Acres." The proposed land use/zone includes increasing the allowed residential density on the property from 0-4 dwelling units per acre to 8-15 dwelling units per acre and a minor adjustment to the boundary of an existing general commercial land use/zone.

The city is aware that Carlsbad residents have submitted letters to the Coastal Commission expressing concerns about the city's proposed land use/zone change. The letters identify concerns related to a proposed development project on the site, as well as concerns about increased density, various potential impacts from development, and the potential loss of farmland.

The city understands the concerns raised in the letters and shares the community's desire to protect the high quality of life that Carlsbad provides. The following information is offered to demonstrate that the city's proposed LCP amendment has been evaluated to ensure that the land use/zone change will not have a detrimental effect on the community's resources or services, and is intended to enhance the quality of life for the community as a whole.

Regarding concerns about a proposed development project on the Marja site

To clarify, the city's proposed LCP amendment, referenced above, is not related to a development proposal that was recently submitted to the city for review. The city's proposed land use/zone change was approved by the city in 2015 as part of its General Plan update. The General Plan update included an update to the city's Housing Element and the Marja site is an important part of the city's housing sites inventory, which demonstrates to the state that the city can satisfy its share of the regional housing needs assessment – RHNA.

Jennifer Corso
4925 Park Drive
Carlsbad, CA 92008
760.434.9710

January 25, 2017

California Coastal Commission
7575 Metropolitan Drive Suite 103
San Diego, CA 92108

Attn: Erin Prahler

Dear Coastal Commission Members,

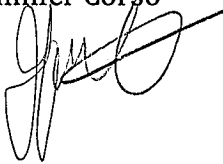
The City of Carlsbad's proposal to change the land use plan for Marja Acres LCP-6-C11-16-0066-2 is not appropriate and I am opposed to it. The City is making this change without direct consultation with any of the residents in the neighborhood and is not addressing the impacts of increasing density to R-15 on the Marja Acres site.

I am a long time Carlsbad resident and live adjacent to the Mara Acres parcel. This change in land use is not compatible with the R-1 neighborhood that borders the Marja Acres location therefore I must request that the City's application to amend the land use plan is denied by the Coastal Commission.

Please call or write with any question.

Sincerely,

Jennifer Corso



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FEB - 3 2017
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Gregory J. Corso
4925 Park Drive
Carlsbad, CA 92008
760.434.9710

January 25, 2017

California Coastal Commission
7575 Metropolitan Drive Suite 103
San Diego, CA 92108

Attn: Erin Prahler

Dear Coastal Commission Members,

The purpose of this letter is for me to express to the Coastal Commission my opposition to the City of Carlsbad's proposal to change the land use plan for Marja Acres. The reference number for their application is LCP-6-C11-16-0066-2 Marja Acres.

As a long time resident of Carlsbad and property owner in the immediate vicinity of the Marja Acres site I am very concerned about the negative impacts to the immediate community by increasing the density to R-15 on this site when it is bordered by established R-1 development. The land use change that the City of Carlsbad is proposing is not appropriate and I am adamantly opposed to it.

Very Respectfully,


Gregory J. Corso

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



Th15a

Addendum

February 3, 2017

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th15a**, Coastal Commission LCP Amendment Request
No. **LCP-6-CII-16-0066-2 (Marja)**, for the Commission Meeting of
February 9, 2017

The purpose of this addendum is to add comment letters received by 12:00 p.m. on February, 3, 2017 to the staff report.

1. The attached letters in support of the proposed LCP amendment are added to Exhibit 7 of the staff report. In general, these letters describe a need for additional housing within the City and the extensive public outreach conducted by the City during its General Plan update process that identified this site for increased residential density.
2. The attached letters opposing the proposed LCP amendment are added to Exhibit 8 of the staff report. In general, these letters raise concerns about increased residential density, impacts to traffic, habitat and wildlife, and loss of agricultural use.

Letters in Support

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn. Erin Prahl

February 1, 2017

LCP-6-CII-16-0066-2 (Marja)

Dear Honorable Coastal Commissioners:

I am a 68 year resident of Carlsbad. My grandfather was the first mayor of the City. I am writing in support of the City's application.

I understand there is a question related to agricultural use of the Marja Acres site. There was a time in the 1960's when agricultural use of the property was appropriate. However, the land is now surrounded on four sides by houses and a six lane arterial road. I cannot imagine farm tractors tilling soil and applying agricultural fertilizer/chemicals 50 feet or so from houses. The noise, dust, and spray drift from such an operation would not be acceptable to the neighbors. It is time for this property to now be used as the City has planned, for additional needed housing.

The City of Carlsbad has done an outstanding job in public outreach as part of its Envision Carlsbad general plan update. This planning process has been underway since about 2010 and involved numerous workshops and informational meetings designed to receive public input, as well as Planning Commission and Council hearings. The Marja Acres site was consistently discussed in those numerous meetings as being a good site for new residences that would be affordable for young working families getting their start here. We received many notices of the workshops through media and direct mail utility bill fliers. I believe the City has given more than ample opportunity for public discussion of the future use of the site to fill a gap in Carlsbad's housing mix.

I encourage you to consider the excellent outreach process the City has orchestrated before arriving at its request that you approve this Local Coastal Plan update. I urge your approval of the City's request.

Sincerely,

Sharon McClellan Decking

Sharon Decking
5421 Browning Drive
Carlsbad, CA 92008

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn. Erin Prahler

February 2, 2017

LCP-6-CII-16-0066-2 (Marja)

Dear Coastal Commissioners:

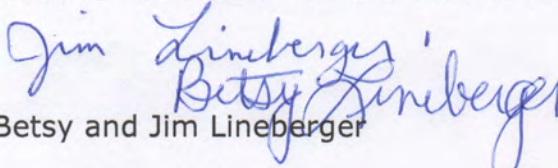
We are writing in support of the City of Carlsbad's request for the Local Coastal Plan Amendment for the Marja Acres property.

The City's request is the culmination of over six years of deliberations over its general plan update. The City's effort, which was called Envision Carlsbad, involved many public workshops and meetings. Marja Acres was specifically discussed in those meetings as a place where housing would be appropriate for people in the earlier stages of their careers. So many of the houses in Carlsbad are now out of reach for all but the highest earners. The planners in Carlsbad wisely concluded there is a housing gap in mid-range housing that the Marja Acres location can help resolve. The property is located on a major arterial (El Camino Real) close to employment centers such as the Palomar Airport corridor. This has been the subject of many public meetings and surveys that we have all been invited to participate in.

We have heard that agricultural use of the site is now being encouraged by some. Although there were many opportunities to make this point, it did not surface in the extensive public process. The site is relatively small for agriculture and has existing residences literally on its property line. It is basically in the "city" now, not rural by any means. We are sure there would be impacts on neighbors if an ag operation with farm equipment were to use the site.

We appreciate the task you have as Commissioners in protecting the California Coastline. In this case, we believe the City of Carlsbad has been very thoughtful in its outreach efforts and has developed an appropriate land use plan for this location. We urge your approval of the City's request.

Thank you for your consideration of our views.


Betsy and Jim Lineberger

1361 Shore Bird
Carlsbad, CA 92011



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Camp Pendleton

January 20, 2017

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn. Erin Prahler

Good afternoon Ms. Prahler,

San Diego North Economic Development Council is a nonprofit coalition of the public and private sectors working together with community partners to sustain and strategically grow the economic base of North San Diego County.

On behalf of the North County Regional Economic Development Council, I urge you to approve the City of Carlsbad's application LCP-6-C11-16-0066-2 (Marja).

The change to the zoning for the Marja Acres site is proposed after Envision Carlsbad, an exhaustive public process undertaken by the city to update Carlsbad's General Plan. Envision Carlsbad found that Marja Acres' agricultural zoning did not reflect the best use for the site, as the land has not been used for farming for quite some time. As a result, the site was flagged to be rezoned.

The zoning change at Marja Acres plays an important role in helping the City of Carlsbad achieve the policy objectives included in the Housing Element of the General Plan, specifically in responding to the City's need for workforce housing. These objectives include:

- a. Enhancing the availability of high-quality housing for all income levels
- b. Providing housing opportunities for young families
- c. Supporting the availability of housing that could accommodate multi-generational living
- d. Helping local companies attract and retain a high quality workforce by providing attainably priced housing opportunities
- e. Facilitating walkable, sustainable development that reduces car trips
- f. Meeting City Regional Housing Needs Allocation (RHNA) targets to accommodate economic and population growth

The City's process demonstrates thoughtful land use planning through community engagement and we commend their efforts. Please join the San Diego North Economic Development Council in our support of the City of Carlsbad. Our city leaders, together with engaged citizens, have developed a plan to ensure Carlsbad's vitality for future generations.

Regards,


Mike Cully

Chief Executive Office

February 2, 2017
Ms. Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Re: Application LCP-6-C11-16-0066-2 (Marja)

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FEB 03 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I have resided in Carlsbad for over 40 years, and watched the population grow from 16,000 to over 100,000. I appreciate the time and study our Carlsbad City Council and paid employees have devoted to create a wonderful community in which to live, work, and play.

I am asking that you recommend and ratify the Marja Acres project application: LCP-6-C11-16-0066-2. The beauty of this project is that housing will be built to accommodate young families and seniors in a price range both can afford. The overall development of single family houses, townhomes, and apartments is exactly what we need more of in Carlsbad.

My wife and I were involved in the Envision Carlsbad process as concerned citizens regarding the balanced growth of our city. As a retired elementary school principal, I know the price of housing is an economic stretch for many young families hoping to raise their children in Carlsbad. The Marja Acres Project addresses that specific need, as well as the need for senior housing options.

Approval of the Marja Acres application by the Coastal Commission will enhance Carlsbad and our aim to provide housing options as outlined in our recently approved General Plan. This is a win-win-win project: Families, seniors, and employers will benefit.

Thank you for your thoughtful consideration, and hopefully your recommendation to approve this project.

Sincerely,

James D. Boone
3955 Skyline Rd
Carlsbad, CA 92008

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FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler –

I have called Carlsbad home for the past 2 years. I'm proud to be raising my family here and hope that the changes proposed through the rezoning of Marja Acres (application LCP-6-C11-16-0066-2) will make it possible for young families like ours to continue to call Carlsbad home.

Community engagement is such an integral part of what makes Carlsbad special. Residents are encouraged to participate in local issues and share their thoughts and concerns. The City even solicited community input in developing Carlsbad's vision. Thousands of Carlsbad residents shared their hopes for the future of our City so that this can continue to be a place we can be proud of. Our feedback was then used to update the General Plan.

The application up for your consideration now is an important part of the General Plan update. Please support the City of Carlsbad by voting to approve the changes to Marja Acres.

Thank you,



Aimee Bitterlin
6329 Heritage Drive
Carlsbad CA 92009

Prahler, Erin@Coastal

From: Nanette Antoon <nantoon1@gmail.com>
Sent: Thursday, February 02, 2017 3:00 PM
To: Prahler, Erin@Coastal
Subject: Support for Carlsbad LCPA

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FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

To whom it may concern:

For the past 14 years, I have lived at 2705 Via Festivo on the north side of Carlsbad, a little less than 3 miles from the site of the zone change proposed by Carlsbad's application (LCP-6-C11-16-0066-2 (Marja)).

When I first purchased my home, it was the height of the market, so the owner asked me to submit a letter to demonstrate why I would be a good fit for Carlsbad. Thankfully, I was selected. Unfortunately, due to the city's low inventory of housing, others were not as fortunate. The reasons I shared then are just as true as they are now, which is why people continue to want to live here and why the housing elements of Carlsbad General Plan update are so important.

I am in support of the zone change for Marja Acres determined by the City's Envision Carlsbad process and the subsequent General Plan update. Please approve the LCPA next week and make it possible for attainable, workforce housing to be a reality in Carlsbad.

Nanette Antoon
2705 Via Festivo
Carlsbad, CA 9

Nanette Antoon

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FEB 02 2017

Dear Ms. Prahler –

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I have called Carlsbad home for the past 6 years, moving coastal from Vista. I'm happy to have made many friends and neighbors here and I hope that the changes proposed through the rezoning of Marja Acres (application LCP-6-C11-16-0066-2) will make it possible for others to establish roots in this community; it truly is great.

I have seen the evolution of Carlsbad as the city welcomes new residents and businesses and I support how Carlsbad has managed its growth. Part of managing that growth was the undertaking of the General Plan update. The GP update was informed by a robust and extensive public participation process known as "Envision Carlsbad". After seven years of community engagement from approximately 8,000 Carlsbad residents and more than 80 community organizations, the plan is a result of collaboration and smart growth that sets Carlsbad up for a successful future.

Please approve the last piece of the City of Carlsbad's General Plan update: application LCP-6-C11-16-0066-2 (Marja). The success of this final hearing for Envision Carlsbad will be the cherry on top of a process that truly reflects what's in the best interest for our great city and community.

Thank you,

Leslie Richter,

2756 Carlsbad Blvd. #100, Carlsbad CA 92008

Ms. Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108

RECEIVED

FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Application LCP-6-C11-16-0066-2 (Marja)

Dear Ms. Prahler:

I am a resident of Carlsbad & urge Coastal Commission support for application LCP-6-C11-16-0066-2 (Marja).

The City of Carlsbad has a proud history of engaging in careful planning for the long-term growth of our city. This planning has regularly and openly involved the Citizens in order to maintain a good sense of what the community wants to see for our future. What has resulted from all these efforts over the years is a solid General Plan and a Growth Management Plan that is recognized to be one of the best anywhere in our State. The recent General Plan update process was thorough, transparent and a model for good planning. Over 8,000 citizens provided input on issues related to economic growth, jobs, housing, recreation and more. The zoning change being considered by the application before you was approved unanimously by the Carlsbad City Council in September 2015.

There have been numerous studies and subsequent news reporting about the urgent needs across the State to find ways to provide high quality housing opportunities. This certainly is true in Carlsbad where major employers have chosen to locate in the City because of our strong business economy & environment, and our energetic outdoor lifestyle. Unfortunately, opportunities for employees of these companies to find housing in Carlsbad are very limited. In a recent City Council meeting, statistics were cited that the number of jobs per residence is going up, making it less and less likely that people will find it possible to both work and live in our City.

Our City's housing element recognizes this problem and seeks to help companies retain and attract a high quality workforce by planning for a diverse range of housing options. The LCPA before the Commission helps the City achieve important housing goals and appropriately encourages infill development. The Marja acres site is completely surrounded by residential land uses and has not been used for commercial agriculture for many years. This proposed zoning change has no impact on agricultural resources in the City and provides an opportunity to make this land work for our future.

There is a group of Carlsbad citizens who are working in opposition to this LCPA on the basis that the changes will alter the fabric and charm of our City. They feel that the land on this site should remain as agricultural use and completely disregard the recent history that shows such a use on that land cannot be financially viable for the land owner or a farming entity. They would likely prefer it to be converted to open space rather than be redesignated for housing. Those positions simply don't deal with the economic realities or the serious need for additional housing.

I urge Commission support for application LCP-6-C11-16-0066-2 (Marja). Its approval is important for our City and the economic interests of our citizens & businesses while reinforcing our high quality of life.

Sincerely,

Arnie Cohen
2853 Cazadero Drive, Carlsbad CA 92009
760-535-4657
arnter@gmail.com

Prahler, Erin@Coastal

From: Laura Simons <laurasimons@yahoo.com>
Sent: Thursday, February 02, 2017 12:54 PM
To: Prahler, Erin@Coastal
Subject: Marja Acres

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FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler –

I have called Carlsbad home for the past 7 years. I'm proud to have made many friends and neighbors here and I hope that the changes proposed through the rezoning of Marja Acres (application LCP-6-C11-16-0066-2) will make it possible for others to establish roots in our community.

I have seen the evolution of Carlsbad as the city welcomes new residents and businesses and I support how Carlsbad has managed its growth. Part of managing that growth was the undertaking of the General Plan update. The GP update was informed by a robust and extensive public participation process known as "Envision Carlsbad". After seven years of community engagement from approximately 8,000 Carlsbad residents and more than 80 community organizations, the plan is a result of collaboration and smart growth that sets Carlsbad up for a successful future.

Please approve the last piece of the City of Carlsbad's General Plan update: application LCP-6-C11-16-0066-2 (Marja). The success of this final hearing for Envision Carlsbad will be the cherry on top of a process that truly reflects what's in the best interest for our great city and community.

Thank you,

Laura Ross

5106 Lynch Court

Carlsbad, CA 92008

Prahler, Erin@Coastal

From: Ann Collins <anncollins@roadrunner.com>
Sent: Thursday, February 02, 2017 12:27 PM
To: Prahler, Erin@Coastal
Subject: Coastal Commission letter re: Marja Acres

RECEIVED

FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I have called Carlsbad home for the past 24 years. I'm proud to have made many friends and neighbors here and I hope that the changes proposed through the rezoning of Marja Acres (application LCP-6-C11-16-0066-2) will make it possible for others to establish roots in our community.

I have seen the evolution of Carlsbad as the city welcomes new residents and businesses and I support how Carlsbad has managed its growth. Part of managing that growth was the undertaking of the General Plan update. The GP update was informed by a robust and extensive public participation process known as "Envision Carlsbad". After seven years of community engagement from approximately 8,000 Carlsbad residents and more than 80 community organizations, the plan is a result of collaboration and smart growth that sets Carlsbad up for a successful future.

Please approve the last piece of the City of Carlsbad's General Plan update: application LCP-6-C11-16-0066-2 (Marja). The success of this final hearing for Envision Carlsbad will be the cherry on top of a process that truly reflects what's in the best interest for our great city and community.

Thank you,

Ann L. Collins
anncollins@roadrunner.com
2478 Torrejon Place
Carlsbad, CA 92009



7428 Capstan Drive
Carlsbad, CA 92011

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FEB 02 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 1, 2017

California Coastal Commission

Re: Support in Favor of Marja LCPA

Dear Commissioners,

Please accept this letter in support of LCP-6-C11-16-0066-2. As a resident of Carlsbad of over twenty years, I have witnessed how City staff worked with the community over several years to put together a vision for the City's General Plan Update. I have followed the process closely and am proud of the City's commitment to civic engagement by working closely with the public at large, community action groups, civic organizations and the private real estate development industry, all working towards achieving what is best for the entire City of Carlsbad, ensuring that it continues being a vibrant community that integrates a wide array of both public and private issues and concerns. The updates to the General Plan balance Carlsbad's social and economic needs by allowing for different types of housing options that address our economic growth.

In addition to being a local resident, I am also the owner of Ainslie Communities, a residential design and entitlement management firm located in Carlsbad. In my professional opinion, holding a Masters Degree in City Planning with over 30 years of experience throughout Southern California, including numerous communities in the City of Carlsbad, the proposed zone change for the Marja site reflects a land use that is better suited for meeting the long term needs and goals of the City of Carlsbad by repurposing fallow farmland to provide much needed housing and neighborhood serving commercial.

The LCPA before the Coastal Commission would make the Coastal Land Use and Zoning Maps consistent with the General Plan land use designation and zoning that was approved by the Carlsbad City Council in September 2015.

Please vote to certify LCP-6-C11-16-0066-2 to culminate the successful work of the Carlsbad community.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Sherritt', written in a cursive style.

John Sherritt
Manager

Prahler, Erin@Coastal

From: Julbaker <julbaker@pacbell.net>
Sent: Wednesday, February 01, 2017 3:55 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-C11-16-0066-2 (Marja)

RECEIVED

FEB 01 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I'm writing to express my support for the City of Carlsbad's General Plan update and application LCP-6-C11-16-0066-2 (Marja) before you now. I was part of the Envision Carlsbad Citizens Committee, a group of Carlsbad residents appointed by the City Council. I am also a former Carlsbad Planning Commissioner and member of the Carlsbad Agricultural Mitigation Committee.

During the Envision Carlsbad process, it was determined that Marja Acres was no longer suitable for coastal farming, as it has not been used for large scale commercial agriculture since the early 1970s. The site is currently surrounded by residential land uses on all sides, creating a significant impediment to any ongoing commercial agricultural operation. Further, the Marja site is isolated from other agricultural resources in the City of Carlsbad.

While this zoning change has no impact on agricultural resources in the City, it does serve to support our City's need for housing. Our local economy has been growing because major employers choose to locate in the City of Carlsbad. Unfortunately, many employees of these companies often do not have access to attainably priced housing. The LCPA for Marja Acres is an important part of meeting this need.

The General Plan update is consistent with the LCP and serves as an example of good planning and community outreach. It is a model for local land use decision making that should be replicated and supported. I encourage you to join the City Council and Envision Carlsbad participants in supporting LCP-6-C11-16-0066-2 (Marja).

Thank you,

Julie Baker
4213 Sunnyhill Dr
Carlsbad, CA. 92008
760-729-4068
Julbaker@pacbell.net

This message (including any attachments) is intended solely for the specific individual(s) or entity(ies) named above, and may contain legally privileged and confidential information. If you are not the intended recipient, please notify the sender immediately by replying to this message and then delete it. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, by other than the intended recipient, is strictly prohibited.

Good morning Ms. Prahl and Coastal Commissioners,

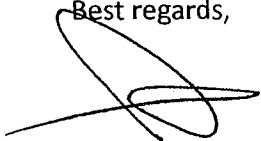
The current zoning for the two adjacent parcels that make up Marja Acres are General Commercial and Residential Low Density, and Coastal Farming. I am in support of the City's application LCP-6-C11-16-0066-2 (Marja) that rezones these parcels. This site hasn't been used for coastal farming in years, which is why it was identified as an appropriate property to be rezoned to help the city meet its Housing Element goals.

This zone change has been vetted thoroughly by City staff and through Public Hearings. After marathon days of public comment, the General Plan update (which included the zone change for Marja Acres) was approved 5-0 by our City Council.

This LCPA is good for Carlsbad and contributes to the vitality of our City.

Please approve LCP-6-C11-16-0066-2 (Marja).

Best regards,



Blake Bitterlin
6329 Heritage Drive
Carlsbad CA 92009

RECEIVED

FEB 01 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



North San Diego County
Association of REALTORS®

906 Sycamore Ave., #104
Vista, CA 92081
Phone: (760) 734-3971
Fax: (760) 734-3976

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108
Attn. Erin Prahler

January 26, 2017

Good afternoon Ms. Prahler;

On behalf of the North San Diego County Association of Realtors, I urge you to approve the City of Carlsbad's application LCP-6-C11-16-0066-2 (Marja).

The NSDCAR is a member driven organization representing constituents from eight north county cities, including 700 from the City of Carlsbad. We are civically engaged and work closely with elected officials to provide valuable insight on issues like fair housing, available housing and affordability.

In 2016, I represented the NSDCAR's 5,000 members during the City of Carlsbad's General Plan update process, Envision Carlsbad. We were one of 80 community organizations to participate in the process.

The LCPA before the Coastal Commission would make the Coastal Land Use and Zoning Maps consistent with the General Plan. The NSDCAR is supportive of Carlsbad's LCP-6-C11-16-0066-2 (Marja) because it helps the City meet its housing mandates and appropriately encourages infill development. During the Envision Carlsbad process and subsequent public hearings on the GPA update, there were no objections by Carlsbad residents to the zoning changes for this site. As a result, the Carlsbad City Council, in a unanimous 5-0 vote, approved the General Plan update in September 2015.

Envision Carlsbad and the resulting General Plan update serve as a model for good planning and community outreach – It is a model for local land use decision making that should be replicated and supported.

Regards,

Ernie Cowan
Vice President of Government Affairs
(760) 734-3971

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FEB 01 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RECEIVED

FEB 01 2017

January 24, 2017

Steve McPherson

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT


I have called Carlsbad home for the past nine years. My wife and I have four grand children raised our son here and we sincerely hope that the changes proposed through the revision of Marjia Annex (Cpl 1000 - CSD-R-C17-16-00156-2) will make it possible for young people like him to establish roots in our community.

We have seen the evolution of Carlsbad as the City welcomes new residents and businesses - this was us in 2008. We chase and support how the Mayor has managed to grow. Part of managing that growth was the undertaking of the General Plan (GP) update. The GP update was informed by a robust and extensive public participation process known as "Envision Carlsbad."

After seven years of community engagement from approximately 8,000 Carlsbad residents and more than 80 community organizations, the plan is a result of collaboration and smart growth that sets Carlsbad up for a successful future.

Please approve the last piece of the City of Carlsbad's General Plan update: application CUP-6-L11-16-0066-2 (Marjia). The success of this final hearing for Envision Carlsbad will be the cherry on top of a process that truly reflects what is in the best interest of our community and our young people.

Thank you,



Ray Pearson

2700 Wilby Street
Carlsbad, CA 92008

California Coastal Commission
7575 Metropolitan Drive #103
San Diego, CA 92108
Attn: Erin Prahler

RECEIVED

January 28, 2017

JAN 30 2017

Subject: LCP-6-CII-16-0066-2 (Marja)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and Interested Parties:

I have been a Carlsbad resident since 1973 and I'm writing today regarding a City of Carlsbad application (LCP-6-CII-16-0066-2 Marja). Apparently, the application will be heard at a meeting in Newport Beach February 8-10.

I have seen a lot of development in Carlsbad over the years and it is sad to see all the land being developed. However, the owners of the property have rights to develop. There is a process within the city for the general plan and zoning plan that has been previously adopted. There was input from citizens several years ago on this and other projects in the city, and a development plan was created based on that input.

I am in FULL SUPPORT of both changes to the Land Use being requested. There has been a movement lately within the city who want to stop all development and change and keep everything as it is now. Everything changes; nothing stays the same. Coastal farming would never return to that location and the owners have the right to develop that property as requested.

Thank you for your consideration.

Bill Baer

3210 James Dr

Carlsbad, CA 92008

Bbaer2003@hotmail.com

Prahler, Erin@Coastal

From: Justin and Lauren Stricula <thestrículas@gmail.com>
Sent: Friday, January 20, 2017 4:59 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-C11-16-0066-2 (Marja)

Subject: Support for Marja Acres from a Carlsbad resident

Re: **LCP-6-C11-16-0066-2 (Marja)**

RECEIVED

JAN 23 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Hello Ms. Prahler,

I'm writing to share my support for the City of Carlsbad's application **LCP-6-C11-16-0066-2 (Marja)**. My husband and I live in Calavera Hills here in Carlsbad, just up the road from the Marja Acres site.

When we moved here, the city was in the process of its General Plan update. We followed the process and were impressed by the extent of the outreach. The City held several workshops so that everyone had the opportunity to participate in the future of our city.

The zoning change for Marja Acres was part of the Envision Carlsbad process, a change that helps meet the city's need for more housing as outlined in the General Plan and Carlsbad's Housing Element. Among the goals identified is "providing housing opportunities for young families". As a young family, my husband and I encourage you to **approve LCP-6-C11-16-0066-2 (Marja) so families like ours may continue to live, work and thrive in Carlsbad.**

While some may express concern around adding more housing, or the loss of agriculture the LCPA before the Commission does no more than change the allowed use of the property from one type of residential zoning use to another. Additionally, the site has not operated as agriculture for many years, but instead has been used as small commercial site. With your support, this new housing stock will not only address a need, but will preserve our local and coastal resources by appropriately encouraging infill development.

Thank you for your consideration,

LAUREN STRICULA
3030 Greenwich St
Carlsbad, CA 92010

Letters in Opposition

February 2, 2017

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108
Attn: Erin Prahler

RE: LCP AMENDMENT NO. LCP-6-CII-16-0066-2 – Marja

Dear Ms. Prahler and Interested Parties:

Over the last several years I have watched the agricultural land around my Carlsbad neighborhood be graded and destroyed to make way for new developments, both commercial and residential. This viable farm land (located directly across the street from the Marja property) was actively and profitably farmed until recently. There was even a farm stand where residents could buy fresh produce. Unfortunately, this land was just outside the jurisdiction of the California Coastal Commission, so the City of Carlsbad did not have to ask permission to destroy it. A couple years ago, they let the farm fields lay fallow, the land was graded, and the Robertson Ranch Development began construction. The adjacent farm field and Farm Stand were destroyed and will be replaced by a commercial development. (Attachment 1 shows expanse of agricultural farming in area in question. Attachment 2 shows the elimination of said agricultural land and extent of development. Both aerial photos include the Marja property.)

Now the City of Carlsbad wants to do the same thing on the west side of El Camino Real, by changing the Land Use designations on the Marja property. The City claims the soil cannot sustain agriculture, yet that does not make sense, given that the land on the other side of the road did. (No Soil Testing has been done on the Marja site.) The City claims the land is isolated from other agricultural lands. Yet as you can see from the attached pictures, that isolation exists because of the City's actions.

The citizens living near the Marja property were never directly told the change in land use was being considered. Since the City chose to consider the re-designation as part of a city-wide land use discussion, conventional and normal notifications were no longer required. We all received general announcements and invitations to take the survey and participate in meetings, but none of these notices gave any indication that the size and scope of the land use discussions would exempt the City from issuing conventional notifications. Nor did it indicate that the only official notification we would receive would be a 1/8 page newspaper ad (Attachment 3). Posting notices of this importance in newspapers that very few people subscribe to is antiquated and ineffective. I requested copies of these notices from the Planning Department, but they were unable to provide them to me. The City may have followed the letter of the law, but definitely not the Spirit of it.

Now we have a property within the Coastal Commission's jurisdiction, and an opportunity to protect and preserve it.

When I look at Marja acres I see an opportunity to celebrate Carlsbad's agricultural heritage. The Agua Hedionda Lagoon Foundation and Discovery Center (just a short distance away from Marja) has over 10,000 students a year participating in hands-on environmental stewardship learning experiences. They learn about the Luisenos Peoples who inhabited this area, the history of the Rancho, the Lagoon watershed and the importance of conservation and respect for the environment. If the Marja property were preserved, it could become a hands-on agricultural learning center. Preserving the agricultural designation on this land, even if it was just the larger parcel, would provide an opportunity for this to happen. The property that already has commercial establishments on it could include a farm to table restaurant, produce stand and perhaps could accommodate some age-restricted low income housing.

I respectfully request that the Coastal Commission reject the City of Carlsbad's proposed Marja LCP Amendment.

Sincerely,

A handwritten signature in black ink, reading "Tracy Seemann". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Tracy Seemann
4907 Via Arequipa
Carlsbad, CA 92008
tracylingaas@sbcglobal.net

Attachments:

- Aerial Photograph 1 - Shows agricultural viability of land/soil
- Aerial Photograph 2 - Shows how City destroyed agricultural lands for development
- Public Notices City placed in Newspaper in lieu of mailed notice to neighboring property owners

Viable Farm
Land and
Produce Stand

Viable Farm
Land

mapquest



Marja

Google Maps

Commercial development

Housing

Google Maps



Marja

Imagery ©2017 Google, Map data ©2017 Google 500 ft

Attachment 3 -

City Planning Office Staff was unable to provide me with copies of the newspaper notices.

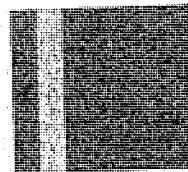
I was told the Land Use Plan is in litigation. This staff person could not tell me why it was in litigation. She just said that the information was with the Attorney and inaccessible, even to City staff.

Per Planning Department staff, notices usually go in the San Diego Union Tribune and Coastal Newspapers.

Based on that information:

- * 1/8 page public notice in Union Tribune would be 6 x 5 ½ inches
- * 1/8 page public notice in Coastal News would be 3 ½ x 5 ½ inches.

Kate Hewell
4907 Park Drive
Carlsbad, CA 92008



January 19, 2017

California Coastal Commission
7575 Metropolitan Drive Suite 103
San Diego, CA 92108
Attn: Erin Prahler

RECEIVED

FEB 01 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties,

As a longtime resident of Park Drive in Carlsbad, Ca I am writing regarding the city of Carlsbad's application LCP-6-C11(Marja) currently being reviewed and on the agenda for the Coastal Commission meeting 2/8/17.

I am writing to declare my opposition to the rezoning of this parcel to allow for a higher density development. I never received any notification that this proposed change would be coming to a vote and I feel that it is important to consider the opinions of the long standing residents of this community. The expansive Toll Brothers development across El Camino will already greatly impact the traffic, tranquility, and resources of this neighborhood. It is my hope that you will take into consideration the communities' opposition to this rezoning and expanded development and deny and land or zoning changes on the parcels mentioned above.

Thank you for your consideration,

Kate Hewell



Prahler, Erin@Coastal

From: Peter Cooney <petecooney@gmail.com>
Sent: Wednesday, February 01, 2017 3:41 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja)

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FEB 01 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Peter Cooney
4919 Park Drive
760-583-7099
02/01/2017

California Coastal Commission
7575 Metropolitan Drive Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Miss Prahler and interested parties:

I am writing you regarding the proposed Marja Acres rezoning.

Rezoning this land to the proposed higher housing density, will end its use as coastal farm land. A developer has already purchased the land to develop it into high density housing pending rezoning approval from the Coastal Commission and plan approval City of Carlsbad.

Myself and my fellow citizens of Carlsbad value coastal farm land. In February 2016 Carlsbad voters voted against developing farm land in the coastal zone via ballot "Measure A".

We value green space and farm land. Once developed, a return to undeveloped states is almost impossible.

The city of Carlsbad has not been including its citizens in the decision making process regarding land use. It took an incredible grass-roots campaign effort in order for Carlsbad citizens to have a voice in the proposed development of coastal farm land last year.

Once again, no notice, no opportunity to participate, no consideration has been given to citizens of Carlsbad concerning the fate of our beloved coastal farm land.

I would like the Coastal Commission to deny any land use or zoning changes pertaining to Marja Acres and help protect and serve the interests of the citizens of Carlsbad.

Thank you for your consideration,

Peter Cooney

EP

RECEIVED

1/29/17

JAN 31 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COUNTY DISTRICT

To California Coastal
Commission - Erin Prahler

RE: LCP-6-C11-16-0066-2
(Marja)

Please do not approve
the zoning and land use
changed being proposed.

This area should appropriately
retain the existing zoning &
land use.

Thank you,
Doris Schiller
6753 Oleander Way
Carlsbad CA
92011

DorisSchiller55@gmail.com

Prahler, Erin@Coastal

From: Pender, Sue <SPENDER@mbakerintl.com>
Sent: Tuesday, January 31, 2017 7:34 AM
To: Prahler, Erin@Coastal
Subject: Marja Acres, Carlsbad, CA

Dear Ms. Prahler,

I urge the Coastal Commission to maintain the current zoning of coastal farming and local commercial and not approve the change to high density residential and commercial on the Marja Acres Project in Carlsbad, CA.

Thank you.

Sue Pender, CPSM | Senior Associate, Business Development | Michael Baker International
5050 Avenida Encinas, Suite 260 | Carlsbad, CA 92008 | [O] 760-603-6251 | [M] 949-439-5472
spender@mbakerintl.com | www.mbakintl.com



RECEIVED

JAN 31 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

1/23/17

Dear Ms. Prahier & other coastal commission people,

I'm writing about zoning of Marja Acres in Carlsbad. The Application # is LCP-6-C11-16-066-2 (Marja), by The City of Carlsbad. It's coming up for your consideration Feb 8-10 in Newport Beach.

Please don't change the land use & zoning. There are more than sufficient shopping centers already on this El Camino corridor. There are new housing developments outside the coastal corridor zone that aren't full yet.

What there isn't is farmland, and once it's gone over to concrete, it doesn't come back. Ever.

I am a Carlsbad Resident & I'm against this rezoning. I'm for keeping the small businesses & farmland as is.

Carlsbad is blessed with a great climate to grow so many things, and we all need to eat! Our city has been careful to preserve a good water supply in ways other municipalities in SoCal have not.

Please leave the coastal zoning for Marja as is.

Sincerely,

Julie Ajdour

3537 Madison

Carlsbad, CA 92008

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

P.S. I just planted my own bareroot raspberries & blueberry yesterday! It is so splendid to live in the ~~Northwest~~ Northwest Quadrant of Carlsbad where produce can thrive. I can't speak for the other ones.

Prahler, Erin@Coastal

From: Beith, Scott <sbeith@qti.qualcomm.com>
Sent: Monday, January 30, 2017 11:27 AM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

I have been a resident of Carlsbad (graduated Carlsbad High School 1987) for many years and I am saddened to see what is happening to our city and how covertly our city leaders are creating a high density situation resulting in many issues for the residents.

I do not want to lose our Coastal Farming at Marja Acres. I do not want a Land Use or zoning change so that an inappropriate development can replace Hideaway Bobby's, and associated businesses AND the coastal farming area with townhomes, which will result in too high density for that area. Across the street is Robertson Ranch which will impact nearby Kelly School currently with 450 children and will hold a maximum of 750. This development will add more cars to El Camino Real and potentially impact Laguna Riviera homes that have been in place since the early 1970's. This plan is too dense for the area (considering the impact by Robertson Ranch).

I have lived in the area surrounding Marja Acres since 1984 and I have seen the housing density increase significantly. I have and others have felt the quality of life lessened as a result of development in the area. Please re-consider bringing more development and further lessening of our once great city.

Thank you,
Scott Beith

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Doris Schiller <dorisschiller55@gmail.com>
Sent: Sunday, January 29, 2017 3:13 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

Please do not vote to change the zoning and land use of the Marja land in Carsbad. It is appropriate the way it is currently zoned. I appreciate that we have a Coastal Commission that protects our precious coastal land from inappropriate land uses.

Doris Schiller
6753 Oleander Way
Carlsbad, Ca 92011

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Michelle Eaton <zoemydog@gmail.com>
Sent: Monday, January 30, 2017 8:39 AM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad

RECEIVED

JAN 30 2017

Reference
City of Carlsbad
LCP-6-CII-16-0066-2 (Marja)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I am a resident of Carlsbad and have been since 1988. I am writing to you today about my concern over the zoning and land use of these parcels.

I am not in favor of the rezoning and/or land use changes.

I'm sure you are aware that streams from Calavera Hills runs through/near this property into one of our lagoons. There are two other developments in the same area that are halfway finished with their buildings.

Please don't not change the zoning. I would like it to stay at the same low density.

Thank you,

Michelle Eaton

Carlsbad, CA

Zoemydog@gmail.com

Sent from my iPhone

Prahler, Erin@Coastal

From: Chris Rossman <chris.rossman1@gmail.com>
Sent: Monday, January 30, 2017 7:52 AM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

Hello,

I am writing to show my support to preserve Marja Acres land. I am a resident of this area and request that there be no more dense development in that area.

Please keep me informed on any information or meetings regarding this property.

Thank you and I look forward to your support.

Chris Rossman

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Abigail Rowland <abigail.rowland@gmail.com>
Sent: Sunday, January 29, 2017 11:02 PM
To: Prahler, Erin@Coastal
Subject: Re: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

RECEIVED

JAN 30 2017

Re: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear California Coastal Commission,

We are writing to respectfully request the preservation of Marja Acres' current zoning. A change in zoning to allow for high density residential units in lieu of coastal agricultural lands and larger commercial projects in lieu of local commercial businesses would result in a great, permanent loss for area residents.

Though we are empathetic to the landowner's desire to profit from the property's sale and development, as with all land use changes, we must consider the overall long-term benefits and risks to the immediate community. As a longtime residents who live just over a mile from the proposed development, we can attest to the positive impact that the current zoning has had on our enjoyment of the area, and the great negative impact that the proposed changes would incur. These farmlands and local businesses are precious to our quality of life in the area and should be preserved for current and future residents if at all possible.

We thank you for your consideration, and for your service in protecting our coasts and communities.

Sincerely,

Abigail and Avi Rowland
Carlsbad, CA 92010

Prahler, Erin@Coastal

From: Debbie Foley <debbie.foley@oside.us>
Sent: Sunday, January 29, 2017 9:00 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

As a citizen of Carlsbad, I do not want a Land Use or Zoning Change to LCP-6-CII-16-0066-2 (Marja)

Sincerely,

Debbie Foley
3759 Greccourt Way
Carlsbad, CA 92008

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Brian Flock <brian@flockgroup.com>
Sent: Saturday, January 28, 2017 9:21 AM
To: Prahler, Erin@Coastal
Subject: Opposition to Carlsbad application LCP-6-CII-16-066-2(Marja)

RECEIVED

JAN 30 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and local residential real estate broker. I am writing regarding **application LCP-6-CII-16-066-2(Marja)** by the City of Carlsbad which **I oppose**. It is my understanding that the application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the **two Marja Acres parcels located within the coastal zone** on the south side of El Camino Real near Kelly Dr.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping center are located approximately 2 miles north of this property. **The second parcel, approximately 14 acres proposes a change from Coastal Farming**—which I understand is a priority for the Coastal Commission—to high density residential. I am against these changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with other citizens in Carlsbad, want to prevent Marja Acres from any Land Use changes and **preserve our coastal agriculture**.

Within the city's Housing Element, there are other developments, including Robertson Ranch (across El Camino Real from Marja Acres), outside the Coastal zone which provide necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of its citizens evidenced by the lack of direct mail notification to its affected existing neighborhoods. **I understand that residents were only notified of recent land use changes to the property by "posting" (i.e. an advertisement in the newspaper)**. Although this may have been a legal method of notification, it is not a genuine way to connect with an already disaffected citizenry, especially considering that newspaper readership has plummeted. The Coastal Commission is aware that Carlsbad attempted to change (in May 2016) Land Use in various sensitive parts of the city contrary to the will of the residents.

Coastal farming has been on the decline over the past decades and **I am concerned that Marja Acres will become another casualty** in this process without protection by the Coastal Commission.

I am against the proposed Land Use and Zoning changes which will affect this coastal farmland and continue the decline of our open space and farming industry.

Thank you for your attention to my opposition of this application,



Brian Flock

Prahler, Erin@Coastal

From: Andrea Bearden-Kuhns <abkuhns@gmail.com>
Sent: Friday, January 27, 2017 11:06 AM
To: Prahler, Erin@Coastal
Subject: Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

RECEIVED

JAN 27 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and concerned parties:

My husband and I are long time Carlsbad residents and am contacting you regarding application LCP-6-CII-16-0066-2 (Marja) by the City of Carlsbad. The application was originally going to be considered on January 13th at the meeting in San Luis Obispo, but was postponed to the meeting in Newport Beach on February 8-10, 2017.

The owners of the parcels, along with the City of Carlsbad, are proposing an amendment to the Local Coastal Plan to change the City's land use and zoning map for the 2 Marja Acres parcels that are within the Coastal Zone, located on the west side of El Camino Real, south of Kelly Drive.

Parcel #1 consists of a restaurant, liquor store, and retail store. A request has been made by the owners and City to change the zoning and land use to allow for a much larger commercial shopping area. This would be excess retail use as there is a large supermarket (Vons), Rite-Aid, and other retail stores less than 2 miles away. Also, a large shopping mall is located a mere 2 miles north of the parcel. Additionally, there are plans for more retail spaces to be built across the street (El Camino Real) from this property, as part of the large Robertson Ranch development that is currently being built.

Parcel #2 consists of 14 acres and the proposal is to change it from coastal farming (a priority for the Coastal Commission) to higher density residential.

I am OPPOSED to both changes.

As a Charter City, the citizens of Carlsbad have primary rights, along with the City Council, to determine land use changes within the Coastal Zone. Numerous residents of Carlsbad have a intense concern and desire to keep this area with its current zoning and land use designation.

Nearby, there are many developments already built, or that are currently being constructed, to support housing needs for the City of Carlsbad, including Robertson Ranch/Toll Brothers, and Quarry Creek, both outside the Coastal Zone. I am very concerned that changing the Zoning and land use of these Marja Acres parcels will add too large of density to that area, which is already

being inundated with extra traffic, and will take away Open Space and some of the last Coastal Farmland in the area.

I am in total disagreement regarding the changing of the Zoning and Land Use designations for these parcels.

Thank you for your attention to this matter.

Andrea Bearden-Kuhns
2848 Winthrop ave.
Carlsbad, CA

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Please Visit my Videos <https://www.youtube.com/channel/UCZyRighJn8P5hqKv3xfa0TQ>

Prahler, Erin@Coastal

From: Loretta Wittevrongel <loretta_wittevrongel@yahoo.com>
Sent: Friday, January 27, 2017 11:25 AM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108

Attn: Erin Prahler

RECEIVED

JAN 27 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

I am a Carlsbad resident and am writing regarding application LCP-6-CII-16-0066-2 (Marja) by the City of Carlsbad. The application was originally going to be considered on January 13th at the meeting in San Luis Obispo, but was postponed to the meeting in Newport Beach on February 8-10, 2017.

The owners of the parcels, along with the City of Carlsbad, are proposing an amendment to the Local Coastal Plan to change the City's land use and zoning map for the 2 Marja Acres parcels that are within the Coastal Zone, located on the west side of El Camino Real, south of Kelly Drive.

Parcel #1 consists of a restaurant, liquor store, and retail store. A request has been made by the owners and City to change the zoning and land use to allow for a much larger commercial shopping area. There is no need for this type of retail, as there is a large supermarket (Vons), Rite-Aid, and other retail stores less than 2 miles away. There is also a large shopping mall located 2 miles north of the parcel. Additionally, there are plans for more retail to be built across the street (El Camino Real) from this property, as part of the large Robertson Ranch development that is currently being built.

Parcel #2 consists of 14 acres and the proposal is to change it from coastal farming (a priority for the Coastal Commission) to higher density residential.

I am AGAINST both changes.

As a Charter City, the citizens of Carlsbad have primary rights, along with the City Council, to determine land use changes within the Coastal Zone. Amongst the residents of Carlsbad, there is a strong concern and desire to keep this area with its current zoning and land use designation.

Nearby, there are many developments already built, or that are currently being constructed, to support housing needs for the City of Carlsbad, including Robertson Ranch/Toll Brothers, and Quarry Creek, both outside the Coastal Zone. I am very concerned that changing the Zoning and land use of these Marja Acres parcels will add too large of density to that area, which is already being inundated with extra traffic, and will take away Open Space and some of the last Coastal Farmland in the area.

I am against changing the Zoning and Land Use designations for these parcels.

Thank you for your consideration.

Loretta Wittevrongel, MA

Sample letter. Please personalize this letter and make it your own. Keep in mind the Coastal Commission abides by the Coastal Act. All development projects will need to be mitigated by the city and the citizens.

California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

RECEIVED

JAN 26 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

<Date>

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and I am writing regarding application LCP-6-CII-16-066-2(Marja) by the city of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping are approximately 2 miles north of this property. The second parcel, approx.. 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with many citizens in Carlsbad want to prevent Marja Acres from any Land Use changes.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real, outside the coastal zone) which provide the necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of the citizens. Coastal farming has been on the decline over the past decades and I am concerned that Marja Acres will become another fatality in this process.

I am against the proposed land use and zoning changes which will affect this coastal farmland and continue the decline in our open space and farming industry.

Thank you for your consideration,

<signature>

Catherine F. Fox

<PRINTED NAME>

CATHERINE F. FOX

<ADDRESS>

4970 VIA MARTA

Carlsbad, CA <zip>

92008

<phone>

760-729-5769

<email>

I am a close neighbor to this project & have lived here for over 40 years. Please do not put a shopping center 2 houses away from my quiet neighborhood. They plan one across the street from this project.

Ryan H. Sargent, Esq.
4879 Alondra Way
Carlsbad, CA 92008
(760)780-1684

January 8, 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

RECEIVED

JAN 20 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

I wanted to write in to express my community's plea to NOT AMEND THE ZONING the two pieces of land discussed below. Our community has been fighting this same battle the last few years. Developers come in and look at our community and all they see is profit. The City of Carlsbad City Council is once again doing the same thing as the developer and looking for tax revenue. This is our way to speak up for what our community wants and we are asking you to please look at what our city residents know what is best for our community. I live two blocks from Kelly Elementary with my wife and 3 small children. We spend our days at Kelly Park and my daughter goes to Kelly Elementary as will my boys.

I am a current resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CII-16-1066-2 (Marja) currently being reviewed on the agenda at the California Coastal Commission's meeting this month to be held on January 13th, 2017.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to re-designate two parcels located within the Coastal zone on the south side of EL Camino Real just east of Kelly Dr.

I am writing as a nearby resident with children attending Kelly Elementary School to oppose the higher density proposed and before the Coastal Commission consisting of two parcels of land that border each other. The first parcel, next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel. The second parcel that is located directly south of the first parcel is 14.4 acres over the last 40 years has consisted of Coastal Farming. The land has lain fallow for approximately five years with the anticipation by the owners of converting the farmland to residential. Currently this parcel has a land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) that allows for higher density.

I live in this area a couple hundred feet from Park Drive and the Loma Laguna Parcel zoned at R-1. Homes along Park Drive in our Parcel will be directly affected by this development since their property will border this parcel. I never received notification that this proposed change would be coming before the Coastal Commission this month. I would like for the Coastal Commission to deny any Land or zoning change on both parcels being proposed. This is what's best for the community and what our residents want to happen. I am concerned that if this change goes through I will have to move my family due to overcrowding at Kelly Elementary and overpopulation.

Thank you for doing the right thing and for not buying into yet another developers greed!

Sincerely,


Ryan H. Sargent, Esq.,

Erika Sargent
4879 Alondra Way
Carlsbad, CA 92008
619-517-7403
January 18, 2017

RECEIVED

JAN 20 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

We do not inherit the earth from our ancestors, we borrow it from our children.

As a current resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CII-16-1066-2 (Marja) currently being reviewed on the agenda at the California Coastal Commission's meeting this month.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal zone on the south side of EL Camino Real just east of Kelly Dr.

"Mom, why is there always so much construction around our house? Where will all the animals go?" This is the question my five-year-old daughter asked me recently.

I am writing as a homeowner of this area to oppose the higher density proposed land use. We moved to this area almost two years ago with my growing family. We chose this area because I was concerned that my children were going to grow up in a city surrounded by buildings and cement, instead of trees, grass, and dirt. When I envision the city I want my children to grow up in, it is not a city that squeezes houses/apartments/buildings into every available inch. I hope that Carlsbad can understand the importance of preserving farmland, and the dangers of overbuilding. Robertson Ranch has not even finished its massive constructions project, and already a new development is being proposed. My request is that we step back and assess the situation more carefully, before anyone makes a decision that can never be undone, and whose impact we will not know until it is complete. I never received notification that this proposed change would be coming before the Coastal Commission this month. I would like for the Coastal Commission to deny any Land or zoning change on both parcels being proposed.

My Family and I thank you for your consideration,



Erika Sargent

Prahler, Erin@Coastal

From: Christine Marie <sweetmarie915@aol.com>
Sent: Thursday, January 19, 2017 9:30 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja)

RECEIVED

JAN 20 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

I am a Carlsbad resident and registered voter. I am writing regarding application LCP-6-CII-16-0066-2 (Marja) by the City of Carlsbad. The application was initially scheduled to be voted on, on January 13th at the meeting in San Luis Obispo, but was postponed to the meeting in Newport Beach on February 8-10, 2017.

The owners of these parcels, along with the City of Carlsbad, are proposing an amendment to the Local Coastal Plan to change the City's land use and zoning map for the 2 Marja Acres parcels that are within the Coastal Zone, located on the west side of El Camino Real, south of Kelly Drive.

Parcel #1 consists of a restaurant, liquor store, and retail store. A request has been made by the owners and City to change the zoning and land use to allow for a much larger commercial shopping area. There is no need for this type of retail, as there is a large supermarket (Vons), Rite-Aid, and other retail stores less than 2 miles away. There is also a large shopping mall located 2 miles north of the parcel. Additionally, there are plans for more retail to be built across the street (El Camino Real) from this property, as part of the large Robertson Ranch development that is currently being built.

Parcel #2 consists of 14 acres and the proposal is to change it from coastal farming (a priority for the Coastal Commission) to higher density residential.

Please note that I am against both changes.

As a Charter City, the citizens of Carlsbad have rights, along with the City Council, to determine land use changes within the Coastal Zone. There is a strong concern and desire of the residents of Carlsbad, to keep this area with its current zoning and land use designation.

Nearby, there are many developments already built, or that are currently being constructed, to support housing needs for the City of Carlsbad, including Robertson Ranch/Toll Brothers, and Quarry Creek, both outside the Coastal Zone. I am very concerned that changing the Zoning and land use of these Marja Acres parcels will add too large of density to that area, which is already being inundated with extra traffic, and will take away Open Space and some of the last Coastal Farmland in the area. This land has special significance to me, as I have grown up spending time in the area.

I am against changing the Zoning and Land Use designations for these parcels.

Thank you for your consideration.

Sincerely,

Christine Abrell
4374 Stanford Street

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



January 19, 2017

Th15a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: KARL SCHWING, DEPUTY DIRECTOR, SD COAST DISTRICT
GABRIEL BUHR, COASTAL PROGRAM MANAGER, SD COAST DISTRICT
ERIN PRAHLER, COASTAL PROGRAM ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD LCP AMENDMENT
NO. LCP-6-CII-16-0066-2 (Marja) for Commission Meeting of February 8-10, 2017**

SYNOPSIS

The City of Carlsbad's Local Coastal Program (LCP) land use plan and implementation plan amendment LCP-6-CII-16-0066-2 was submitted and filed as complete on November 21, 2016. The date by which the Commission must take action, absent an extension of the time limits by the Commission, is February 19, 2017. This report addresses the entire submittal.

SUMMARY OF AMENDMENT REQUEST

LCP amendment request no. LCP-6-CII-16-0066-2 involves revisions to both the Land Use Plan (LUP) and Implementation Plan (IP) components of the certified LCP. The City proposes to change the land use designation and zoning on the Marja site which is comprised of two parcels totaling 20.7 acres, and is located on the south side of El Camino Real, approximately 800 feet east of Kelly Drive (Exhibit 1). On the northern parcel, the City proposes to modify the LCP land use designation from General Commercial (GC) and Residential Low Medium Density 0-4 dwelling units per acre (du/ac) (RLM) to General Commercial (GC); and to change the zoning from General Commercial (C-2), General Commercial with a Qualified Development Overlay (C-2-Q), and Residential Agriculture (R-A-10,000) to General Commercial (C-2). On the southern parcel, the City proposes to modify the LCP land use designation from Residential Low Medium Density 0-4 du/ac (RLM) to Residential 8-15 du/ac (R-15) and the zoning from Residential Agriculture (R-A-10,000) to Residential Density-Multiple (RD-M).

The City recently updated its General Plan and on May 11, 2016 the Commission approved LCP amendment request no. LCP-6-CAR-15-0034-2, involving numerous land use and zoning map revisions to make the LCP Land Use and Zoning Maps consistent with land use and zoning designations completed as part of the citywide General Plan update. The City agreed to remove several land use designation and zoning changes from LCP-6-CAR-15-0034-2 that required more substantive review, including the proposed map changes for the Marja site that is the subject of this LCP amendment request. After several months of coordination necessary to analyze the history of agricultural use on the site, the City's proposed amendment request would make the LCP Land Use and Zoning Maps consistent

with the General Plan land use designation and zoning, and would not result in any impacts to agricultural resources in the City.

This item was originally scheduled for hearing at the January Commission meeting in San Luis Obispo. However, due to public interest in this item, the City requested that the hearing be postponed to the February meeting in Newport Beach to provide additional time for the public to review the staff recommendation, submit comments, and to attend the hearing in a more local venue. The primary concern raised by Carlsbad residents is increased residential density. Secondary concerns raised in the comment letters include impacts to traffic and parking, the loss of agricultural use in Carlsbad, and potential adverse impacts to habitat and wildlife, water quality, and visual resources. The comment letters and a letter from the City in response to the issues raised by residents are attached to this staff report (Exhibits 6-8).

Although not a project driven LCP amendment request, the City is proposing to increase residential density on the southern parcel to achieve residential density goals required by the City's Housing Element. The City has initiated review of a proposed residential project for the site at the local level, however that development project currently proposes to change the land use designation and zoning on the northern parcel (the commercial parcel) to allow additional housing on that part of the site, which would require a further LCP amendment.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of the LCP amendment as submitted. The proposed land use designation and zoning modifications are consistent with the Mello II component of the City's LUP and with the Chapter 3 policies of the Coastal Act.

The appropriate resolutions and motions begin on page 4.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad's LCP amendment request no. LCP-6-CII-16-0066-2 may be obtained from Erin Prahler, Coastal Planner, at (619) 767-2370.

EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Resolution
- Exhibit 3 – Ordinance
- Exhibit 4 – Proposed LCP Land Use Map
- Exhibit 5 – Proposed LCP Zoning Map
- Exhibit 6 – Letter from City of Carlsbad
- Exhibit 7 – Letters in Support
- Exhibit 8 – Letters in Opposition

APPENDICES

- Appendix A – Substantive File Documents

PART I. OVERVIEW

A. LCP HISTORY

The City of Carlsbad's certified LCP contains six geographic segments as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties, and Village Area. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/Sammis Properties segment was certified in 1985. The East Batiquitos Lagoon/Hunt Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1997, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda LCP segment is a deferred certification area until an implementation plan for that segment is certified. This amendment request affects the Mello II segment.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

The City conducted extensive public outreach and engagement for its General Plan update, which included the land use and zoning changes at the Marja Acres site at issue in this LCP amendment. This public outreach effort included eighteen Citizens Committee meetings, four community visioning workshops, two community workshops on land use alternatives, and a City Council workshop on housing issues. The City held Planning Commission and City Council meetings with regard to the General Plan update, which included the subject amendment request. All of those local hearings were duly

noticed to the public through announcements on the City's website, media releases, advertisements in two local newspapers, and mailed notice to owners of properties where a land use or zone change was proposed as part of the General Plan update.

This LCP amendment request was originally scheduled for hearing on January 13, 2017. However, the City requested that the item be postponed until the February meeting to provide additional time for the public to review the staff recommendation, submit comments, and to attend the Commission meeting in a more local venue. Notice of the subject amendment has been distributed to all known interested parties and letters received as of the date of this staff report are attached as exhibits (Exhibits 7 and 8). The majority of the letters received from the public oppose the land use designation and zoning changes proposed by the City and are primarily concerned with the proposed increased residential density. These letters also raise concerns about impacts to traffic and parking, the loss of agricultural use in Carlsbad, and potential adverse impacts to habitat and wildlife, water quality, and visual resources. The City also submitted a letter in response to the concerns raised by residents (Exhibit 6).

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. MOTION:** *I move that the Commission certify the Land Use Plan Amendment No. LCP-6-CII-16-0066-2 for the City of Carlsbad as submitted.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment for the Mello II segment of the City of Carlsbad's LCP as submitted and adopts the findings set forth below on grounds that the land use plan will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further

feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan.

II. MOTION: *I move that the Commission reject the Implementation Program Amendment No. LCP-6-CII-16-0066-2 for the City of Carlsbad as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the Mello II segment of the City of Carlsbad's LCP as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act, and certification of the Implementation Program will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD LAND USE PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The proposed amendment would change the City's Land Use Plan by modifying the certified LCP Land Use Map to redesignate two parcels located on the south side of El Camino Real, approximately 800 feet east of Kelly Drive. The northern parcel is 6.3 acres fronting on El Camino Real. The City proposes to modify the split LCP land use designation that currently exists on the parcel from General Commercial (GC) and Residential Low Medium Density 0-4 du/ac (RLM) to GC on the entire parcel. This parcel has been in commercial use since the 1960s. Recent commercial operations onsite include a café, pottery, plant nursery, guitar repair, and bicycle and flower shops.

The southern parcel is 14.4 acres, most of which is set back from El Camino Real behind the northern parcel. The City proposes to modify the LCP land use designation from RLM to Residential 8-15 du/ac (R-15). Approximately 4.5 acres of the parcel is steep slopes. Since 1951 approximately 2 acres of the parcel has been used for a single family residence and accessory structures. The remaining 8 acres has been used intermittently for agriculture and since 2010 the property has been used by Habitat Restoration Sciences to cultivate native plants in containers for off-site restoration projects.

Properties surrounding these parcels to the west, south and east are designated R-4 and developed with single family homes and a mobile home park. The subject parcels are located at the inland edge of the Coastal Zone. Properties located to the north across El Camino Real are outside of the Coastal Zone and are designated for Open Space and higher density residential development (R-8 and R-23).

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2(b) of the Coastal Act, that the Land Use Plan as set forth in the preceding resolutions, is in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act, which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource 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.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan conforms with Chapter 3 of the Coastal Act as set by the goals of the state for the coastal zone with regards to LCP amendment request no. LCP-6-CII-16-0066-2.

**C. CONFORMITY OF THE CITY OF CARLSBAD LAND USE PLAN
WITH CHAPTER 3**

Relevant Coastal Act policies include the following:

Section 30241 states:

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.*
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.*
- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.*

Section 30242 states:

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Section 30250 states, in part:

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public*

services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30251 states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Although the 6.3 acre northern parcel is currently designated for both commercial and residential land uses, it has been in commercial use since the 1960s. The City proposes to eliminate the combination of residential and commercial land use designations on the site, in favor of the General Commercial (GC) land use designation to better reflect the historic and existing use of the parcel. The parcel's frontage along El Camino Real, a major roadway, further supports the elimination of the residential land use designation in favor of the commercial designation here.

Under the proposed amendment, the southern parcel will continue to be designated for residential use with an increased density range of 8-15 dwelling units per acre. The increased residential density at this site will help the City meet its Housing Element goals to accommodate projected population growth. This parcel is surrounded by lower density residential to the east, south, and west. Higher density residential development is planned across El Camino Real to the north. As a result, the proposed increase in residential density on this parcel can be found visually compatible with the surrounding area.

The subject site is identified in the City's Habitat Management Plan as a "developed area" and is not located adjacent to any designated lands contained within the Habitat Management Plan Preserve. The site does not provide any public access opportunities, and the proposed land use designation changes will not have any adverse impact on public access or recreation. Further, although El Camino Real is a designated scenic route, these parcels do not provide any protected coastal views. As a result, the land use designation changes proposed by the City are consistent with Coastal Act sections 30250 and 30251. The proposed land use designation changes do not raise any other Coastal Act issues, including water quality, environmentally sensitive habitat, or geological stability. Any future development proposed on the site would further be reviewed by the City for compliance with its certified Mello II Local Coastal Program.

Finally, the proposed amendment raises concerns regarding potential impacts to historical agricultural uses. The southern parcel does have a history of agricultural use. According to City records, from 1952 to 1963 the southern parcel was the site of a chicken and egg farm. As the surrounding area developed with residences, neighbors complained about odor and insects, leading the farm to close in 1963. No agricultural activity occurred on the site from 1963 to 1991. From 1991 to 2009 the parcel was used for crop production

under short-term farm leases. The City indicates that crop production was unsuccessful due to rising costs and poor soil conditions. Since 2010, Habitat Restoration Sciences has used the southern parcel to cultivate native plants in containers for off-site restoration projects.

However, the site does not qualify as prime agricultural land required to be preserved pursuant to Section 30241 due to soil conditions or other commercial agricultural operations. Further, because the certified LCP has already designated this area for commercial and residential uses, not agricultural use, the proposed LUP amendment does no more than to change the allowed use of the property from one type of residential use to another. Continued or renewed agriculture on the site is infeasible as demonstrated by failed efforts to use the site for crop production between 1991 and 2009 due to poor soil conditions. The site is surrounded by urban development, therefore any development of the site would be concentrated consistent with Section 30250. Finally, this site is isolated from other agricultural use areas and conversion to urban uses would not have any adverse impact on other agricultural lands within the City. Therefore, the proposed amendment does not raise any consistency concerns with Sections 30241 and 30242 of the Coastal Act.

PART IV. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The proposed amendment would change the City's Implementation Plan by modifying the LCP Zoning Map to rezone the two parcels. The City proposes to rezone the northern parcel from General Commercial (C-2), General Commercial with a Qualified Development Overlay (C-2-Q), and Residential Agriculture with a minimum lot size of 10,000 square feet (R-A-10,000) to C-2. On the southern parcel, the City proposes to rezone the site from R-A-10,000 to Residential Density-Multiple (RD-M).

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

a) Purpose and Intent of the Ordinance. The purpose and intent of the implementation plan amendment is to modify the zoning from C-2/C-2-Q/R-A-10,000 to C-2 on the northern parcel and from R-A-10,000 to RD-M on the southern parcel. The C-2 zone implements the GC land use designation, and the RD-M zone implements the R-15 land use designation.

b) Major Provisions of the Ordinance. Ordinance No. CS-287 provides for the proposed rezoning on the certified LCP Zoning Map. The C-2 zone allows commercial development, sets a 35 foot height limit that can be increased to a maximum height of 55 feet with approval of a site development plan, and establishes development standards for

setbacks and placement of buildings. The C-2 zone also permits mixed-use residential development with a minimum density of 15 dwelling units per acre, with permitted commercial uses on the ground floor. The RD-M zone allows one-family, two-family, and multiple-family homes and associated structures, sets a 35 foot height limit, and establishes development standards for setbacks, placement of building, and minimum lot size (10,000 sq. ft.).

c) Adequacy of the Ordinance to Implement the Certified LUP Segments. The City of Carlsbad has applicable policies within the Mello II segment of its certified LCP that state:

Policy 1-1 Allowable Land Uses

Allowable uses are those that are consistent with both the General Plan and the Local Coastal Program.

Policy 1-2 Maximum Density of Development

Residential densities shall be permitted and based on the underlying LCP land use designation. The residential land use designations shall represent the maximum density permitted subject to application of requested density bonuses pursuant to Chapter 21.86 of the Carlsbad Municipal Code and the applicable resource protection provisions of the certified LCP.

Policy 2-1 Conservation of Agricultural Lands

(a)(1) Coastal Agriculture: Consistent with the provisions of Sections 30241 and 30242 of the Coastal Act, it is the policy of the City to contribute to the preservation of the maximum amount of prime agricultural land throughout the coastal zone by providing for the balanced, orderly conversion of designated non-prime coastal agricultural lands.

Policy 2-4 Small Scattered Ineffective Agricultural Lands

Approximately 100 acres of agricultural use are located in scattered parcels along El Camino Real both north and south of Agua Hedionda Lagoon. The small individual size of these parcels, together with the fact that they are not contiguous, precludes their effective use as agricultural land in the future. These lands are therefore designated for residential development, at a maximum density of one dwelling unit per acre as rural residential estate Section 21.09 or as residential agriculture zone, Section 21.08 of Carlsbad Zoning Ordinance. No further land divisions shall be allowed in the area under current agricultural production except in compliance with these policies.

Policy 7-10 Parking

Parking standards set forth within the City of Carlsbad Zoning Ordinance are appropriate for the future development of various land uses.

Policy 8-1 Site Development Review

The Scenic Preservation Overlay Zone should be applied where necessary throughout the Carlsbad coastal zone to assure the maintenance of existing views and panoramas. Sites considered for development should undergo individual review to determine if the proposed development will obstruct views or otherwise damage the visual beauty of the area. The Planning Commission should enforce appropriate height limitations and see-through construction, as well as minimize any alterations to topography.

The primary concern raised by the proposed implementation plan amendment is the conversion of historical agricultural lands to more urban land uses. According to City records, from 1952 to 1963 the southern parcel was the site of a chicken and egg farm. As the surrounding area developed with residences, neighbors complained about odor and insects, leading the farm to close in 1963. No agricultural activity occurred on the site from 1963 to 1991. From 1991 to 2009 the parcel was used for crop production under short-term farm leases. The City indicates that crop production was unsuccessful due to rising costs and poor soil conditions. Since 2010, Habitat Restoration Sciences has used the southern parcel to cultivate native plants in containers for off-site restoration projects.

Despite this history of agricultural use, the site does not qualify as prime agricultural land required to be preserved due to soil conditions or other commercial agricultural operations. Policy 2-1 *Conservation of Agricultural Lands* identifies as “coastal agriculture” certain non-prime agricultural lands that are suitable for conversion to urban uses subject to appropriate mitigation. In this case, however, the subject property is not identified as a coastal agriculture site, and therefore, conversion of this site to urban uses does not require mitigation. The proposed zone change at this site provides for the balanced, orderly conversion of non-prime agricultural lands consistent with Policy 2-1.

Policy 2-4 *Small Scattered Ineffective Agricultural Lands* designates approximately 100 acres of land along El Camino Real for residential development acknowledging that these parcels cannot effectively operate as agricultural lands due to their small individual sizes and isolation from one another. The parcels subject to Policy 2-4 are not identified in the LUP, but after further investigation into the history of this policy, it does not appear that it was intended to apply to this site. The Mello II LUP policies, including Policy 2-4, were drafted in 1980. The agricultural policies were based on an agricultural technical report that identified agricultural lands in production in the late 1970s. There was no agricultural use occurring at the subject site between 1963 and 1991, and the agricultural technical report does not identify these parcels (or the surrounding area) as an agriculture area. As a result, it is unlikely that Policy 2-4 was intended to apply to this site.

The City proposes to rezone the northern parcel in favor of the General Commercial (C-2) zone to better reflect the historic and existing use of this parcel. Although the C-2 zone permits mixed-use residential development, ground floor uses are restricted to commercial uses with residential uses permitted above the ground floor. The C-2 zone implements the GC land use designation. The City also proposes to eliminate the Residential Agriculture (R-A-10,000) zone on the southern parcel in favor of the Residential Density-Multiple (RD-M) zone, allowing for more dense residential development. The RD-M zone implements the R-15 land use designation. The proposed zoning changes are consistent with the proposed land use designations and will, therefore, comply with Policy 1-1 and Policy 1-2 of the Mello II LUP.

The development standards (established in the City of Carlsbad Zoning Ordinance) applicable to the C-2 and RD-M zones will remain unchanged, along with the applicable parking standards, which are also set forth in the City's Zoning Ordinance. In addition, any new development or redevelopment of these parcels would still be subject to a coastal development permit, pursuant to Chapter 21.201 of the Zoning Ordinance. This means that adequate parking, consistent with Policy 7-10 of the Mello II LCP segment, will be required in conjunction with any new development resulting from the proposed amendment. Also, development standards such as building height limits, setback requirements, and lot coverage restrictions will be maintained, which will ensure that any future development will be visually compatible with the neighborhood and consistent with Policy 8-1 of the Mello II LCP segment. Finally, a traffic impact analysis would be required to ensure that any future development project would have no impacts to public access.

Future development on the parcel will be thoroughly assessed for consistency with the certified Mello II LCP segment through the coastal development permitting process. In summary, because the proposed rezoning will implement the proposed land use designations, the Commission finds that the proposed amendment to the IP is consistent with and adequate to carry out the policies of the certified LUP.

PART V. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City prepared and certified EIR No. 13-02 on September 23, 2015 for its General Plan Update. The EIR concluded that, with mitigation, most environmental impacts associated with the proposed General Plan Update (and by association this proposed LCP amendment) would be reduced to less than significant levels. Thus, the City adopted a Statement of Overriding Consideration for these impacts. The unavoidable adverse impacts identified were related to air quality and transportation and are not at issue for this submittal.

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the Coastal Commission acts as lead agency for the purposes of fulfilling CEQA. The Commission's LCP review and approval

program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP submission.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. The proposed amendment would not result in an intensification of land uses incompatible with the surrounding development or have adverse impacts on coastal resources. Further, the Commission finds that the proposed amendment is unlikely to have any significant adverse effect on the environment as a whole. Therefore, the Commission finds that the subject LCP amendment conforms to the provisions of CEQA.

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- City of Carlsbad LCP Amendment No. LCP-6-CII-16-0066-2 submittal
- City of Carlsbad Mello II LCP
- City of Carlsbad Local Coastal Program Agriculture Technical Support Paper, prepared by PRC Toups Corporation, dated April 30, 1980.



EXHIBIT NO. 1

Vicinity Map

LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission

RESOLUTION NO. 2015-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO COMPREHENSIVELY UPDATE THE GENERAL PLAN, INCLUDING THE HOUSING ELEMENT, AND ASSOCIATED AMENDMENTS TO THE LOCAL COASTAL PROGRAM AND CITYWIDE FACILITIES AND IMPROVEMENTS PLAN, AND AN ALLOCATION FROM THE EXCESS DWELLING UNIT BANK.

CASE NAME: GENERAL PLAN UPDATE

CASE NO.: GPA 07-02/LCPA 07-02/SS 15-06

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, the City Council accepted the Carlsbad Community Vision in January 2010 and achievement of said vision is supported by the General Plan Amendment and associated Zoning Ordinance Amendment, Zone Change, Local Coastal Program Amendment, and Citywide Facilities and Improvements Plan Amendment; and

WHEREAS, per City Council direction on September 11, 2012 and on November 5, 2013, staff utilized the Preferred Plan in the preparation of the General Plan update; and

WHEREAS, the Planning Commission recommends revisions to the project as identified in the Memorandum to the Planning Commission dated July 24, 2015 and titled "Errata Sheet for the General Plan Update and Climate Action Plan", on file with the City Clerk and incorporated by this reference; and

WHEREAS, pursuant to the California Environmental Quality Act, a Final Environmental Impact Report (SCH # 2011011004) relative to the proposed project – General Plan Amendment, Climate Action Plan, Zoning Ordinance Amendment, Zone Change, Local Coastal Program Amendment, and Citywide Facilities and Improvements Plan Amendment – has been prepared and the City Council has certified it per City Council Resolution No. 2015-242; and

EXHIBIT NO. 2

Resolution

LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission

1 WHEREAS, the City Council did on July 18, 2015 hold a duly noticed joint public
2 hearing with the Planning Commission, as prescribed by law to receive a staff presentation and
3 public testimony regarding said project; and
4

5 WHEREAS, the City Council adjourned their public hearing on July 18, 2015 and
6 the Planning Commission continued their public hearing on July 22, 23 and 24, 2015, as
7 prescribed by law to consider said project; and

8 WHEREAS, the Planning Commission adopted Planning Commission Resolutions
9 No. 7112, 7113 and 7114 recommending approval of said project with revisions identified in the
10 Memorandum to the Planning Commission dated July 24, 2015 and titled "Errata Sheet for the
11 General Plan Update and Climate Action Plan", on file with the City Clerk and incorporated by
12 this reference; and
13

14 WHEREAS, in addition to the revisions recommended by the Planning Commission
15 in the "Errata Sheet for the General Plan Update and Climate Action Plan," the Planning
16 Commission identified concerns regarding the draft General Plan Mobility Element, as identified
17 in the minutes for the July 22, 23 and 24, 2015 Planning Commission meetings, on file with the
18 City Clerk and incorporated by this reference; and

19 WHEREAS, to address said Planning Commission concerns, city staff recommends
20 revisions to the draft General Plan Mobility Element and the Citywide Facilities and
21 Improvements Plan, as identified in Exhibit 12A and Exhibit 12B, respectively, of the City Council
22 Agenda Bill for this project, dated September 22, 2015, on file with the City Clerk and
23 incorporated by this reference; and
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1 WHEREAS, at said public hearing, upon hearing and considering all testimony and
2 arguments, if any, of all persons desiring to be heard, the City Council considered all factors
3 relating to: a) the draft General Plan GPA 07-02 (Exhibits 2A and 2B of Planning Commission
4 Resolution No. 7112, on file with the City Clerk and incorporated by this reference); b) the Local
5 Coastal Program Amendment LCPA 07-02 (Exhibit 2B of Planning Commission Resolution No.
6 7112, on file with the City Clerk and incorporated by this reference); c) the Citywide Facilities and
7 Improvements Plan Amendment SS 15-06 (Exhibit 2C of Planning Commission Resolution No.
8 7112, on file with the City Clerk and incorporated by this reference); d) the request for an
9 allocation from the city's excess dwelling unit bank (per Planning Commission Resolution No.
10 7114, on file with the City Clerk and incorporated by this reference); e) Planning Commission
11 recommended revisions to the draft General Plan and Local Coastal Program, pursuant to the
12 memorandum to the Planning Commission, dated July 24, 2015 and titled "Errata Sheet for the
13 General Plan Update and Climate Action Plan" (on file with the City Clerk and incorporated by
14 this reference); and f) staff recommended revisions to address Planning Commission concerns
15 regarding the draft General Plan Mobility Element, pursuant to Exhibit 12A and Exhibit 12B of the
16 City Council Agenda Bill for this project, dated September 22, 2015 (on file with the City Clerk and
17 incorporated by this reference); and
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21 WHEREAS, State Coastal Guidelines requires a six-week public review period for
22 any amendment to the Local Coastal Program; and

23 WHEREAS, on August 25, 2015, the City Council approved the Agua Hedionda
24 South Shore Specific Plan, which includes revisions to the General Plan.

25 NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of
26 Carlsbad, as follows:
27

- 28 1. The foregoing recitations are true and correct.

1 2. The state-mandated six-week review period for the Local Coastal Program
2 Amendment (LCPA 07-02) started on March 27, 2015 and ended on May 8, 2015; no comments
3 were received in response to the LCPA notice.
4

5 3. The draft General Plan is amended to incorporate: a) the
6 recommendations of the Planning Commission, as identified in Planning Commission Resolution
7 No. 7112, on file with the City Clerk and incorporated herein by reference, and b) the
8 recommendations of staff, as identified in Exhibit 12A of the City Council Agenda Bill for this
9 project, dated September 22, 2015, on file with the City Clerk and incorporated herein by
10 reference.
11

12 4. The findings of the Planning Commission contained in Planning
13 Commission Resolution No. 7112, on file with the City Clerk and incorporated herein by
14 reference, are the findings of the City Council.

15 5. General Plan Amendment GPA 07-02 (Exhibits 2A and 2B of Planning
16 Commission Resolution No. 7112, on file with the City Clerk and incorporated by this reference),
17 amended as stated above, is approved.
18

19 6. Local Coastal Program Amendment LCPA 07-02 (Exhibit 2B of Planning
20 Commission Resolution No. 7112, on file with the City Clerk and incorporated by this reference),
21 amended as stated above, is approved.

22 7. The draft Citywide Facilities and Improvements Plan Amendment SS 15-06
23 (Exhibit 2C of Planning Commission Resolution No. 7112, on file with the City Clerk and
24 incorporated by this reference), is amended to incorporate the recommendations of staff, as
25 identified in Exhibit 12B of the City Council Agenda Bill for this project, dated September 22, 2015,
26 on file with the City Clerk and incorporated herein by reference.
27
28

1 8. Citywide Facilities and Improvements Plan Amendment SS 15-06 (Exhibit
2 2C of Planning Commission Resolution No. 7112, on file with the City Clerk and incorporated by
3 this reference), amended as stated above, is approved.
4

5 9. The City Planner is directed to revise General Plan data and figures, as
6 necessary, to be consistent with the approved land use map and other approved revisions to the
7 plan.
8

9 10. The City Planner is directed to revise the General Plan data and figures, as
10 necessary, to be consistent with the approved Agua Hedionda Specific Plan.
11

12 11. This action is final on the date this resolution is adopted by the City Council.
13 The Provisions of Chapter 1.16 of the Carlsbad Municipal Code, "Time Limits for Judicial Review"
14 shall apply:
15

16 "NOTICE"

17 The time within which judicial review of this decision must be sought is governed by Code of Civil
18 Procedure, Section 1094.6, which has been made applicable in the City of Carlsbad by Carlsbad
19 Municipal Code Chapter 1.16. Any petition or other paper seeking review must be filed in the
20 appropriate court not later than the ninetieth day following the date on which this decision
21 becomes final; however, if within ten days after the decision becomes final a request for the
22 record is filed with a deposit in an amount sufficient to cover the estimated cost or preparation
23 of such record, the time within which such petition may be filed in court is extended to not later
24 than the thirtieth day following the date on which the record is either personally delivered or
25 mailed to the party, or his attorney of record, if he has one. A written request for the preparation
26 of the record of the proceedings shall be filed with the City Clerk, City of Carlsbad, 1200 Carlsbad
27 Village Drive, Carlsbad, CA, 92008.
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1 PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City
2 of Carlsbad on the 22nd day of September 2015, by the following vote to wit:

3 AYES: Council Members Hall, Blackburn, Schumacher, Wood, Packard.
4

5 NOES:
6

7 ABSENT:
8
9

10 
11 MATT HALL, Mayor

12 ATTEST:
13

14 
15 BARBARA ENGLESON, City Clerk
16

17 (SEAL)
18



ORDINANCE NO. CS-287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A ZONING ORDINANCE AMENDMENT, ZONE CHANGE, AND LOCAL COASTAL PROGRAM AMENDMENT TO ENSURE CONSISTENCY WITH THE UPDATED GENERAL PLAN BY AMENDING THE ZONING MAP, AMENDING THE MINIMUM RESIDENTIAL DENSITY FOR MIXED USE, REMOVING THE REFERENCES TO "RHNA BASE" DENSITY, AND AMENDING THE OFFICE ZONE TO CONDITIONALLY PERMIT PROFESSIONAL CARE FACILITIES.

CASE NAME: GENERAL PLAN UPDATE

CASE NO.: ZCA 07-01/ZC 15-02/LCPA 07-02

The City Council of the City of Carlsbad, California, does ordain as follows:

WHEREAS, the City Council did on July 18, 2015 hold a duly noticed joint public hearing with the Planning Commission, as prescribed by law to receive a staff presentation and public testimony regarding said request; and

WHEREAS, the City Council adjourned their public hearing on July 18, 2015 and the Planning Commission continued their public hearing on July 22, 23 and 24, 2015, as prescribed by law to consider said request; and

WHEREAS, the City Council did on September 22, 2015 hold a duly noticed public hearing as prescribed by law to consider the Planning Commission's recommendation on said request; and

WHEREAS, at said public hearings, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said City Council considered all factors relating to ZCA 07-01/ZC 15-02/LCPA 07-02 – GENERAL PLAN UPDATE; and

WHEREAS, on August 25, 2015, the City Council approved the Agua Hedionda South Shore Specific Plan, which includes revisions to the Zoning Map.

NOW, THEREFORE, the City Council of the City of Carlsbad, California, does ordain as follows:

SECTION I: That Section 21.05.030 of the Carlsbad Municipal Code, being the Zoning Map and the Local Coastal Program Zoning Map are amended as shown on map marked "Exhibit X1 – ZONING MAP (ZC 15-02/LCPA 07-02)" dated July 18, 2015, and as revised by Planning Commission "Errata Exhibit E", attached hereto and made a part hereof, Plan, on file with the City Clerk and incorpora

EXHIBIT NO. 3

Ordinance

LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission

1 SECTION II: That Section 21.26.015.C (Residential Uses in the C-1 Zone) is amended to read
2 as follows:

3 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
4 Table 2-4 of the general plan land use and community design element, subject to approval of a site
5 development plan processed in accordance with Chapter 21.06 of this title.

6 1. Density and yield of residential uses shall be determined consistent with the
7 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
8 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
9 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
10 least one dwelling unit in a mixed use development.

11 2. Residential uses shall be secondary and accessory to the primary commercial use of
12 the site. Compliance with this provision shall be evaluated as part of the site development plan.

13 SECTION III: That Section 21.28.015.C (Residential Uses in the C-2 Zone) is amended to read
14 as follows:

15 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
16 Table 2-4 of the general plan land use and community design element, subject to approval of a site
17 development plan processed in accordance with Chapter 21.06 of this title.

18 1. Density and yield of residential uses shall be determined consistent with the
19 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
20 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
21 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
22 least one dwelling unit in a mixed use development.

23 2. Residential uses shall be secondary and accessory to the primary commercial use of
24 the site. Compliance with this provision shall be evaluated as part of the site development plan.
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1 SECTION IV: That Section 21.29.030 (Permitted uses) is amended by the addition of the
2 following use:

3

USE	P	CUP	Acc
Residential uses (subject to Section 21.29.035 of this title)	X		

4

5 SECTION V: That Section 21.29.035 (Residential uses in the C-T Zone) is added as
6 follows:

7 21.29.035 Residential uses in the C-T zone.

8 Mixed use developments that propose residential uses in combination with commercial uses shall
9 comply with the following requirements.

10 A. Residential uses shall be located above the ground floor of a multi-storied commercial
11 building with one or more of the non-residential uses permitted by Section 21.29.030 of this title located on
12 the ground floor.

13 B. Residential uses shall be subject to the requirements of the chapters of this title, which
14 include but are not limited to, Chapter 21.29, Chapter 21.44, and in the case of airspace subdivisions, Chapter
15 21.47.

16 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
17 Table 2-4 of the general plan land use and community design element, subject to approval of a site
18 development plan processed in accordance with Chapter 21.06 of this title.

19 1. Density and yield of residential uses shall be determined consistent with the
20 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
21 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
22 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
23 least one dwelling unit in a mixed use development.

24 2. Residential uses shall be secondary and accessory to the primary visitor-serving
25 commercial use of the site. Compliance with this provision shall be evaluated as part of the site development
26 plan.
27
28

SECTION VI: That Section 21.31.065.C (Residential Uses in the C-L Zone) is amended to read as follows:

C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per Table 2-4 of the general plan land use and community design element, subject to approval of a site development plan processed in accordance with Chapter 21.06 of this title.

1. Density and yield of residential uses shall be determined consistent with the residential density calculations and residential development restrictions in Section 21.53.230 of this title and shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at least one dwelling unit in a mixed use development.

2. Residential uses shall be secondary and accessory to the primary commercial use of the site. Compliance with this provision shall be evaluated as part of the site development plan.

SECTION VII: That Section 21.53.230(e) (Residential density calculations, residential development restrictions on open space and environmentally sensitive lands) is amended to read as follows:

(e) The potential unit yield for a property, based on the minimum, growth management control point (GMCP), or maximum density of the applicable general plan land use designation, shall be subject to the following:

(1) Equation used to determine unit yield: developable lot area (in acres) x density = unit yield.

(A) "Density" used in this calculation is the minimum, GMCP, or maximum density of the applicable general plan land use designation;

(B) The resulting unit yield shall be subject to Table A, below.

(2) For purposes of this section:

(A) "Rounded-up" means rounding the fractional unit yield up to the next whole unit; and

(B) "Rounded-down" means rounding the fractional unit yield down to the previous whole unit, but not less than one unit.

(3) The information contained in Table A, below, shall not preclude the city from approving residential densities above the GMCP, or maximum density of the applicable land use designation, subject to adopted city policies and regulations.

Table A
Unit Yield Rounding

Density Used for Calculation	Unit Yield Includes a	Provisions for Unit Yield Rounding
MINIMUM	fractional unit of .5 or greater	SHALL be rounded-up ¹
	fractional unit below .5	MAY be rounded-down ²
GMCP	fractional unit of .5 or greater	MAY be rounded-up ³
	fractional unit below .5	SHALL be rounded-down
MAXIMUM	fractional unit	SHALL be rounded-down

Notes:

1) Unless the project density is allowed below the minimum of the density range, pursuant to the General Plan.

2) Unit yields rounded-down pursuant to this provision that result in a density below the minimum density of the applicable land use designation shall be considered consistent with the General Plan.

3) Subject to a fractional and/or whole unit allocation from the "excess dwelling unit bank" and provided the maximum density of the applicable land use designation is not exceeded.

SECTION VIII: That Table A of Section 21.27.020 (Permitted uses in the Office Zone) is proposed to be amended by the addition of the following use:

Use	P	CUP	Acc
Professional Care Facilities (defined: Section 21.04.295)		2	

SECTION IX: That the findings of the Planning Commission in Planning Commission Resolution No. 7112 shall also constitute the findings of the City Council.

///

///

1 EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption; and the city
2 clerk shall certify the adoption of this ordinance and cause the full text of the ordinance or a summary of the
3 ordinance prepared by the City Attorney to be published at least once in a newspaper of general circulation
4 in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance*
5 *shall not be effective within the Coastal Zone until LCPA 07-02 is approved by the California Coastal*
6 *Commission.)*

7 INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the
8 22nd day of September, 2015, and thereafter.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on
the 6th day of October, 2015, by the following vote, to wit:

AYES: Hall, Blackburn, Schumacher, Wood, Packard.

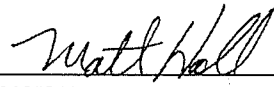
NOES: None.

ABSENT: None.

ABSTAIN: None.

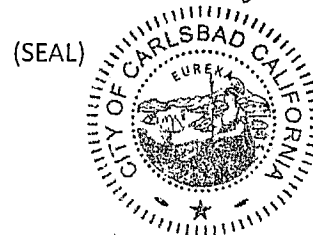
APPROVED AS TO FORM AND LEGALITY


CELIA A. BREWER, City Attorney


MATT HALL, Mayor

ATTEST:


BARBARA ENGLESON, City Clerk



Marja Acres Proposed LCP Land Use Map Amendment

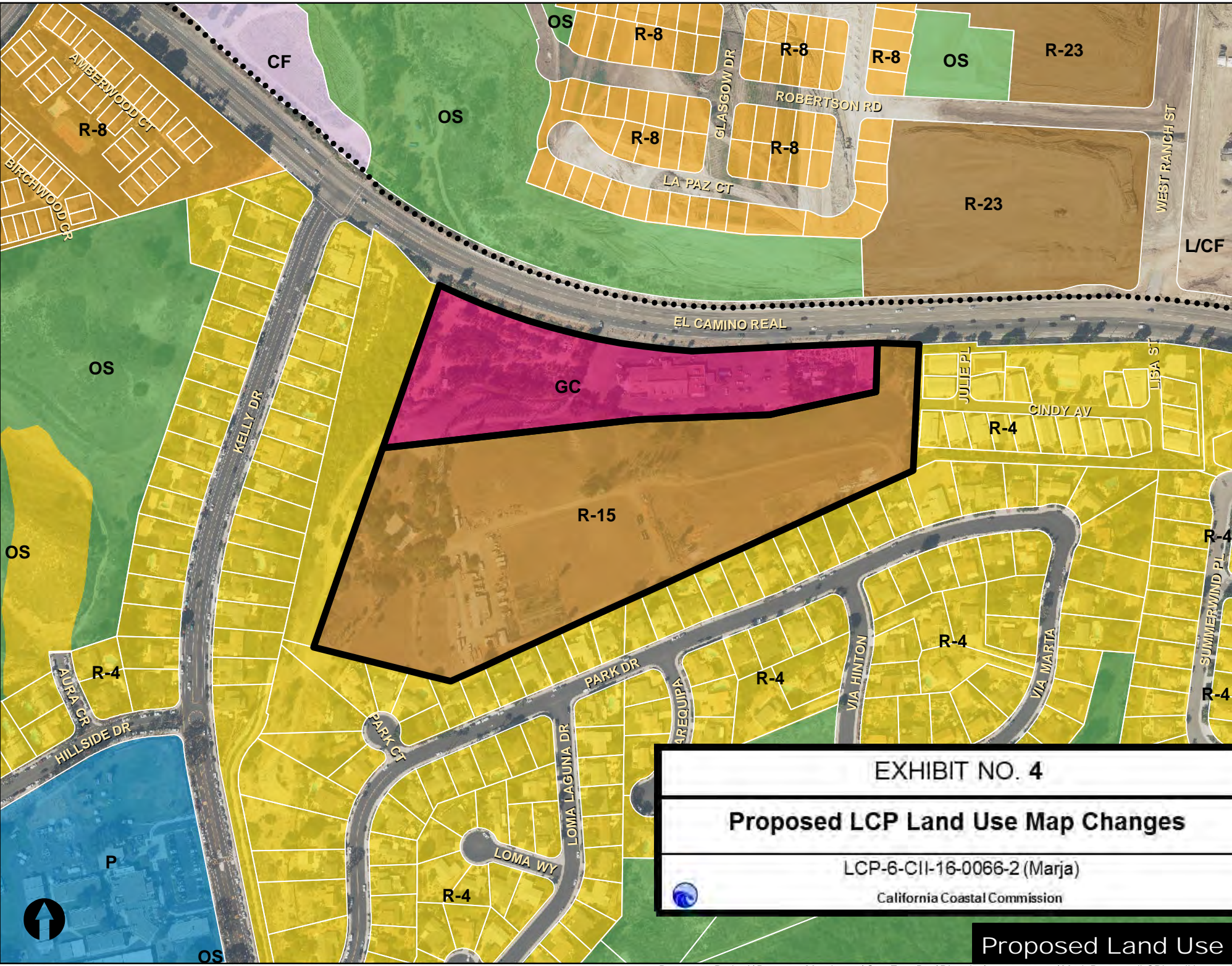
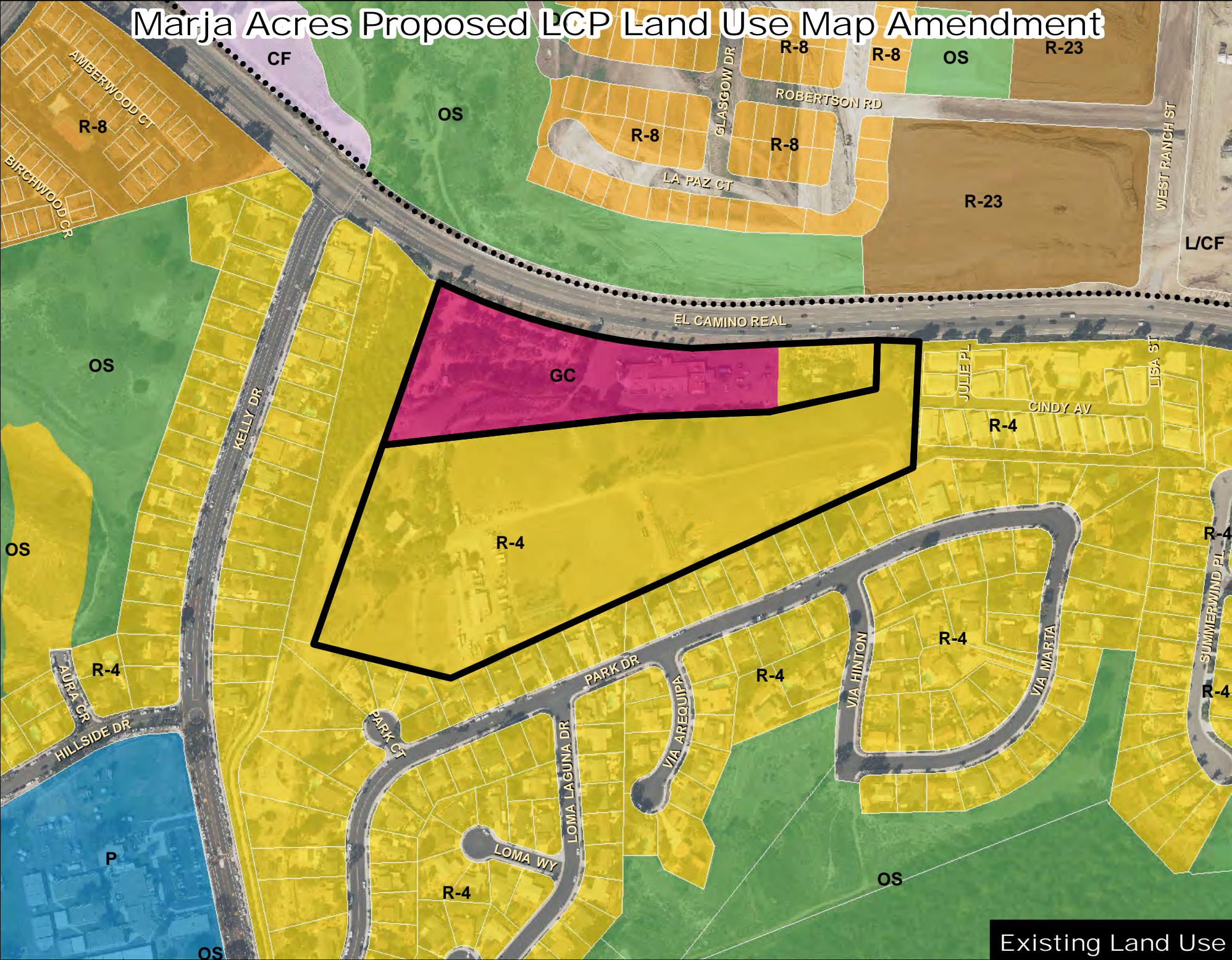


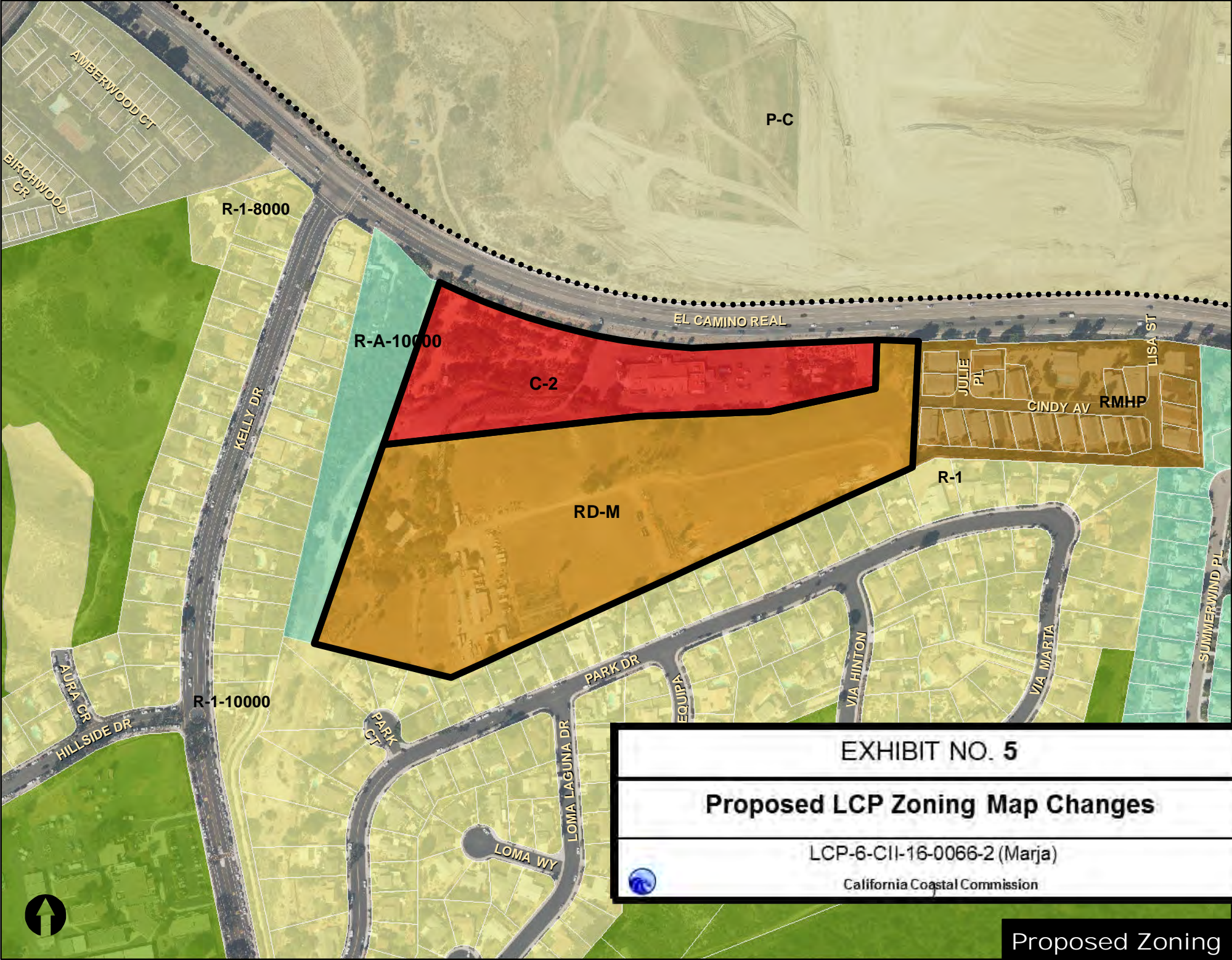
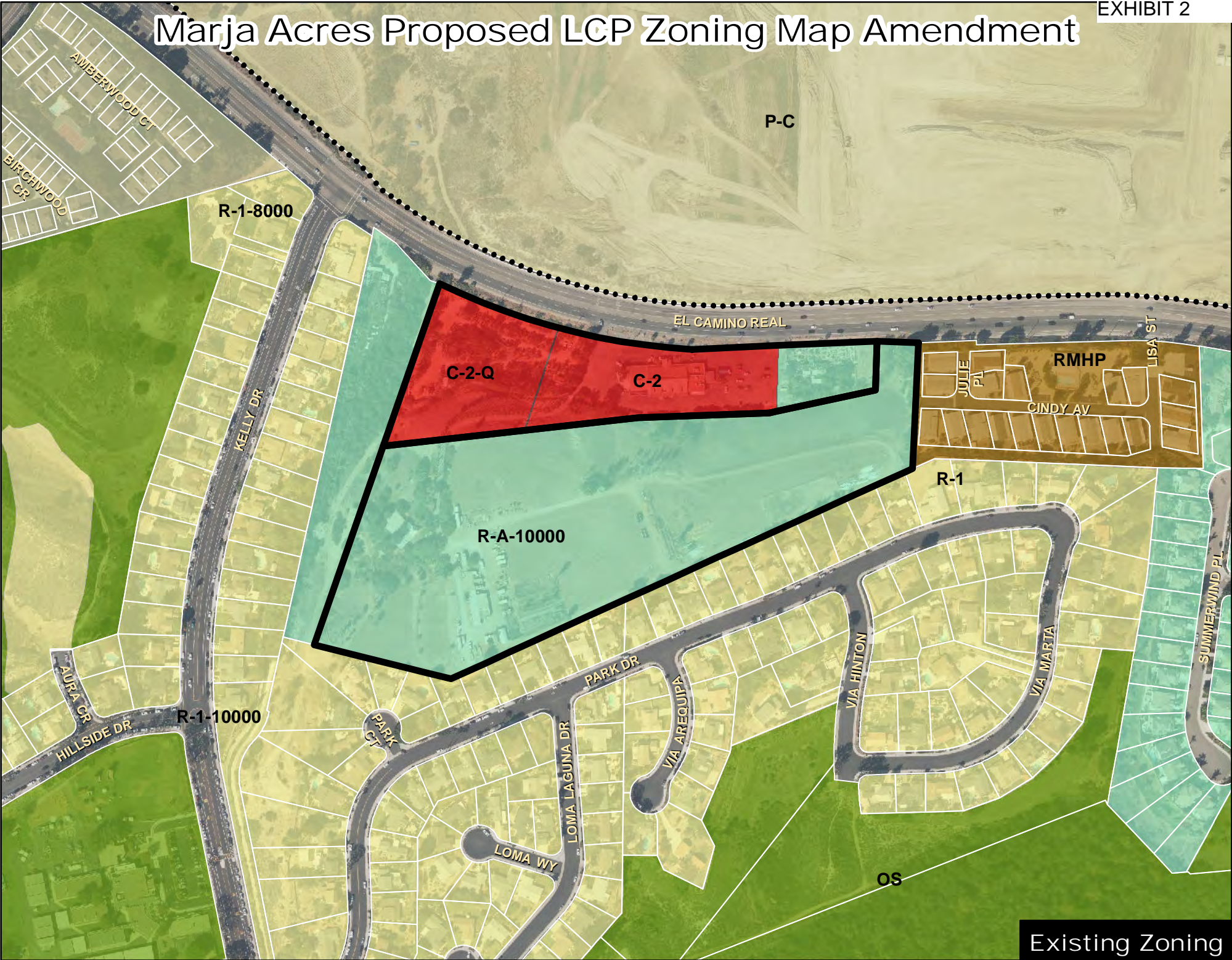
EXHIBIT NO. 4

Proposed LCP Land Use Map Changes

LCP-6-CII-16-0066-2 (Marja)
California Coastal Commission



Marja Acres Proposed LCP Zoning Map Amendment





January 19, 2017

California Coastal Commission
San Diego Coast District Office
Suite 103
7575 Metropolitan Drive
San Diego, CA 92108

SUBJECT: LCP AMENDMENT NO. LCP-6-CII-16-0066-2 – MARJA

Dear Commissioners,

The City of Carlsbad appreciates and supports your staff's recommendation to certify the above referenced LCP amendment. The city respectfully requests your approval of the amendment as recommended.

As described in the commission's staff report for this LCP amendment, the amendment consists of a proposal to change the LCP land use and zoning designations on property in Carlsbad referred to as "Marja Acres." The proposed land use/zone includes increasing the allowed residential density on the property from 0-4 dwelling units per acre to 8-15 dwelling units per acre and a minor adjustment to the boundary of an existing general commercial land use/zone.

The city is aware that Carlsbad residents have submitted letters to the Coastal Commission expressing concerns about the city's proposed land use/zone change. The letters identify concerns related to a proposed development project on the site, as well as concerns about increased density, various potential impacts from development, and the potential loss of farmland.

The city understands the concerns raised in the letters and shares the community's desire to protect the high quality of life that Carlsbad provides. The following information is offered to demonstrate that the city's proposed LCP amendment has been evaluated to ensure that the land use/zone change will not have a detrimental effect on the community's resources or services, and is intended to enhance the quality of life for the community as a whole.

Regarding concerns about a proposed development project on the Marja site

To clarify, the city's proposed LCP amendment, referenced above, is not related to a development proposal that was recently submitted to the city for review. The city's proposed land use/zone change was approved by the city in 2015 as part of its General Plan update. The General Plan update included an update to the city's Housing Element and the Marja site is an important part of the city's housing sites inventory, which demonstrates to the state that the city can satisfy its share of the regional housing needs assessment – RHNA.



The proposed development project, which was referenced in the letters to the commission, includes a separate proposal to change the land use and zoning designations on the existing commercial part of the property; this proposed land use/zone change would allow additional housing on that part of the site. This separate proposal is currently under review by the city and, if supported and approved by the city, will require an LCP amendment that will be submitted to the Coastal Commission for consideration following city approval of the project.

Regarding concerns about increased density and impacts from development

The letters submitted to the commission identify objections to increased density and commercial development on the Marja site, and the impacts such development might have related to traffic, natural resources, noise, crime, and availability of facilities and safety services.

The concerns raised in the letters submitted to the commission were also raised by many community members during the community's review of the draft General Plan in 2015 (in a general context or in regard to proposed land use/zone changes on other properties, not the Marja site). The city received over 300 letters in response to the draft General Plan, some of which were written by residents who have also submitted letters to the commission on this proposal; however, none of the over 300 letters to the city raised an objection to the Marja land use/zone change and nobody spoke in opposition to the proposal at the five public hearings the city held for adoption of the General Plan.

○ Objections to density and more commercial development

The Marja property, as a medium density (8 to 15 dwelling units per acre) housing site adjacent to local commercial service, is an important part of the city's overall land use plan. The proposed Marja land use/zone change helps the city achieve three important objectives – to satisfy the state's mandated RHNA requirements, to implement smarter growth by providing housing in close, walkable proximity to services, and to meet the broader housing and service needs of the community throughout the General Plan's planning horizon (2035).

During the General Plan update process, the city identified all properties in the city that offered an opportunity for future housing and other land uses to meet the community's future needs and achieve the Carlsbad Community Vision. The proposed land use/zone change on the Marja site is part of a land use plan that is intended to meet the housing, employment and service needs of all residents. The city's overall land use plan, including the proposed Marja land use/zone change, promotes a choice of living styles and provides opportunities for development of a variety of housing types to meet a variety of housing needs and preferences; there are areas designated for low density housing, medium density housing and high density housing; these areas offer a diversity of housing choices to meet the needs of a broad spectrum of people – those of varying income levels, single person households, families with children, couples with no children, empty nesters, seniors, and those who prefer a single family detached home and those who prefer a condominium or apartment in areas where they can walk to many services. The city's land use plan, including the proposed Marja land use/zone change, is not intended to only plan for the needs of one segment of the community, but rather, for the many housing, and service needs of the entire community.

In addition, as mentioned above, the proposed Marja land use/zone change, is part of the city's Housing Element inventory of housing sites, which demonstrates to the state that the city can accommodate its share of the state mandated regional housing needs assessment.

Regarding the commercial designation on the Marja site, a portion of the property is currently designated on the LCP land use and zoning maps for general commercial use; the proposed LCP amendment adjusts the commercial boundary to follow existing lot lines and existing commercial use of the property. Some of the letters submitted to the Coastal Commission express the opinion that there is already sufficient commercial services within driving distance. A study conducted during the General Plan update (Envision Carlsbad Working Paper 2) shows that residents must shop in adjacent jurisdictions for certain commercial needs, such as grocery, gas and dining; the implication being that there is an unmet need in Carlsbad for these types of retail establishments. The commercial component of the Marja site is an existing commercial land use and the city's proposed LCP amendment will ensure that a commercial use remains on the site to serve the local area.

In addition, the proposed combination of medium density residential adjacent to commercial services provides an opportunity for housing within walking distance of commercial services, which helps to meet the lifestyle needs of those who want or need to live close to services, and also helps to reduce dependency on the automobile (assisting to meet the state's and city's goals to reduce greenhouse gas emissions).

- Concerns about protecting the "small town feel"

Some of the letters submitted to the Coastal Commission object to the proposed increase in residential density because of concerns that doing so will harm the areas "small town feel." The term "small town feel" is stated in the Carlsbad Community Vision as one of the community's nine core values. There is no definition of "small town feel" and it does not exclude different types of housing. The other eight community values include protecting open space and the natural environment; access to recreation; enhanced walking, biking and connectivity; a strong and diverse local economy; sustainability, history, art and cultural resources; high quality education and community services; and neighborhood revitalization, community design and livability. No single community value has more weight than another, and in some instances the values represent competing desires. For example, the value of a small town feel may at times conflict with the value for a strong and diverse economy and the value for community design that promotes a greater mix of uses in closer proximity to one another to reduce distances to destinations. The city's land use plan, including the proposed Marja land use/zone change, aims to find common ground between competing community values.

- Concerns about development related impacts

The letters submitted to the Coastal Commission expressed concerns about the various potential impacts that may occur as a result of development, such as increased traffic, impacts to natural resources, and scenic resources, and concerns about site geology, noise, crime, and availability of facilities and safety services.

The General Plan EIR analyzed full buildout of the land use map, including the proposed Marja land use/zone change, and found that development of the planned land uses will not significantly impact the topics of concern raised in the letters, including agricultural resources, biological resources, scenic resources, geology, noise, public safety, and availability of water, utilities and safety services.

All future development on the Marja site, and elsewhere in the city, must comply with federal, state, and city regulations, which include:

- A growth management plan (limits residential growth and requires provision of facilities (including water and wastewater facilities, open space, parks, and fire and safety services) concurrent with development; proposed Marja land use change is consistent with the city's growth management limitations and requirements).
- A habitat management plan (protects/regulates use of all natural resource areas; Marja site does not contain natural resources).
- An agriculture conversion mitigation program (regulates how certain agricultural lands can be converted to urban uses; Marja site is not identified as part of the city's LCP agricultural lands inventory and is not subject to the mitigation program).
- A climate action plan (requires future development to implement measures to reduce greenhouse gas emissions; any future development on the Marja site must comply with the plan).
- Other various development regulations (ensures that development occurs in a manner that protects public health safety and welfare; addresses topics such as grading, stormwater and drainage, geology, noise, lighting, parking, and land use compatibility – building design, site design, building height and setbacks).

Regarding traffic, the Marja site is located adjacent to El Camino Real approximately three miles north of Palomar Airport Road. As stated above the General Plan EIR analyzed buildout of the land use map, including the proposed Marja land use/zone change, and found that the traffic level of service for El Camino Real north of Palomar Airport Road is projected to be LOS C at buildout of all planned land uses (not a significant adverse impact).

Regarding concerns about loss of agricultural land

Some of the letters submitted to the Coastal Commission express concern that the proposed Marja land use/zone change will result in a loss of important coastal farmland. It is important to note that the Marja site is currently designated for commercial and residential development and the site is not identified in the city's LCP as an agricultural site.

As part of the Coastal Commission's staff evaluation of the city's proposal, the following was determined regarding agricultural use of the Marja site:

Since the early 1960's, the Marja site has been developed with commercial uses and residential use (a single family home exists on the residential part of the site). In the 1990's and early 2000's, various tenant farmers attempted to grow crops on a small area of the residential portion of the site; however, they were not successful primarily due to poor soil (rated by the National Research Conservation Service as Class 3 and 4 – severe to very severe limitations for agriculture use). Other factors that have limited the success of agriculture on the site are urban conflicts, small site size, and prohibitive costs. The proposed Marja land use/zone change will not impact an existing or feasible future agriculture use on the site. Also, any future development of the site will not result in a loss of agriculture.

Regarding concerns about not receiving a public hearing notice

As mentioned above, the proposed Marja LCP amendment was considered by the city as part of the city's General Plan update; as such, the community was notified of the "General Plan Update." The General Plan update included over 2,000 individual properties where a land use or zone change was proposed, including the Marja site. All affected property owners were notified of the individual land use/zone change that affected their property; property owners within a radius around each affected property did not receive a notice of a particular proposed land use/zone change. When a notification list exceeds 1,000 recipients, city noticing regulations require 1/8th page ad in two newspapers in lieu of the mailed notice; see below for the noticing efforts conducted for the General Plan update.

The city implemented an extensive effort to engage the entire community in the process to update the General Plan. During the General Plan update process approximately 8,000 community members directly participated in activities such as workshops, community surveys, and other public meetings.

Regarding the Marja site, there were numerous opportunities for the surrounding residents to be informed of the proposed land use/zone change. Those opportunities included the following:

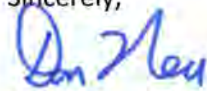
- A 19 member Envision Carlsbad Citizens Committee (EC3) meetings; 18 public meetings were held; the Marja site was identified by the committee as an opportunity site for future high or medium density housing.
- Two community workshops on land use alternatives; at these workshops, Marja was identified as either high or medium density; every household in the city was notified of the workshops through direct mail.
- Public meetings with the Planning Commission and City Council regarding: the Carlsbad Community Vision; land use alternatives (including Marja as high or med. density residential); the preferred land use plan (including Marja as med. density residential); and five public hearings on the draft General Plan (including Marja as med. density residential).
- Website, media, newspaper, notices; notice of the public hearings for adoption of the General Plan included announcements on the city's website, media releases, 1/8th page ads in two local newspapers, and mailed notice to all affected property owners and all persons who signed up on the project interested parties list.

In addition, the city held focused public workshops on housing and numerous public meetings on the housing element.

In closing, the proposed Marja LCP amendment is an important part of the city's Housing Element, as well as the Carlsbad's overall land use plan, which balances the community's nine core values and strives to plan for the many housing and service needs of the entire community. The city respectfully requests the Coastal Commission's approval of the LCP amendment as recommended by its staff.

City of Carlsbad staff will be in attendance and available for questions at the Coastal Commission's meeting on the proposed LCP amendment. I can also be reached at (760) 602-4601.

Sincerely,



DON NEU, AICP

City Planner

c: Gabriel Buhr, Coastal Program Manager, California Coastal Commission, Suite 103, 7575 Metropolitan Drive, San Diego, CA 92108
Erin Prahler, Coastal Program Analyst, California Coastal Commission, Suite 103, 7575 Metropolitan Drive, San Diego, CA 92108
David de Cordova, Principal Planner, City of Carlsbad
Jennifer Jesser, Senior Planner, City of Carlsbad

18
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California Coastal Commission
7575 Metropolitan Drive #103
San Diego, CA 92108
Attn: Erin Prahler

January 12, 2017

Subject: LCP-6-CII-16-0066-2 (Marja)

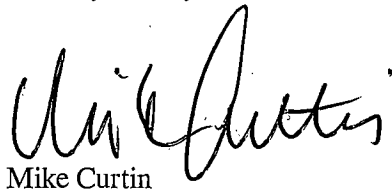
Dear Ms. Prahler and Interested Parties:

I have been a Carlsbad resident since 1966 and I'm writing today regarding a City of Carlsbad application (LCP-6-CII-16-0066-2 Marja). Apparently, the application will be heard at a meeting in Newport Beach February 8-10.

I played on that land as a child and knew it first as the chicken ranch. It's time has come to be upgraded to the modern world.

I am in FULL SUPPORT of both changes to the Land Use being requested. In addition, I am exceptionally annoyed by a small minority of busy-body citizens who have little time invested in the city of Carlsbad who want to stop all development and change and keep everything as it is now. Everything changes; nothing stays the same. Coastal farming would never return to that location and the owners have the right to develop that property as requested.

Thank you for your consideration.


Mike Curtin

3499 Seacrest Dr.

Carlsbad, CA 92008

Tel: 760-274-4619

e-mail: mcurtin612@hotmail.com

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 7

Letters in Support

LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission

Prahler, Erin@Coastal

From: Drdianeb <drdianeb@aol.com>
Sent: Thursday, January 19, 2017 3:30 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja)

RECEIVED

JAN 19 2017

Subject: LCP-6-CII-16-0066-2 (Marja)

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

I am a Carlsbad resident and am writing regarding application LCP-6-CII-16-0066-2 (Marja) by the City of Carlsbad. The application was originally going to be considered on January 13th at the meeting in San Luis Obispo, but was postponed to the meeting in Newport Beach on February 8-10, 2017.

The owners of the parcels, along with the City of Carlsbad, are proposing an amendment to the Local Coastal Plan to change the City's land use and zoning map for the 2 Marja Acres parcels that are within the Coastal Zone, located on the west side of El Camino Real, south of Kelly Drive.

Parcel #1 consists of a restaurant, liquor store, and retail store. A request has been made by the owners and City to change the zoning and land use to allow for a much larger commercial shopping area. There is no need for this type of retail, as there is a large supermarket (Vons), Rite-Aid, and other retail stores less than 2 miles away. There is also a large shopping mall located 2 miles north of the parcel. Additionally, there are plans for more retail to be built across the street (El Camino Real) from this property, as part of the large Robertson Ranch development that is currently being built.

Parcel #2 consists of 14 acres and the proposal is to change it from coastal farming (a priority for the Coastal Commission) to higher density residential.

I am AGAINST both changes.

As a Charter City, the citizens of Carlsbad have primary rights, along with the City Council, to determine land use changes within the Coastal Zone. Amongst the residents of Carlsbad, there is a strong concern and desire to keep this area with its current zoning and land use designation.

Nearby, there are many developments already built, or that are currently being constructed, to support housing needs for the City of Carlsbad, including Robertson Ranch/Toll Brothers, and Quarry Creek, both outside the Coastal Zone. I am very concerned that changing the Zoning and land use of these Marja Acres parcels will add too large of density to that area, which is already being inundated with extra traffic, and will take away Open Space and some of the last Coastal Farmland in the area.

I am against changing the Zoning and Land Use designations for these parcels.

Thank you for your consideration.

Diane Bedrosian

4374 Stanford St.
Carlsbad, CA 92010

EXHIBIT NO. 8
Letters in Opposition
LCP-6-CII-16-0066-2 (Marja)
California Coastal Commission

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and city environmental specialist and I am writing regarding application LCP-6-CII-16-066-2(Marja) by the City of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping center are located approximately 2 miles north of this property. The second parcel, approximately 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

I am against the proposed Land Use and Zoning changes which will increase density, thereby bringing more potential pollutants to an already stressed watershed. Agua Hedionda Lagoon is the only San Diego lagoon supporting recreational use, aquaculture and industrial use. Reducing density on the land could allow for more space for storm water infiltration to help improve the water quality of the lagoon, as well as for our beach water quality. The Commission should be very critical of projects that could impact the water quality of the creek and lagoon, particularly this one that will discharge directly into Kelly Channel and the lagoon.

Kelly Channel is a concrete-lined channel that experiences high flow with little infiltration, before discharging into Agua Hedionda Lagoon. More people means more cars, which means more pollutants such as fertilizers, pet waste, copper, nickel, iron and oil. Please reconsider the zoning change.

Thank you for your consideration,



Hallie Thompson
4924 Loma Laguna Dr.
Carlsbad, CA 92008
halliemiller@gmail.com

Prahler, Erin@Coastal

From: maria leupold <mnovida@yahoo.com>
Sent: Wednesday, January 18, 2017 11:39 PM
To: Prahler, Erin@Coastal
Subject: Marja Acres land use change proposal

RECEIVED

JAN 19 2017

Dear Ms Prahler,

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I am a Carlsbad resident and writing regarding the application by the City of Carlsbad proposing an amendment to the Local Coastal Plan to change to the city's Land Use and Map Zoning on two parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr (Marja Acres) The application was submitted as LCP-6-CII-16-066-2.

I have been a resident in the city since 2009 and have seen the recent the loss of coastal farming in this area of Carlsbad, particularly the Robertson Ranch across from Marja acres. With the recent development of Robertson Ranch with over 600 residential units and retail commercial space to be completed, I am concerned that changes in the Land Use Plan in the Marja Acres will further increase the density housing and loss of the farmland in this area. I am concerned that over development of this area will negatively impact the current residents and the high density will create problems in the already high-traffic road of El Camino Real.

Please consider denying Land or zoning change on the parcels of Marja Acres being proposed by the City of Carlsbad. Thank you for your consideration.

Maria Leupold RN
760-500-1220 cell

California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahl

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahl and Interested Parties:

I was born and raised in Carlsbad and I am writing regarding application LCP-6-CII-16-066-2(Marja) by the City of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

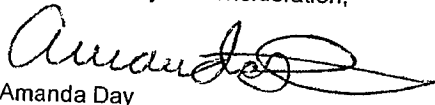
Over the course of my 32 year life, the city has rapidly grown and changed. Once a sleepy beach town filled with farmland that could be seen for miles, the city has transformed into a bustling city of more than 100,000. As a child, I was privileged enough to patron small businesses (like local farm stands) and buy locally sourced ingredients at Carlsbad grocers. As I grew, so did the city. Finding such farm stands became more difficult, as did finding farmland within the city limits. Along the El Camino Real corridor in Carlsbad, one used to pass by hundreds of acres of fields. After recent housing developments were built alongside this corridor, the last remaining farmland near El Camino Real in Carlsbad is at Marja Acres. The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store, and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area. A mall located approximately two miles north of this property is currently undergoing a complete renovation meaning residents will have access to expanded dining and retail options upon its completion. Three shopping centers are also a short distance from the property. The second parcel, approximately 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with many citizens in Carlsbad want to prevent Marja Acres from any Land Use changes and preserve our coastal farming.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real from Marja Acres), outside the Coastal zone which provide necessary housing for the city and this quadrant. In the past four years, several new developments in this area of the city have provided thousands of single-family dwellings and some have yet to reach completion and be fully occupied. City leaders have demonstrated that they are unresponsive to the wishes of its citizens, evidenced by the lack of notification BY THE CITY to its affected existing neighborhoods. To preserve a cherished part of Carlsbad's history would be a service to lifelong Carlsbad residents and future generations. I am against the proposed Land Use and Zoning changes which will affect this coastal farmland and continue the decline of our open space and farming industry.

Thank you for your consideration,



Amanda Day

4905 Via Hinton

Carlsbad, CA 92008

(760) 828-7515

mandynday@gmail.com

California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

16 Jan 2017
RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and I am writing regarding application LCP-6-CII-16-066-2(Marja) by the City of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

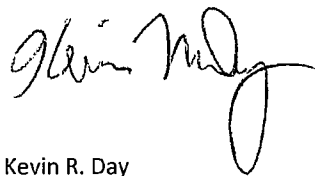
The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping center are located approximately 2 miles north of this property. The second parcel, approximately 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with many citizens in Carlsbad want to prevent Marja Acres from any Land Use changes and preserve our coastal farming.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real from Marja Acres), outside the Coastal zone which provide necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of its citizens evidenced by the lack of notification BY THE CITY to its affected existing neighborhoods.

I am against the proposed Land Use and Zoning changes which will continue the decline of our open space.

Thank you for your consideration,



Kevin R. Day

4905 Via Hinton

Carlsbad, CA 92008

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and I am writing regarding application LCP-6-CII-16-066-2(Marja) by the City of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

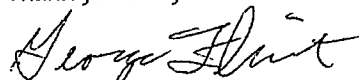
The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping center are located approximately 2 miles north of this property. The second parcel, approximately 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with many citizens in Carlsbad want to prevent Marja Acres from any Land Use changes and preserve our coastal farming.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real from Marja Acres), outside the Coastal zone which provide necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of its citizens evidenced by the lack of notification BY THE CITY to its affected existing neighborhoods. Coastal farming has been on the decline over the past decades and I am concerned that Marja Acres will become another fatality in this process.

I am against the proposed Land Use and Zoning changes which will affect this coastal farmland and continue the decline of our open space and farming industry.

Thank you for your consideration,



George Flint

4904 Via Hinton

Carlsbad, CA 92008

760-415-1811

geomared@aol.com

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahl

Dear Ms. Prahl and Interested Parties:

I am a Carlsbad resident and I recently heard of application LCP-6-CII-16-066-2(Marja) to change the Land Use and Zoning Map for the two Marja Acres parcels within the coastal zone, located on the south side of El Camino Real near Kelly Dr.

I am opposed to the proposed changes; the first parcel, located on El Camino Real would change from a small retail parcel to a larger shopping center, which is completely unnecessary—there is extensive retail space already in place just north of the parcel in question along El Camino Real.

I believe the second parcel of 14 acres is even more contentious because it involves a change from Coastal Farming—a stated priority of the Coastal Commission—to high density residential. I am vehemently opposed to this zoning change; the recent zoning change for Robertson Ranch, which is located across the street from the proposed development and outside of the Coastal Commission's charge, has already removed hundreds of acres of farm land from our community.

Coastal farming has been dwindling due to redevelopment for decades; the recent vote to prevent Caruso from redeveloping the Carlsbad strawberry fields into a mall shows my community's overwhelming support to preserve our remaining tracts of coastal farming. I sincerely hope the Coastal Commission will support the wishes of Carlsbad residents and protect our remaining coastal farming tracts by ruling against this proposed change in zoning.

Thank you for your consideration.

Best regards,



Jamieson Mackie

4908 Via Hinton

Carlsbad, CA 92008

512-426-6668

jamie_mackie@yahoo.com

Heinz P. and Sandra L. Janke
4965 Park Drive
Carlsbad CA 92008
(760) 729-5186
Hjanke23@sbcglobal.net

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 17, 2017

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego CA 92108

Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties:

My husband and I have been residents at the above address since 1976. We are writing you regarding application LCP-6-CB-16-066-2(Marja) by the city of Carlsbad. The application was originally to be considered on January 13, 2017, in San Luis Obispo, but was postponed to February 8-10, 2017 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Drive.

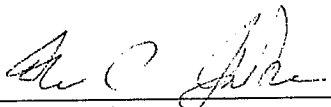
The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping are approximately two miles north of this property. The second parcel, approximately fourteen acres, proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

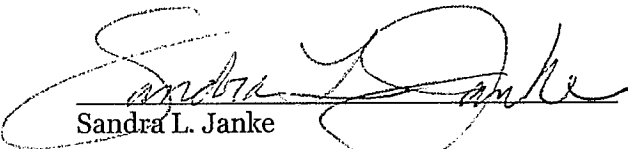
The City of Carlsbad is a Charter city and is by laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. We, along with many citizens in Carlsbad, want to prevent Marja Acres from any Land Use changes.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real, outside the coastal zone) which provide the necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of the citizens. Coastal farming has been on the decline over the past decades and we are concerned that Marja Acres will become another fatality in this process.

We are against the proposed land use and zoning change which will affect this coastal farmland and continue the decline in our open space and farming industry.

Thank you for your consideration,


Heinz P. Janke


Sandra L. Janke

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108
Attn: Erin Prahler

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

To: Staff and Commissioners

Subject: Staff recommendation on City of Carlsbad LCP-6-CII-16-066-2 (Marja Acres)

We are residents of Carlsbad since 1983, living in the single family housing development that adjoins the southwesterly border of this project.

This letter is in response to the Coastal Commission's Mission of gathering public response to provide for environmentally sustainable carefully planned development of lands within the Coastal Areas of California. We understand that this project lies in the areas of your jurisdiction.

Since 1983 we have seen many changes in land uses and have not objected.

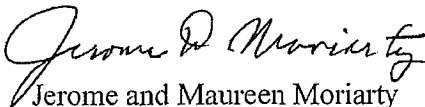
However, the proposed project significantly changes both the use and the intensity of use of these 20.8 acres. The massive grading of the sites extremely steep slopes and extensive dense development will significantly detract from pleasant views of the daily thousands of "passer-byes" in buses, bikes, trucks and cars.

Additionally, what is now a quiet commercial use area located below street level which housing: agricultural, plant sales, restaurant, bike shop, guitar sales, and liquor sales will be changed as the project proposes 16,000 square feet of retail restaurant space (plus parking), and over 210 housing units, Is this even feasible on only 208 acres?

Furthermore, realizing it may not provide adequate parking the development creates for a pathway through an existing single family site into our neighborhood for needed off site parking.

Needless to say: We are opposed to the proposed re-designation of coastal agriculture proposed by this project.





Jerome and Maureen Moriarty
4907 Via Hinton
Carlsbad, CA 92008
760-729-2667

Prahler, Erin@Coastal

From: Karl <karlclausen@hotmail.com>
Sent: Wednesday, January 18, 2017 9:14 PM
To: Prahler, Erin@Coastal
Subject: Re: LCP-6-CII-16-0066-2 (Marja Acres)

RECEIVED

JAN 19 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler:

I have learned that there is a proposed land use change for Maria Acres that will triple the density of allowed housing. As a resident of Carlsbad I urge you to deny this request. We are already going to feel the traffic impact of the new housing at Robertson Ranch. This proposed change would only decrease the quality of life here in Carlsbad. In addition it will disturb a sensitive habitat near the lagoon and ocean. Please help us preserve our quality of life and natural habitat.

Sincerely,

Karl Clausen

California Coastal Commission

Jan 15, 2017

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

Dear Ms. Prahler and Interested Parties

We are Carlsbad resident and are writing regarding application LCP-6-CII-16-066-2 (Marja) by the City of Carlsbad.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping center are located approximately 2 miles north of this property. The second parcel, approximately 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential.

We are against both changes.

The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. We, along with many citizens in Carlsbad, want to prevent Marja Acres from any Land Use changes and preserve our coastal farming.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real from Marja Acres), outside the Coastal zone which provide necessary housing for the city and this quadrant. We are concerned that the city is unresponsive to the wishes of its citizens evidenced by the lack of notification BY THE CITY to its affected existing neighborhoods. Coastal farming has been on the decline over the past decades and I am concerned that Marja Acres will become another fatality in this process.

We are against the proposed Land Use and Zoning changes which will affect this coastal farmland and continue the decline of our open space and farming industry.

Thank you for your consideration,



The Bender Family (Kevin, Emily, Julia)

4070 Adams St

Carlsbad CA 92008

kevinallanbender@gmail.com

760 710 1422

cc City of Carlsbad

RECEIVED

JAN 18 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Bob Schork <robert.schork@gmail.com>
Sent: Wednesday, January 18, 2017 11:41 AM
To: Prahler, Erin@Coastal
Subject: Marja Acres

RECEIVED

JAN 18 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Erin Prahler
California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108

Re: LCP 6-CII-16-0066-2

Dear Ms. Prahler:

We are concerned about the increased density of the project. Traffic on El Camino is already a problem with all the housing already approved and under construction at Robertson Ranch-West. It also seems that it is too dense for an area so close to the lagoon and could cause more damage to it.

We urge you and the Commission to vote against any changes to the original plan for Marja Aces.

Sincerely,

Robert Schork
2214 Masters Road
Carlsbad, CA 92008
760-650-1179

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 16, 2017

California Coastal Commission, San Diego
Attn: Erin Phahler

Dear Ms. Phahler and other interested parties:

As a Carlsbad resident of 45 years I would like to express my concern and opinion about the city of Carlsbad's application LCP-6-C11-16-0066-2. It is my understanding that this proposal will be reviewed between February 8 and 10th 2017 in Newport Beach.

Maria Acres and the City of Carlsbad have proposed an amendment that would change the City's land use and re designate two parcels located within the coastal zone.

I strongly oppose the change in zoning that will take away more of our coastal farming land. Our tomato fields were swallowed up by the Robertson Ranch Development recently. Please leave us some land.

I sincerely hope you will save these two parcels in question to deny any high density zoning change.

Respectively,

Twila K. Murray
Twila K. Murray
4912 Loma Laguna
Carlsbad, 92008

Prahler, Erin@Coastal

From: Rod Conti <captrod@gmail.com>
Sent: Tuesday, January 17, 2017 2:01 PM
To: Prahler, Erin@Coastal
Subject: Marja Acres

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms Prahler,

As a resident of Evans Point facing El Camino Real I would like to ask that the area called Marja Acres retain the zoning that it currently has and not be changed to a denser zoning. The traffic along El Camino Real is already excessive, and another development of the size considered would add additional traffic which is not needed.

Thank you for your consideration

Dear California Coastal Commission

Attn: Erin Prahler

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

My name is Thomas J. Almaguer at 4936 Park Drive , Carlsbad CA 92008. I am writing you with regard to the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently being reviewed and on agenda at the Coastal Commission meeting this month, January 11-13, 2017.

Marja Acres and the city of Carlsbad are proposing an amemndment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal Zone on the south side of El Camino Real and approximately 800' east of Kelly Drive.

I wish to express my opposition to changing the density of described property from GC – General Commercial and RLM - Residential Low Medium Density to GC for the entire parcel described and up for discussion.

I have lived here as neighbors to the former owner of these lands and do have respect for land owners. After the passing of the fine gentleman who use to run Marja Acres I saw that the property had sat with a low amount of usage but still being farmed at a small rate. This said property is my next door neighbor and I stand to be directly impacted by these proposed changes in the density.

I am not against progress I am against the over crowding of dwellings by developers. I have lived in my house here since 1994 and have raised 3 fine daughters whom are all attending college, the eldest in medical school.

I have never received notification that these proposed changes will be up before the Commission this month and I must express my opinion of dissatisfaction with regard to the projected density changes from GC/RLM to solely GC for this neighboring parcel.

Thank you for your consideration and all that you do for our environment.

Thomas J. Almaguer

4936 Park Drive

Carlsbad, CA 92008



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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear California Coastal Commission

Attn: Erin Praher

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

My name is Leticia Almaguer at 4936 Park Drive , Carlsbad CA 92008. I am in agreement with this letter my husband has drafted for you with regard to the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently being reviewed and on agenda at the Coastal Commission meeting this month, January 11-13, 2017.

Marja Acres and the city of Carlsbad are proposing an amemndment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal Zone on the south side of El Camino Real and approximately 800' east of Kelly Drive.

I wish to express my opposition to changing the density of described property from GC – General Commercial and RLM - Residential Low Medium Density to GC for the entire parcel described and up for discussion.

I have lived here as neighbors to the former owner of these lands and do have respect for land owners. After the passing of the fine gentleman who use to run Marja Acres I saw that the property had sat with a low amount of usage but still being farmed at a small rate. This said property is my next door neighbor and I stand to be directly impacted by these proposed changes in the density.

I am not against progress I am against the over crowding of dwellings by developers. I have lived in my house here since 1994 and have raised 3 fine daughters whom are all attending college, the eldest in medical school.

I have never received notification that these proposed changes will be up before the Commission this month and I must express my opinion of dissatisfaction with regard to the projected density changes from GC/RLM to solely GC for this neighboring parcel.

Thank you for your consideration and all that you do for our environment.

Leticia Almaguer



4936 Park Drive

Carlsbad, CA 92008

Cal Coast Commission

January 9, 2017, Tuesday

Steve Murrell

4872 Via Marita
Carlsbad, Ca 92008

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission

7575 Metropolitan Dr., Ste. 100
San Diego, Ca 92108

Attn: Erin Prahler

Dear Ms. Prahler,

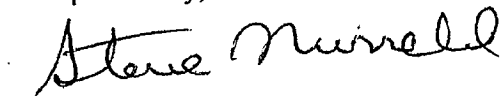
I am writing you to communicate my concern for maintaining the quality and value of my neighborhood. As you know, a change in quality and value to the negative can occur in a neighborhood when a major property owner receives approval for a zoning change allowing for higher density development.

I believe such may be the case for the property known as MARJA ACRES located on El Camino Real, Carlsbad, Ca 92008 near Kelly Avenue (referred to as City of Carlsbad's application ICP-CII-16-00666-2MARJA).

Our neighborhood is directly adjacent to the property. We are requesting a delay of at least another month before approval of a zoning change so that we may become better informed on the consequences of such a change and respond to it.

We only heard of this change being on the agenda of the California Coastal Commission a week ago.

Respectfully,



Steve Murrell

4872 Via Marita
Carlsbad, Ca 92008

CCC

January 9, 2017, Monday

Teresa Murrell

4972 Via Maria

Carlsbad, Ca 92008

California Coastal Commission

7575 Metropolitan Dr., Ste. 103

San Diego, Ca 92108

Attn: Erin Prahler

Dear Ms. Prahler,

I have lived at 4972 Via Maria, Carlsbad, Ca 92008 since 1996 and I love our neighborhood. Recently I found out about an item on your agenda regarding a potential zoning change for a large property next to our neighborhood. My concern is that a vote to increase the approved density for development will not be good for our neighborhood. The property is that referred to as City of Carlsbad's application LCP-6CII-16-0066-2(MARJA).

Please delay any approval for a month so my neighbors and I can be more fully aware of such change and respond.

Sincerely,

A handwritten signature in black ink that reads "Teresa Murrell". The signature is fluid and cursive, with the first name "Teresa" and last name "Murrell" clearly distinguishable.

Teresa Murrell

4972 Via Maria

Carlsbad, Ca 92008

RECEIVED

JAN 17 2017

Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 14, 2017

Re: LCP-8-CII-16-0066-2 (Marja Acres)

Dear Ms. Prahler and Whomever Else It May Concern:

It is the duty of the Coast Commission to "Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources".

The proposed amendment on this 20.8 acres of coastal land more than triples the number of dwelling units and allows more commercial and artificial structures. It is important to note that the current land use designation protects much of the natural vegetation with fewer dwellings and a smaller commercial element. The original land use plan on this property has always protected the natural environment and the future of this coastal land from aggressive manmade alterations.

It should also be acknowledged that it is the responsibility of the Coastal Commission "to avoid long-term costs to the public and a diminished quality of life resulting from the misuse of coastal resources". The proposed amendment will generate unquantifiable costs from lower air quality, more waste and water runoff, more geologic instability, maximizing impacts to the natural habitat – all due to less vegetation, more artificial structures, more cars and more residing residents.

In accordance the Coastal Act:

"Section 30231 Biological productivity; water quality"

It is critical that the Coastal Commission protect "human health" by "minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams".

"Section 30240 Environmentally sensitive habitat areas; adjacent developments

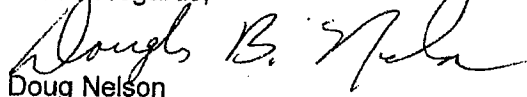
(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas".

"Section 30253 Minimization of adverse impacts

Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs".

The immediate and surrounding coastal environment will be detrimentally impacted. Unlike the original land use plan designation for Marja Acres, the proposed amendment does not adhere to the mandates put forth by The California Coastal Act. The Coastal Commission should deny the request by Carlsbad Planning to change the character and integrity of this prime coastal land.

Kindest regards,



Doug Nelson
4930 Park Drive
Carlsbad, CA 92008
DNelson46@live.com

RECEIVED

JAN 17 2017

January 10, 2017

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ref: Increased Density of Marja Acres in Carlsbad, California

Dear Mr. Prahler and to whom this may concern,

I am a resident of Carlsbad, CA 92009, and I am writing to you regarding my concerns for the proposed Coastal Zoning Change by application of the Carlsbad City Council LCP-6-C11-16-0066-2 Marja. It is my understanding this issue comes before the California Coastal Commission this month.

The City of Carlsbad along with Marja Acres is proposing an amendment to change the city's "Land Use Plan" which will modify the LCP Land Use Map to designate 2 parcels of land located within the Coastal Zone on the south side of El Camino Real and approximately 800 feet east of Kelly Drive.

This letter is to inform you that I **oppose** this change to higher density on these 2 parcels of land that border each other. The first parcel (next to El Camino Real) proposes a land use change from General Commercial (GC) and Residential low/medium density (RLM) 04-DU/AC (density units per acre) to GC for the entire parcel. The second parcel located directly south of the first parcel consists of 14.4 acres, which for the last 40 years, has been zoned Coastal Farming. The land has remained fallow for approximately the last five years by the owners, in the hopes of selling and converting the parcel to residential. Currently this parcel is designated Land Use RLM and the City of Carlsbad is proposing a change to Residential 8-15 du/ac (R-15) which will allow for higher density residential than it is currently zone.

Almost directly across the street from these 2 parcels is a newly constructed, high density housing development (Robertson Ranch) that is not yet completed. We as residents are already feeling the traffic impact from the new Robertson Ranch Development. The street that these parcels sit on is already heavily impacted by traffic and needs to be widened. El Camino Real runs the same south to north corridor as the 5 freeway and is sometimes an alternate route for commuters.

I am a native California and remember well Proposition 20 that was passed years ago to protect our precious coastal lands. Carlsbad has become a city where zoning change is standard business without review of the City's own Master Plan 2015. I greatly appreciate your consideration of this matter and feel this is not the best use of these 2 parcels of land.

Shirley A. Anderson
6305 Keeneland Drive
Carlsbad, CA 92009



Dimitrios Skondrogiannis
Lourdes Skondrogiannis
4937 Park Drive
Carlsbad, Ca 92008
(760)434-5739

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 9, 2017

California Coastal Commission
7575 metropolitan Dr. suite #103
San Diego, Ca 92108

LCP-6-c11-16-0066-2 (Marja)

Attn. Erin Prahler

Dear Ms. Prahler and interested parties,

I have been a Carlsbad resident for the last 25 years and very satisfied with the quality way of life thus far. However, I have been informed of the that Marja Acres and City of Carlsbad proposal of an amendment to change the city's land use plan by modification of the LCP land use map to predesignate two parcels located within the Coastal Zone on the South side of El Camino Real and approximately 800 feet east of Kelly Drive.

As a resident of Carlsbad, I am opposed this proposal as it will greatly affect my neighborhood and my family's quality of life with the increase of traffic, smog among other things.

I have not had any notifications to this proposal and wish that coastal Commission right to deny any land and zoning change subjective to the proposal.

Thank you for your consideration,

Dimitrios Skondrogiannis
Lourdes Skondrogiannis

1-16-17

Dear Coastal Commissioners,

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

My family and I live in Carlsbad and am very concerned regarding the City of Carlsbad's proposed land use change or amendment LCP-6-C11-16-006-2(MARJA) to allow for a development of two parcels directly behind our home on Park Dr.

This Hi-density plan will directly affect us and our quality of life. This destruction of remaining coastal land between our home and the Robertson Ranch project should not be allowed.

We respectfully request that the coastal commission deny the City of Carlsbad's request.

Respectfully Yours,
Richard C. Cravens

RICHARD C. CRAVENS
4928 PARK DRIVE
CARLSBAD, CA 92008
760-9940287

richcravenswoody@roadrunner.com 1-16-17

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Mr. and Mrs. Hague M. Kiser

4927 Park Drive

Carlsbad, CA 92008

January 13, 2017

California Coastal Commission

7575 Metropolitan Dr., Ste. 103

San Diego, CA 92108

Attn: Frin Prahler

Dear Ms. Prahler and Coastal Commissioners,

We were recently informed that the city of Carlsbad has submitted an application [LCP-6-CII-16-0066-2 (Marja)] to the California Coastal Commission requesting a change to the land use designation of the Marja property (two parcels, totaling 20 acres), the southernmost 14.4 acre parcel to be changed from the current Residential Low-Medium density designation to a much higher density level of 8-15. Our house, which we have owned and occupied since March, 1984, is located directly across the street from the house, at 4926 Park Drive, which, if the request is approved, will eventually be demolished to make way for "a solely pedestrian walkway connection to and from Park Drive" and, thereby, granting immediate pedestrian access of some 800 to 1,000 people and their pets to our development, not to mention the potential 200-250 additional school children on the Park Drive sidewalk between the "walkway" and Kelly Drive before and after school. We are writing this letter to oppose approval of this request.

We chose this location because of it's quiet character, ample sized lots, uncluttered landscape and friendly neighbors. Park Drive, in our area, is a "no outlet" street and ends in a cul-de-sac approximately four (4) blocks south of us, thereby limiting traffic to the residents in our development. The development is bordered on the east by Marja Acres, at one time an egg production farm, surrounded by cropland and, on the west, by marshland, which extends to Hedionda Lagoon.

For the past 33 years, we and our neighbors have enjoyed the peaceful, uncrowded atmosphere of our neighborhood. We see no reason why we should be forced to accept higher density housing, additional retail buildings, recreational structures and the accompanying noise and pollution next door. We, along with several of our neighbors, are in our 80s and, although suffering from various health problems, plan to "age in place" here. The last thing we need is more construction nearby and all it's negative effects.

We sincerely hope that you will take our concerns into consideration and deny the request before you.

Sincerely,
Hague M. Kiser Regane Kiser

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Barbara Swearingen
3030 Glenbrook Street
Carlsbad, CA 92010
760-729-0973

January 14, 2017

California Coastal Commission – San Diego Area
Attn: Erin Prahl
7575 Metropolitan Dr. #103
San Diego, CA 92108-4421

Re: Marja Acres in Carlsbad, California LCP 6-C11-16-0066-2

Dear Commissioners:

I have been a resident of Carlsbad, California for 30 years. I am a born and raised southern Californian. I have seen California grow and the coast become unrecognizable. I am writing today regarding the proposed land use designation change for the above mentioned property. I work right around the corner from this property and after seeing the Early Public Notice from the City of Carlsbad I am shocked at the their request for amending the City's Land Use plan modifying the LCP Land Use Map to change the designation of two parcels located within the Coastal zone from medium density to a higher density project.

I would like to add my voice to the many requesting that the Coastal Commission do its job and reject the proposed land use designation changes for the Marja Acres Property in Carlsbad. We trust that your Commission has the best interests of California as your primary focus and that you will continue to protect our coastal lands from over development and destruction.

Thank you for accepting this request that the Coastal Commission deny the City of Carlsbad's request.

With respect,



Barbara Swearingen
babsinc@roadrunner.com

January 14, 2017

CALIFORNIA COASTAL COMMISSION

7575 Metropolitan Drive, Suite #103
San Diego, California, 92108

Attention: Erin Praher

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Members,

I am a resident of the City of Carlsbad, Ca and have lived in my home on Park Drive since 1977.

The City of Carlsbad is seeking an application to the Local Coastal Plan with application LCP-6-CII-16-066-2 (Marja) to change the zoning.

The involved property is a small parcel of agricultural farm land that backs up to many homes on Park Drive in Carlsbad.

This section of Park Drive is a one way in and one way out of single family homes within this quiet neighborhood.

The proposed land use change would allow a small piece of farmland to be developed with 151 townhomes, 32 single family homes and additional other dwelling units and structures. This is a massive amount of structures/density for such a small parcel of farmland.

In the 40 years that I have lived here, I have never objected to any project within the Carlsbad city limits. This project is different and hit hits hard to this quiet little neighborhood.

When I moved here in 1977, there was an abundance of farmlands on these rolling hills and now, there is just a pittance of farmland left in Carlsbad.

The California Coastal Commission has always done an exceptional job of protecting our coastal lands from rampant development and ill planned projects! This high density project is poorly planned and I strongly urge you to deny the application change request by the City of Carlsbad.

Respectfully,



Tom Dana
4917 Park Drive, Carlsbad, Ca 92008
760-434-1370
tdana2203@gmail.com

RECEIVED

JAN 17 2017

Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Teri Sala, 5341 Forecastle Court, Carlsbad, CA 92008

760-603-1861

terisala@shcglobal.net
January 12, 2017
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: LCP-6-CII-16-0066-2 (Marja Acres)

Dear Ms. Prahler and Whomever Else It May Concern:

The land use and zoning amendments to the 20.7 acres known as Marja Acres should be denied based on a number of factors. Not only will it severely increase the traffic along El Camino Real, but it will permanently alter the character of the land and the agriculture terrain and open space that borders the area.

The topography of the land so close to the ocean, the lagoon and agricultural land decree that any development minimally disrupt the soil, minimize runoff, protect the environment and preserve the countryside's natural beauty. For this reason, developers were always prohibited from erecting more than 4 dwelling units per acre on Marja Acres and on the surrounding neighborhoods because it would be detrimental to the land and to the present and future residents.

I believe that it is the duty of the Coastal Commission to protect the land from unnecessary and wanton overdevelopment. The current Land Use designation (RLM) safeguards Marja Acres from developers who will cover the natural landscape with more concrete, more macadam, more artificial structures and who will overcrowd the land with residents and stop-and-go travelers. Adding multi-family buildings and more single-family homes close together will permanently alter the terrain, crowd the schools, constrain living spaces forcing people to live in close quarters.

More people means more traffic. More traffic means more car pollution. More cars mean more travel inconveniences from longer wait times at traffic lights (emitting more car exhaust). More superstructures and retail buildings mean more destruction of the natural landscape and displacement of wildlife. Crowded living spaces impact quality of life.

A wide range of living options already exists in Carlsbad. The approved and honored land use designations were meticulously and carefully defined to provide adequate choices for people to reside in Carlsbad (as outlined in Carlsbad's Growth Management Plan and The Land Use and Community Design (LUCD) Element that "seeks to enhance the defining attributes of Carlsbad's identity - a small town with neighborhoods nestled between rolling hills....").

Why plunder this area of coastal land with more buildings and concrete? Why massively displace the natural habitat and diminish the space for the natural environment to flourish (which smaller lots and bigger multi-family dwellings will do)? Do you want the land so close to the ocean, to farmland, and to the lagoon to be desecrated with excessive concrete and macadam and with throngs of people residing and traveling in that area? Do you want to burden the coast with more crowded residences and public facilities that are not necessary?

The existing land use designations for Marja Acres (without amendments) were designed to protect the coastal environment and the living conditions of present and future residents. Crowded living conditions take away people's right to live comfortably and privately. More concrete and blacktop destroy the natural environment.

Vote to keep the existing policy of 0-4 dwelling units per acre on the two parcels of land known as Marja Acres. Protect the people and the environment.

With utmost respect,
Teri Sala

Teri Sala 1/12/17

Debra Duarte
4904 Park Drive
Carlsbad, CA 92008

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 15, 2017

Erin Prahl
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Re: LCP-6-CII-16-0066-2 (Marja Acres)

To Whom It May Concern:

The subject amendment more than triples the number of dwelling units on coastal land, thus covering the landscape with triple the amount of concrete, macadam, and other artificial building materials. Regardless of how well a developer constructs a project on this property or any mitigation efforts, the density of dwelling units alone will impact the quality of life for coastal dwellers and visitors, damage sensitive coastal habitats, pollute the coast with more vehicles and noise (on side roads and El Camino Real), and disregard other objectives of coastal zone management programs.

This land is less than a few miles from the ocean and is very close to the lagoon. Its composition must continue to be protected with its existing land use designation of low to medium residential.

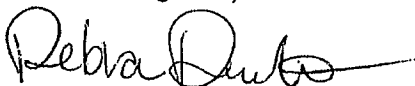
I am grateful that it is the responsibility of the Coastal Commission to protect and preserve coastal land for current and future residents. Tripling the dwelling unit density plus increasing the size of commercial land use (thus more than tripling the number of concrete structures) will limit natural vegetation and natural habitat on this property. The geologic disruption will permanently mar the coastal terrain.

Marja Acres is not far from open space and is surrounded by neighborhoods of a maximum 4 units per acre. The increased displacement of natural habitat as a result of this land use amendment is incompatible with the surrounding area and would significantly degrade those areas.

Pursuant to your mission, you should deny this amendment and uphold the Marja Acres' fertile coastal land as protected by the current designation of RLM.

Thank you for the valuable work you do in protecting the California coast.

Kindest regards,



Debra Duarte

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1/13/17

JAN 17 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

I am a current resident of Carlsbad, CA and I write you now in regard to the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently scheduled to be reviewed on the agenda at the California Coastal Commission meeting on February 8-10, 2017.

Marja Acres and the City of Carlsbad are proposing an amendment to change the City's Land Use Plan by modifying the LCP and Use Map to redesignate two parcels located within the Coastal Zone on the south side of El Camino Real and approximately 800 feet east of Kelly Drive.

I am a nearby resident, and I oppose the change in Land Use being proposed by the City of Carlsbad, which is before the Coastal Commission regarding these two parcels of land. The first parcel, next to El Camino Real, proposes a land use change from General Commercial (GC) and Residential Low-Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel. The second parcel, which is located directly south of this first parcel, is 14.4 acres which over the past 40 years has consisted of coastal farming. The land has lain fallow for approximately 5 years with the anticipation by the owners of converting the farmland to residential. Currently this parcel has a land use of RLM and the City of Carlsbad proposes to change this to Residential 8-15 du/ac (R-15) which allows a higher density than that currently allowed.

I am against both land use changes.

I have lived in my home in this neighborhood for 16 years, and our parcel of homes are zoned at R-1. One of the joys of living here has been the surrounding farm land and undeveloped open space, which creates a relaxed feeling, and allows nature to be enjoyed even while driving through this suburban part of Carlsbad. In the past 5 years, however, many of the surrounding open spaces have been converted to housing, and the open and agricultural spaces have been shrinking. Robertson Ranch, a 400 acre parcel east of El Camino Real which was previously a large area of open rolling hills which was actively farmed, has been slowly getting paved over. Approximately 6 years ago, 400 homes were built on the southern end bordering Cannon Road, and just this past year more land was graded and prepared for 306 more homes *plus* 360 apartments on the western section of those 400 acres. These and other developments within the City's housing element provide more than adequate housing for the City and this quadrant. Coastal Farming has been on the decline over the past decades, and I am concerned that the Marja Acres development will unnecessarily continue this process, when the housing created by it is wholly unnecessary given the other large developments that sit proverbially "across the street."

The City of Carlsbad is a Charter city, and it's by-laws state that the citizens and voters of Carlsbad have maximum rights, along with the City Council, to determine land use. I, as well as numerous other citizens of Carlsbad, would like to prevent any Land Use changes proposed by the Marja Acre Development.

Sincerely,



Bruno Seemann, MD
4907 Via Arequipa, Carlsbad, CA 92008
brunoseemann61@gmail.com

28
California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

1/14/17

Dear Ms. Prahler and Interested Parties:

I am a Carlsbad resident and I am writing regarding application LCP-6-CII-16-066-2 (Marja) by the city of Carlsbad. The application was originally to be considered on January 13, 2017 in San Luis Obispo, but was postponed to February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Dr.

The first parcel, located on El Camino Real, consists of a restaurant, a retail store and a liquor store. Changes to Land Use will ultimately result in a larger shopping center which is unnecessary for that area since a large mall and shopping are approximately 2 miles north of this property. The second parcel, approx.. 14 acres proposes a change from Coastal Farming (a priority for the Coastal Commission) to high density residential. I am against both changes.

* The City of Carlsbad is a Charter city and its by-laws state that the citizens and voters of Carlsbad have maximum rights along with the city council to determine Land Use. I, along with many citizens in Carlsbad want to prevent Marja Acres from any Land Use changes.

Within the city's Housing Element, there are many developments, including Robertson Ranch (across El Camino Real, outside the coastal zone) which provide the necessary housing for the city and this quadrant. I am concerned that the city is unresponsive to the wishes of the citizens. Coastal farming has been on the decline over the past decades and I am concerned that Marja Acres will become another fatality in this process.

* I am against the proposed land use and zoning changes which will affect this coastal farmland and continue the decline in our open space and farming industry.

Thank you for your consideration,

Kevin Bender

KEVIN BENDER

4070 Adams St

Carlsbad CA 92008

760 710 1422

Kevinallenbender@gmail.com

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

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JAN 17 2017

Toni L. Lampe
4908 Via Arequipa
Carlsbad, CA 92008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

January 13, 2017

Re: LCP-6-CII-16-0066-2 (Marja Acres)

Dear Ms. Prahler and Whomever Else It May Concern:

I live close to Marja Acres and oftentimes travel north on El Camino Real (ECR). I am against the proposed changes to the land use designation of the 20.8 acres along this route. By tripling the number of residents and adding more stores, ECR will be clogged with more motorists adding undue stress on the travelers along ECR and significantly impacting air quality.

Directly across the street from Marja Acres on ECR is Robertson Ranch. Robertson Ranch has already begun its medium to high density development of 672 dwelling units and will one day have a 15.3-acre shopping mall. Even the wider El Camino Real will not fully handle the intensifying traffic from this proposal. The residents traveling on ECR will be severely inconvenienced and will suffer from detrimental car pollution caused by the amount of cars along this route.

The part of El Camino Real that borders Marja Acres was predefined by the City of Carlsbad as a "scenic corridor". This proposal voids that classification. The oversaturation of residential housing and of shopping along this route not only forces future residents to live in crowded living spaces but makes traveling around this area an unpleasurable experience. Increased development helps no one.

The reason Marja Acres was always designated 0-4 du/ac is to protect the land so close to the coast and to the lagoon. Tripling the number of dwelling units triples the amount of cars traveling in this area every day. Adding more stores burdens the area with the need for more parking (hence, more blacktop over the natural land) and results in many more cars stopping and going. Exhaust from excess cars intensifies pollution in the air we breathe and is a danger to the surrounding residential area and natural habitat.

In the Noise Element of the Carlsbad General Plan, the City has acknowledged a tremendous increase in noise from increased traffic. It also acknowledges that residences are among the most noise-sensitive receptors in the city and must be protected as such. Developing another large body of land, 20.8 acres, at R-15 density, changing it from RLM 0-4 du/ac, is irresponsible to the current and to the future residents of Carlsbad. To inflict crowded living conditions and higher noise levels on the surrounding neighbors is irresponsible.

Road noise is not the only problem. Noise from within the commercial center itself will also add significantly to the burden placed on people residing nearby. Parking lot noise - characterized by car door slams, car alarms, vehicle start-ups and tires squealing - can be especially annoying, as it tends to be high intensity noise which punctuates the ambient sound environment. The amendment promotes development of more commercial buildings which will have parking areas very close to residential units where they will have a maximum noise impact. Fortunately for the residents now, the small shopping center that currently exists on Marja Acres is secluded on El Camino Real and is separated from residential areas by a hillside. The amendment will change that configuration. By increasing the commercial footprint of this

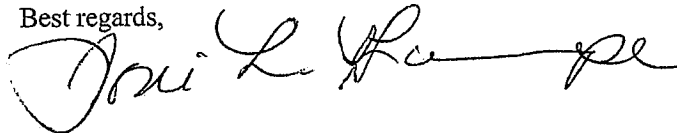
parcel of land, the amendment puts retail with residential units thus escalating the influx of cars in a residential neighborhood and on ECR.

As mentioned above, Robertson Ranch's development across the street adds more retail shopping (which is not far from dozens of stores in either direction) thus eliminating the need for the Marja Acres amendment, more commercial on the westside of ECR (on this 6.3 acres). Why clog this area with more shopping and more stop-and-go cars? Even any mitigation by the developer of Marja Acres cannot possibly prevent the congestion that will inevitably result from more cars. The high volume of cars alone will lengthen the time and restrict the ease of traveling along this section of El Camino Real. More cars and trucks emit on ECR and on the 20.8 acres of Marja Acres significantly higher fuel emissions that dangerously impact air quality.

I have lived in Carlsbad since 1981, and my husband (recently deceased) has lived in here since 1956! I am devastated at the loss of our local coastal farmlands, in particular Marja Acres.

On behalf of all the current residents of Carlsbad, of the future residents of Carlsbad who don't want to endure crowded conditions, and of all the people traveling on El Camino Real, I am imploring you to deny the request to amend the land use plan on Marja Acres.

Best regards,

A handwritten signature in cursive script, appearing to read "Joni L. Ranpe". The signature is fluid and extends across the width of the line.

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 9, 2017

Attention: Erin Praher

California Coastal Commission
7575 Metropolitan Drive, Ste 103
San Diego, CA 92108

RE: MARJA ACRES, CARLSBAD, CALIFORNIA
LCP-06-CII-16-0066-2

I am a resident of Carlsbad, CA 92008 and a concerned citizen regarding the proposed LCP amendment regarding the referenced property that will allow for a mixed-use commercial development and a high-density mixed use residential/inclusive housing development.

The land was previously used for coastal farming and currently houses small commercial businesses (a pottery store and a small plant stand selling pottery and succulents, etc.) Along the same property/acreage is a liquor store and mixed use parking.

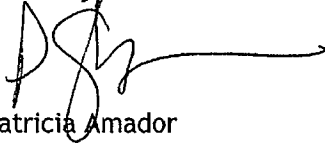
Across the street from the proposed development is a property (Robinson Ranch) that is still under construction including the public roadway, El Camino Real, access roads, medians, signage, etc. This development has been under construction for the past year and has contributed to a major increase in traffic on a daily basis, extreme delays in transportation, both private cars and buses, and an increase in cost to taxpayers via SANDAG funding.

Another major development, Marja Acres, across the street from Robertson Ranch, would be devastating to the quality of life for current residents traversing this roadway for their daily commute, businesses, college students and residents wishing to access Carlsbad Shopping Center on El Camino Real and Mira Costa College, not to mention the local businesses on Marja Acres that have already seen a decline in their businesses and livelihood.

Proposed changes to the Local Coastal Program will further strain the ability of police and fire fighters to provide adequate life saving services to the new residents at Robertson Ranch and to families that have lived nearby Marja Acres for many years, as well as reduce their quality of life. The neighborhood will be disrupted by a new access road that would serve as a thoroughfare, not an entrance to the existing community.

I ask that the California Coastal Commission deny the requested change to the LCP-06-CII-16-0066-2 and the original zoning be maintained in the current zoning Designation.

Sincerely,

A handwritten signature in black ink, appearing to be 'PSA' followed by a long horizontal flourish.

Patricia Amador

3256 Lincoln Street
Carlsbad, CA 92008

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 11, 2017

Lawrence P. Vasquez, Jr. & Kathleen A. Vasquez
4903 Via Arequipa
Carlsbad, CA 92008
Phone: (760) 729-2932
Email: vkathleen6@aol.com

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

RE: Marja Acres, Carlsbad, California; Application LCP-6-CII-16-0066-2

Dear California Coastal Commission, Erin Prahler and those who are concerned with this matter:

We are writing to you in regards to the City of Carlsbad's request to change the land use designation for the Marja Acres property (two parcels totaling 20.8 acres; located on the south side of El Camino Real generally between Kelly Drive and Lisa Street), application LCP-6-CII-16-0066-2 (Marja). Currently one parcel is General Commercial (GC) and Residential Low Density (RLM) 0-4 units/acre and the other is used as coastal farming (RLM). The City of Carlsbad wants to change the first parcel to entirely (GC) and the second parcel to Residential 8-15 du/ac (R-15) and allow 8-15 dwellings per acre.

Our family has lived behind or next to Marja Acres since April of 1976 (almost 41 years). We have seen changes since living here; Kelly Elementary School was built with adjacent Laguna Riviera Park. It was a good change for the neighborhood. We now have new houses built across the street from Marja Acres and that is also acceptable. It means there will be more traffic because of this new development across from Marja Acres but El Camino Real has and is being constructed to handle this new influx of cars.

Our big concern is by granting Carlsbad's application LCP-6-CII-16-0066-2 (Marja) to change the land use to residential will destroy what coastal land we have left in this area (coastal farming etc.) plus add a traffic nightmare. We need more open land with low density. Marja Acres property is adjacent to Aqua Hedionda Lagoon and maintains a good buffer for the animals and other living things within its boundaries. By keeping the present zoning of Marja Acres as it is will protect the Aqua Hedionda Lagoon from encroachment of too many humans and the noise that will come with their living so close. Protecting what open space we have with nature is important for our survival.

The City of Carlsbad is currently reviewing a development application for a high density master-planned community for Marja Acre. Project Number: GPA 16-05/2C 16-04/SP 16-03/LCPA 16-05/CT 16-07/PUD 16-09/CDP 16-33/HDP 16-02/SUP 16-02. The current plan proposes 32 detached single family homes with 15 accessory dwelling units, 151 townhouses, 35 age-restricted affordable apartments, up to

16,000 square feet of retail/restaurant uses, community dog park, small community farm, and recreation areas including clubhouse, swimming pool and event park, etc. What is etc.? To put this much development on such a small area is destroying what the California Coastal Commission is here to protect.

A matter that concerns us greatly is that we never received notification that the City of Carlsbad was and needed to propose a change of land use for Marja Acres property with the California Coastal Commission. All we received concerning Marja Acres was an "Early Public Notice" in September 2016 that they, the City of Carlsbad, had received on September 1, 2016 a development application for a new Specific Plan community development within our neighborhood. It seems everyone was putting the "cart before the horse."

As longtime residents of Carlsbad we hope the California Coastal Commission will reject the City of Carlsbad's application proposal LCP-6-CII-16-0066-2 (Marja). Such a high density use of this land will destroy what the California Coastal Commission is trying to protect. We have already lost too much coastal land to development. We need to protect what nature and coastal land that is adjacent to Marja Acres from further noise and human encroachment.

Sincerely,

Handwritten signatures of Lawrence P. Vasquez, Jr. and Kathleen A. Vasquez. The signatures are written in black ink and are cursive. Lawrence's signature is on the left and Kathleen's is on the right.

Lawrence P. Vasquez, Jr. and Kathleen A. Vasquez

EP

Annetta Cowan
3425 Ridgecrest Drive
Carlsbad, California 92008
(760-729-1088)
January 12, 2017

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108

Attention: Erin Prahl

Re: LCP-6-CII-16-0066-2

When I moved to Carlsbad in the early 80's, signs posted along El Camino Real read "Scenic Corridor." Farms lined the street, and elsewhere in the Coastal Zone substantial land was devoted to agriculture.

Since then, continuous residential, commercial, and industrial development has made a mockery of those long gone signs and of the Coastal Act's commitment to coastal farming.

There is no law, policy, or planning document requiring or encouraging the Coastal Commission to accede to requests to change land use designations in a local coastal plan, especially when such changes are inimical to the mission of the Coastal Act itself. It is too late to significantly preserve agriculture in the Coastal Zone. It is not too late to resist efforts to make changes that further degrade the Coastal Zone. The Coastal Act was enacted to prevent such changes.

Please reject the city's request to change the land use/zoning as per LCP-6-CII-16-0066-2.

Thank you for your consideration.



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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

FROM THE DESK OF

JOHN AND STEPHANIE O'BRIEN

January 12, 2017

California Coastal Commission
7575 Metropolitan Drive Suite 105
San Diego, California 92108
Attn: Erin Prahler

Dear Ms. Prahler and the Commission,

As a concerned Carlsbad resident for 20 years, we are requesting that the Coastal Commission DENY any zone changes or land use changes for LCP-6-C11-16-0066-2.

It is our understanding that this area (which is 1 mile from our home), should continue to be designated as Coastal farming. The impact would not only be traffic congestion, pollution, and the disappearance of green space, but also the lost appeal of "Olde Carlsbad".

Please consider rejecting the zone change proposal from the City of Carlsbad. There are many residents like us who want to preserve farmlands and protected areas.

Thank you for your attention to this matter. We are hoping to preserve some of the old Carlsbad feel for the next generation.

Sincerely yours,

Stephanie O'Brien
4336 Horizon Drive
Carlsbad, Ca. 92008
(760) 720-9743
spobrien@sbcglobal.net

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: raa@netzero.net
Sent: Tuesday, January 17, 2017 10:48 AM
To: Prahler, Erin@Coastal
Subject: Application LCP-6-C11-16-066-2 (Marja)

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 16, 2017

Ms Prahler and Coastal Commission,

I am a Carlsbad resident and writing regarding the application LCP-6-C11-16-066-2(Marja) by the city of Carlsbad. I am highly concerned that the owner of these two parcels and the City Council of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map resulting in tripling the housing density and expanding the commercialization within this coastal zone.

The Coastal Commission is duty-bound to protect the coastal zone environment and its resources from dense development and destruction of natural vegetation and habitat.

Notwithstanding the Carlsbad City Council's favorable position in this Land Use change, I along with many citizens in the immediate area of this project strongly oppose this Land Use change.

Your consideration and support in opposing this project is appreciated.

Rod Arena
5211 Shelley Place
Carlsbad, CA 92008
760 476 1344

Prahler, Erin@Coastal

RECEIVED

From: hansenelderlaw@gmail.com
Sent: Tuesday, January 17, 2017 9:38 AM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja Acres).

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ma'am:

My wife and I would like to register our opposition to the proposed change to the R4 land designation for Marja Acres. That stretch of El Camino Real in Carlsbad has had unmitigated growth expansion in the last few years. We're told we're in a drought and need to conserve, yet the city continues to support every developer who wants to turn Carlsbad into another LA. It's time to slow the growth to give time to reassess the wisdom of explosive development which is contrary to the wishes of the citizens of the area. Our ecosystem is in peril and our traffic infrastructure will soon be stretched to the limits. We appreciate the fact that the CA Coastal Commission has a vote and is charged with the responsibility for oversight of such development.

Sincerely,

L. Jerry Hansen
(760) 458-3640

Sent from Mail for Windows 10

Prahler, Erin@Coastal

From: Shannon Shea <shannon.sma@gmail.com>
Sent: Tuesday, January 17, 2017 9:38 AM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja Acres)

RECEIVED

JAN 17 2017

Brian and Shannon Shea
5120 Frost Ave, Carlsbad, CA 92008
858-337-1607
January 17, 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attn: Erin Prahler
Re: LCP-6-CII-16-0066-2 (Marja Acres)

Dear Ms. Prahler and interested parties:

We have lived in Carlsbad for approximately 4 years and have watched the development around us. We realize development is going to happen but hope that you will reconsider your vote on the LCP-6-CII-16-0066-2 (Marja Acres). The traffic in our area has already increased with the construction of Robertson Ranch. The change in zoning will impact the traffic in our community with increased cars associated with the increase in zoning. Therefore, please deny any land use or zoning change in the amendment.

Thank you for your consideration,

Brian and Shannon Shea

Prahler, Erin@Coastal

From: Kim Bryant <kimbryant@mac.com>
Sent: Monday, January 16, 2017 6:34 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-C11-16-066-2 (Marja Acres)

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 16, 2017

California Coastal Commission

7575 Metropolitan Dr., Ste. 103

San Diego, CA 92108

Dear Ms Prahler,

I'm a resident of Carlsbad, California and I'm writing you about the application LCP-6-C11-16-066-2 (Marja Acres) by the City of Carlsbad.

The city of Carlsbad, along with the owner of the property, is proposing a land use change to Marja Acres. This property is within the coastal zone. The property is comprised of two parcels. The first parcel already has a liquor store, a restaurant and some retail stores. The change of land use will allow for a much larger shopping center to be built. The second parcel's land use would be changed from Coastal Farming to high density residential.

We are a Charter city and that gives us the right, along with the city council, to determine land use. I don't believe the City of Carlsbad gave its citizens that opportunity. I'm concerned about over development, dwindling open space, and how difficult it is for the citizens to participate in these changes.

Please deny the proposed land use change for Marja Acres.

Sincerely,

Kim Bryant

3990 Highland Dr.

Carlsbad, CA 92008

9549-a677-8604

kimbryant@mac.com

Prahler, Erin@Coastal

RECEIVED

From: raa@netzero.net
Sent: Monday, January 16, 2017 6:50 PM
To: Prahler, Erin@Coastal

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms Prahler and Coastal Commission,

I am a Carlsbad resident and writing regarding the application LCP-6-CII-16-066-2(Marja) by the city of Carlsbad. I am highly concerned that the owner of these two parcels and the City Council of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map resulting in tripling the housing density and expanding the commercialization within this coastal zone.

The Coastal Commission is duty-bound to protect the coastal zone environment and its resources from dense development and destruction of natural vegetation and habitat.

Notwithstanding the Carlsbad City Council's favorable position in this Land Use change, I along with many citizens in the immediate area of this project strongly oppose this Land Use change.

Your consideration and support in opposing this project is appreciated

Prahler, Erin@Coastal

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From: Tracy Gabrielson <tracygabrielson@hotmail.com>
Sent: Monday, January 16, 2017 6:42 PM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-066-2(Marja)

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and Interested Parties,

I am a Carlsbad resident that lives behind Marja Acres. I am writing in regards to application LCP-6-CII-16-066-2(Marja) by the City of Carlsbad to be considered on February 8-10 in Newport Beach.

The owners and the City of Carlsbad are proposing an amendment to the Local Coastal Plan to change the city's Land Use and Zoning Map on the two Marja Acres parcels located within the coastal zone on the south side of El Camino Real near Kelly Drive.

I am writing to ask that this not be approved. Please do not change the Land Use and Zoning. I am against both changes and I am against this proposal. Please keep Carlsbad the way it is. Please keep our open space. We do not need a bigger shopping area. And we do not need more housing crowded into this area.

Thank you,

Tracy Gabrielson
4905 Loma Laguna Drive
Carlsbad, CA 92008
760-473-1686
tracygabrielson@hotmail.com

Prahler, Erin@Coastal

RECEIVED

From: penny <pennyofcbad@roadrunner.com>
Sent: Monday, January 16, 2017 12:23 PM
To: Prahler, Erin@Coastal
Subject: marja acres

JAN 17 2017

**CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT**

Dear Ms. Prahler, As a 40 year resident of Carlsbad, I am not in favor of the city's effort to modify the land use (LCP-6-C11-16-0066-2) of Marja Acres to higher density which would add too many people and residences and would also affect Park Drive and the people along this road with more traffic . Carlsbad city council is once again playing its' game of trying to change the environment of Olde Carlsbad and the village ...which the citizens of Carlsbad had adamantly spoken out against, as in Measure A of 2/16. If our city council will not listen to its citizens , will you,please do so ? Thank You ! Penny Johnson , 1360 Hillview Ct., 92008 ,760 729 4689.

Prahler, Erin@Coastal

From: Brenda Harai <bharai@yahoo.com>
Sent: Monday, January 16, 2017 7:02 AM
To: Prahler, Erin@Coastal
Subject: LCP-6-CII-16-0066-2 (Marja Acres)

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JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I am deeply concerned about the potential zoning change for Marja Acres. This land borders the Agua Hedionda Lagoon and high density housing may impact this fragile ecosystem.

I am also concerned about the amount of traffic this development will bring especially in light of the new Robertson's ranch development.

Please deny any land use or zoning change in the amendment.

Thank you for your consideration,

Brenda Harai
5061 Ashberry Rd, Carlsbad, CA 92008
760-717-3980

Prahler, Erin@Coastal

From: Gloria Taylor <glospirit1@att.net>
Sent: Sunday, January 15, 2017 7:52 PM
To: Prahler, Erin@Coastal
Subject: R4 land designation LCP-6-CII-16-0066-2 (Marja Acres).

Please uphold the current R4 land designation. Say No to the amendment and please continue to protect this beautiful environmentally sensitive costal area.

This area isn't built to have triple the amount of dwellings units on the 20 acres.

Please stick to the original plan!

Thank you so much for caring about our community!

Gloria Taylor

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JAN 17 2017

**CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT**

Prahler, Erin@Coastal

From: J Cannon <blancofelis@earthlink.net>
Sent: Sunday, January 15, 2017 5:04 PM
To: Prahler, Erin@Coastal
Cc: mbszabo@snet.net
Subject: Re: LCP-6-CII-16-0066-2 (Marja Acres)

Janell Cannon
POB 1362
Carlsbad, CA 92018
760 434 5625
1/15/17

RECEIVED

JAN 17 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler—

I am writing regarding the proposed changes in zoning of Marja Acres in the City of Carlsbad. The increased density of residences and retail sites there will certainly serve to increase the wealth and profits of whomever owns and/or invests in it, but the overall effect will be to further encrust the El Camino corridor in North County with a soon-to-be uninterrupted complex of houses and stores. These are my concerns:

1. It will be ugly. This formerly rural corridor is already being broken up by several relatively new developments.
2. The massive new Robertson Ranch development will already be pouring thousands of additional cars into the immediate roadways.

Traffic gridlock will be constant, except maybe at 3 a.m.

3. The increased paved areas, vehicle emissions, increased water demand in an arid region as well as landscape chemical use will further toxify and tax our environment.

Enough is enough. Carlsbad has been barreling forward in a mad dash to develop every square inch of open land without considering the effect on overall quality of life and the health of its natural ecosystem.

Please put the brakes on yet another attempt to put profit over the public good.

Thank you.

Richard Numrich
1080 Beacon Bay Drive
Carlsbad, CA 92011
(760)492-4907
January 10, 2017

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Ms. Prahler and interested parties,

I am a 20-year resident of Carlsbad. I am hoping you will take into consideration my thoughts regarding the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently under review and soon to be on a Coastal Commission agenda.

The City of Carlsbad and Marja Acres are seeking an amendment to the City's Land Use plan to redesignate 2 parcels within the Coastal Zone south of El Camino Real and just east of Kelly Drive.

As a resident who travels through that part of the city on a regular basis, I respectfully oppose the higher density proposed by the redesignation.

Specifically, the parcel that is next to El Camino Real, the change from General Commercial and Residential Low Medium to General Commercial for the entire parcel. And for the 14.4 acre parcel directly south of the first parcel, the change from RLM to Residential 8-15.

That part of Carlsbad has already been impacted by a large housing development (Robertson Ranch). In addition, I have friends who live near the Marja Acres parcels who feel that they will be negatively impacted by the increased density.

I am asking the Coastal Commission to deny any land or zoning change on both parcels.

Sincerely,



Richard Numrich

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JAN 13 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Prahler, Erin@Coastal

From: Brian McInerny <beyondthemack@yahoo.com>
Sent: Thursday, January 12, 2017 5:23 PM
To: Prahler, Erin@Coastal
Subject: Carlsbad

Hello Erin,

My name is Brian McInerny. I live in Carlsbad and I am concerned about a project seeking zoning changes within the Coastal Zone. It is directly across El Camino Real from a large housing development under construction called Robertson Ranch. The site is known as Marja Acres. I remember it from my childhood as an egg ranch. The City of Carlsbad elected politicians seem to think that any development is good development as long as it provides the city with new income. Many residents disagree. I am asking you to take a close look at this project when it comes before you for a vote. As you are tasked with preserving the Coastal Zone of California consider the effect of this project on an already over taxed area of land adjacent to the Agua Hedionda Lagoon. The people have little defense against the power of money and the Coastal Commission is our only hope. Carlsbad has been my home for my entire life of 62 years. There are still a few small pockets of agriculture and that is what Carlsbad is really best suited for. Help us preserve what little remains. Thank you for your time. Brian McInerny 1343 Forest Avenue Carlsbad Ca.

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JAN 13 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RECEIVED

JAN 12 2017

California Coastal Commission - San Diego Area
7575 Metropolitan Drive #103
San Diego, CA 92108-4421
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Coastal Commissioners:

RE: Marja Acres in Carlsbad, California LCP-6-C11-16-0066-2

I am writing to request that the California Coastal Commission reject the proposed land use designation changes for the Marja Acres Property in Carlsbad, CA. The City of Carlsbad is proposing higher density changes that will be a detriment to this area.

My family and I have been living in the area bordering the proposed changes for 10 years and have become extremely concerned that these two parcels of land will bring a very dense amount of homes and traffic and overuse to this area and the lack of parking considered in these proposals will very negatively affect this neighborhood. Our area should not have to carry the weight of their proposals, and THEY WILL!!

I have never received any notification that this proposed change will be coming before the Coastal Commission this month. I would like for the Coastal Commission to deny any land or zoning change on both parcels being proposed. If at all possible, please postpone your vote at this meeting, I KNOW the neighbors in this area are concerned and would like a voice about this proposal.

Thank you for hearing my opinion and please consider this position.

Sincerely,



Christine Cochran
4985 Via Marta
Carlsbad, CA 92008
christinecochran@sbcglobal.net
phone: (619)916-9755

RECEIVED

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 10, 2017

Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

I currently reside in Carlsbad, CA and I am writing regarding the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently being reviewed and on the agenda at the California Coastal Commission meeting this month, January 11-13, 2017 now postponed to next month's meeting in Newport Beach (February 8-10, 2017).

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to change two parcels located within the Coastal zone on the south side of El Camino Real and approximately 800 ft east of Kelly Dr.

Marja Acres consists of two parcels of land that border each other. The first parcel, next to El Camino Real, proposes a Land Use change from Local Shopping center to GC (General Commercial). This is a redundant change since General Commercial shopping sites are within 2 miles of this site. Keeping the charm of its original Land use as a country store will preserve a historical venue in our town.

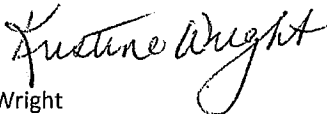
The second parcel which is located directly south of this first parcel is 14.4 acres which over the past 40 years has consisted of Coastal Farming. The land has lain fallow for approximately 5 years with the anticipation by the new owners of converting the farmland to residential. Currently this parcel has a land use of RLM (0-4 du/acre) and the City proposes to change this to Residential(R-15) at 8-15 du/ac which allows a higher density that currently allowed. The new zoning plan on this property changes from RA-10,000 (residential agriculture) to RD-M, Residential Density Multiple.

I am writing to oppose the proposed Land use and zoning changes. Marja acres has had decades of coastal farming, and over my time in Carlsbad have seen the rapidly decreasing coastal farmland in every quadrant of the city in favor of development. I understand that this property has not been farmed in approximately 5 years by the owner but leased to other farming entities for other agricultural uses. Also my understanding is that Marja Acres is not on the Coastal Commission's list as "desirable coastal farming property" but I ask that a vote by the Coastal Commission be deferred so that a further exploration of Coastal farmland within the North East quadrant of the city be listed and those along with Marja Acres undergo further studies to determine viability for farming. I would like to see if there is ANY "desirable" coastal farmland to be found in the north east quadrant of Carlsbad. I believe that our coastal farmland is decreasing due to an arbitrary examination of our local farmland within the coastal zone and would like to have a listing of the farmland parcels in our quadrant that the commission deems worth saving. If there are none, then we are losing Marja Acres, a proven farm site and the top priority of the Coastal Act without even the testing of the soil to prove that crops can still be grown.

I have lived in my home for 38 years and as a resident and voter, along with my fellow Carlsbadians can determine Land Use as per our city charter. As with the recent Agua Hedionda Lagoon mall Special Election in February of last year, residents are not being acknowledged by our city council and mayor. I have seen with the letter writing campaign that I have conducted for this meeting, (getting a response of 30 letters in one day) that residents are outraged at the city's proposed Land Use Changes. I can honestly state that land use changes by the city to higher densities are NOT the wishes of most of its constituency.

I would like for the Coastal Commission to deny any Land or zoning change on both parcels being proposed on Marja Acres.

Thank you for your consideration,



Kristine Wright

4902 Via Arequipa
Carlsbad, CA 92008
760-729-0729
kwright@ucsd.edu

William K. Sweeney
JoAnn V. Sweeney
5342 Forecastle Court
Carlsbad, Ca., 92008

RECEIVED

JAN 12 2017

California Coastal Commission
7575 Metropolitan Dr. Suite 103
San Diego, Ca. 92108

Attention: Erin Prahler
Re: LCP-6-CII-16-0066-2 (Marja Acres)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT


Dear Ms. Prahler and all interested parties:

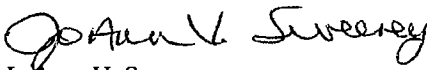
We are asking you to deny the request for increased density and commercialization involving the Marja Acres project, Carlsbad Ca. We have been Carlsbad residents for twenty years and have voiced our concerns numerous times over changes to the Carlsbad City Master Growth Plan previously voted on by the citizens of Carlsbad. We have taken our time to research the issues of balanced growth, but are opposed to the changes in the density, land use and zoning regulations of this area. The corridor of El Camino Real is becoming impacted more and more by higher density developments. The large Robertson Ranch development across the street from the proposed Marja Acres development already has plans for a large shopping district that would support the Marja Acres development. Increased density is not what the residents/voters of Carlsbad want. We want the "small town feel and beach community character" maintained. Increased density will impact the quality of life for those residents already residing in this area with additional road noise, air pollution, congestion and safety issues. Increased density will also impact the city's ability to provide adequate police and fire services.

Please deny the request for increased density, and changes in land use and zoning at Marja Acres, Carlsbad. Ca.

Thank you!

Respectfully,


William K. Sweeney


JoAnn V. Sweeney

(760) 438-1176

January 9, 2017

California Coastal Commission - San Diego Area
7575 Metropolitan Drive #103
San Diego, CA 92108-4421
Attn: Erin Prahl

January 8, 2017

RECEIVED

JAN 12 2017

Dear Coastal Commissioners:

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Marja Acres in Carlsbad, California LCP-6-CII-16-0066-2


I am writing to request that the California Coastal Commission reject the proposed land use designation changes for the Marja Acres Property in Carlsbad, California. The higher density changes requested by the City of Carlsbad will destroy our limited coastal lands and allow excessive development on the two parcels in question.

My family and I have lived near these properties since 2000. Though I have received generic invitations from the City to come and look at the City's General Plan and provide input, I did not receive any mail directly addressing the higher density proposed for this property; and only recently (November 2016), received a notice regarding the proposed development for it. The "Early Public Notice" I received indicates that the City intends to destroy this coastal land by building *all* of the following on this 20 acre property:

- 32 detached single family homes with 15 accessory dwelling units
- 151 townhomes
- 35 age-restricted affordable apartments
- up to 16,000 square feet of retail/restaurant uses
- a community dog park
- a small community farm
- and recreation areas including a clubhouse, swimming pool and event lawn

The California Coastal Commission is here to protect our coastal lands and prevent their over development and destruction. I respectfully request that the Coastal Commission deny the City of Carlsbad's request.

Sincerely,


Tracy Lingaas Seemann
4907 Via Arequipa
Carlsbad, CA 92008

tracylingaas@sbcglobal.net Phone: 760-889-3028

January 10, 2017
RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
Attn: Erin Prahl
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

Dear Ms. Prahl,

I am writing to request the the California Coastal Commission reject the City of Carlsbad's application LCP-6-CH-16-0066-2 for Marja Acres rezoning to high-density residential.

The Marja Acres high-density rezoning would allow building 233 homes plus new retail on only 20 acres of land on El Camino Real just south of Kelly Drive. The high-density development would add to the existing traffic jam on El Camino Real. It would create a new traffic problem on Park Drive. An access road is planned to connect Marja Acres to Park Drive (by rezoning and tearing down an existing residence). Park Drive is a quiet residential road. The quality of life of Park Drive residents will be severely impacted by Marja Acres over-development. Marja drivers avoiding El Camino Real traffic will drive and park their cars along Park Drive. Park Drive is not designed to handle the additional traffic or parking problems the development and new access road will create. With the proposed development, the City of Carlsbad is ignoring its obligation to prevent traffic from reaching the point where it lowers quality of life and threatens public health and safety.

The Marja development would wipe out highly valued existing historic businesses such as Bobby's Hideaway Cafe, Carrillo Pottery, Plant Play Nursery, Ride Cyclery and others.

The Carlsbad City Council continues to ignore the majority of citizens by supporting unwanted high-density development and destroying small family businesses. Each time the Master Plan zoning prevents a big money development deal, the City of Carlsbad simply changes the plan and rezones the land (without informing Carlsbad citizens).

The citizens of Carlsbad cannot depend on our City Council to do the right thing and protect our quality of life. Therefore, I am asking the California Coastal Commission to act on our behalf and reject the Marja Acres rezoning.

Sincerely,

Anne Roy Anne Roy

Anne Roy
4921 Park Drive
Carlsbad, CA 92008
760-729-9018

*4921 PARK Drive
CARLSBAD, CA 92008*

Kate Buswell
1403 Coral Way
Carlsbad, CA 92011

January 10, 2017

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108
Att: Erin Prahler

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and the Commission:

I am a resident of Carlsbad. I have lived here for twenty years. I am writing regarding the City of Carlsbad's application LCP-6-CH-0066-2 (Marja) currently coming up for review with the California Coastal Commission.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to re-designate two parcels located within the Coastal zone on the south side of El Camino Real and approximately 800 ft. east of Kelly Dr.

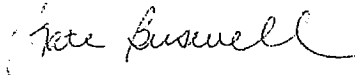
I am writing to oppose the higher density proposal of the two parcels. The first parcel, next to El Camino Real, proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel. The second parcel is located south of the first parcel and is 14.4 acres which for the last 40 years has been used to farm. For approximately 5 years, since the owner of that land died, the land has lain fallow. The estate is anticipating the land designation will change from farmland to residential, then selling to a developer who will place another mega neighborhood there similar to Robertson Ranch.

El Camino Real, Palomar Airport Rd. and Cannon already are at maximum capacity with people commuting to the I5 or the 78. We, the residents, are not yet finished dealing with the bottleneck from construction at Robertson and the widening of El Camino. The I5 at Cannon is always backed up during rush hour. I can't even imagine what it will be like when Robertson Ranch has sold out. We don't need another development of this magnitude.

This city has changed so much since I moved here 20 years ago. Can we not have some green space, a place where not every available piece of land is developed?

Thank you for your consideration.

Regards,



RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 7, 2017

California Coastal Commission
7575 Metropolitan Drive
San Diego, CA 92108

ATTN: Erin Prahler

Dear Ms. Prahler, et al:

I am writing in regards to City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently being reviewed on February's agenda at the Coastal Commission

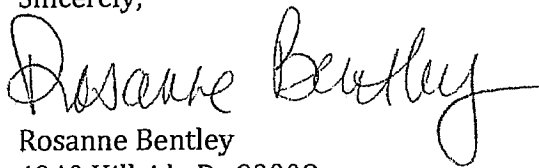
I've lived in Carlsbad near Marja Acres for thirty-two years and will be negatively affected by this proposed change and project(s).

I vehemently oppose this project as Carlsbad, especially this area, is already suffering from overbuilding.

It is even more disturbing that I never received any form of notification that this proposed change would be taking place.

Enough is enough.

Sincerely,



Rosanne Bentley
4940 Hillside Dr 92008
Carlsbad, CA 92008
760-434-9673

Brian and Teresa Cooney
4919 Park Dr.
Carlsbad, CA 92008
760-583-2749
January 9, 2017

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

We are 25 year residents of 4919 Park Drive and we are submitting this letter in opposition of the City of Carlsbad's application LCP-6-CII-16-0066-2 currently being reviewed and on the agenda of the California Coastal Commission.

The proposed developer and the City of Carlsbad are requesting a change in the City's Land Use at Marja Acres from a moderate and reasonable density to a high density development, which does not reflect the current residential neighborhood which includes our home on Park Drive.

Our home and our neighbors' homes within the area of 4900 Park Drive was established some 40 to 50 years ago as a neighborhood of single family detached homes. This neighborhood that we live in and have enjoyed for the past 25 years is a quiet and peaceful neighborhood with only one in and out access. If the proposed high density level is approved, the character and current livability within our quiet and peaceful neighborhood will be changed inalterably.

The proposed project with a high density level will contain 32 detached single family homes, with 15 accessory units, 151 townhomes, 35 age restricted affordable apartments, up to 16,000 square feet of commercial property, a community dog park, small community farm, and recreation areas including a club house, swimming pool and event lawn. The mere definition of this proposed project congers-up an image of urban over crowding rather than a small neighborhood community.

We understand that development and progress is a necessary part of life and we are realistic in understanding that the property must be developed. However, development should reflect the nature of the area that it is being developed. We would like to see the California Coastal Commission maintain the current density level for Marja Acres, which will allow the developer to mirror the existing community and provide a friendly and courteous transition into the existing neighborhood, namely our home and that of our neighbors.

We believe the proposed high density development project does not protect or enhance the existing coastal community. We hope the California Coastal Commission, after further review, will realize that a high density development will cause irreversible damage to the current neighborhood, which will diminish our property values and our way of life.

Your Fellow Californians, Brian & Teresa Cooney

Brian & Teresa Cooney

James and Mary Leary

4958 Park Drive, Carlsbad, CA 92008

(760) 729-9624

January 9, 2017

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission

7575 Metropolitan Dr. Ste. 103

San Diego, CA 92108

Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

We currently reside in Carlsbad, CA and we are writing regarding the City of Carlsbad's application LCP-6-CII-16-0066-2 (Marja) currently being reviewed and on the agenda at the California Coastal Commission meeting this month, January 11-13, 2017.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan to modifying the LCP Land Use Map to redesignate two parcels located within the Coastal zone on the south side of El Camino Real and approximately 800 ft. west of Kelly Drive.

We are writing as nearby residents to oppose the higher density proposed and before the Coastal Commission consisting of two parcels of land that border each other. The first parcel, next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre to GC on this entire parcel.

The second parcel which is located directly south of this first parcel is 14.4 acres which over the past 40 years has consisted of Coastal Farming. The land has lain fallow the approximately 5 years with the anticipation by the owners of converting the farmland to residential. Currently this parcel has a land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) which allows a higher density than is currently allowed.

We have lived in our home on Park Drive for 30 years. We will have these homes directly behind our home and will be directly affected by this development. The development will increase traffic and congestion in the area which already is a serious problem because of another development which is directly across El Camino Real.

We did not receive notification that his proposed change will be coming before the Coastal Commission this month. We would like the Coastal Commission to deny any Land or zoning change on both parcels being proposed.

James and Mary Leary

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Nathan and Danielle Pearson
4914 Park Ct.
Carlsbad, CA. 92008
(949) 395-4567

6 January 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA. 92108

ATTN: Erin Prahl
RE: LCP-6-CII-16-0066-2 (Marja)

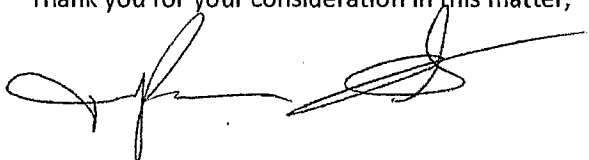
To Whom it may concern,

As a California native and resident and active community member of the City of Carlsbad I write to you on behalf of my family and our neighborhood to comment on the proposed rezoning and development of the Marja Acres parcel identified as LCP-6-CII-16-0066-2 (Marja).

I do not believe that the proposed rezoning and current conceptual development that is proposed for this site is responsible land use. The proposed increase in density from, the current RLM (0-4 units per acre) to R-15 (8-15 units per acre) is a profit motivated move by the developer and does not take into account or make allowances for quality of life, traffic and parking, or resources. Adjacent neighborhoods will be impacted by parking overflow based on the layout of the development and the coastal farming operation that has been an identifying characteristic of our community will be further eliminated. Our family has never been notified of any proposed change in zoning by the City or the developer. I fully recognize the need for housing inventory in Southern California but feel that high density condominiums place irresponsible strain on our already heavily burdened infrastructure.

I urge you to deny the proposed rezoning of the identified parcel.

Thank you for your consideration in this matter,

A handwritten signature in black ink, appearing to be a stylized combination of 'N' and 'D' for Nate and Danielle Pearson.

Nate and Danielle Pearson

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Kirk Van Wagoner
4978 Via Marta
Carlsbad, CA 92008
760-696-0709
January 8, 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

As a current resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CII-16-1066-2 (Marja) currently being reviewed on the agenda at the California Coastal Commission's meeting this month to be held on January 13th, 2017.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal zone on the south side of EL Camino Real just east of Kelly Dr.

I am writing as a nearby resident with children attending Kelly Elementary School to oppose the higher density proposed and before the Coastal Commission consisting of two parcels of land that border each other.

The first parcel, next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel.

The second parcel that is located directly south of the first parcel is 14.4 acres over the last 40 years has consisted of Coastal Farming. The land has lain fallow for approximately five years with the anticipation by the owners of converting the farmland to residential. Currently this parcel has a land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) that allows for higher density.

My family and I have lived in our home since 2010 in the Loma Laguna Parcel zoned at R-1. Homes along Park Drive in our Parcel will be directly affected by this development since their property will border this parcel.

I never received notification that this proposed change would be coming before the Coastal Commission this month. I would like for the Coastal Commission to deny any Land or zoning change on both parcels being proposed.

Thank you for your consideration,



Kirk A. Van Wagoner
01/08/2017

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Marcy Van Wagoner
4978 Via Marta
Carlsbad, CA 92008
858-775-7132
January 8, 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahler

Dear Ms. Prahler and interested parties:

As a current resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CII-16-1066-2 (Marja) currently being reviewed on the agenda at the California Coastal Commission's meeting this month to be held on January 13th, 2017.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal zone on the south side of EL Camino Real just east of Kelly Dr.

I am writing as a nearby resident with children attending Kelly Elementary School to oppose the higher density proposed and before the Coastal Commission consisting of two parcels of land that border each other.

The first parcel, next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel.

The second parcel that is located directly south of the first parcel is 14.4 acres over the last 40 years has consisted of Coastal Farming. The land has lain fallow for approximately five years with the anticipation by the owners of converting the farmland to residential. Currently this parcel has a land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) that allows for higher density.

My family and I have lived in our home since 2010 in the Loma Laguna Parcel zoned at R-1. Homes along Park Drive in our Parcel will be directly affected by this development since their property will border this parcel.

I never received notification that this proposed change would be coming before the Coastal Commission this month. I would like for the Coastal Commission to deny any Land or zoning change on both parcels being proposed.

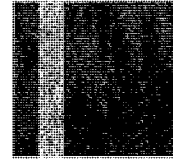
Thank you for your consideration,



Marcy Van Wagoner

01/08/2017

Susan M. Starr
4906 Via Arequipa
Carlsbad, CA 92008
760-434-0567



January 9, 2017

RECEIVED

JAN 12 2017

California Coastal Commission

7575 Metropolitan Drive, Suite 103

San Diego, CA 92108

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: City of Carlsbad Application No.: LCP-6-C11-16-0066-2 (Marja)

Dear Ms. Prahler and interested parties:

This is regarding the City of Carlsbad's application which is currently being reviewed and on the agenda at the California Coastal Commission meeting this month, January 11-13, 2017.

Marja Acres and the City of Carlsbad are proposing an amendment to change the city's Land Use plan by modifying the LCP Land Use Map to re designate two parcels of land that border each other and are located within the coastal zone on the south side of El Camino Real and approximately 800 feet east of Kelly Drive.

I am writing to object to this high-density proposal before the Coastal Commission. The first parcel next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel. The second parcel located directly to the south of the first parcel is 14.4 acres which has consisted mostly of coastal farming. Currently this parcel has a land use of RLM and the city proposes to change this to Residential 8-15 du/ac (R-15) which allows a higher density that currently allowed.

Loma Laguna, the parcel of homes where I reside, is zoned at R-1. On the northern portion of Loma Laguna along Park Drive most of these homes will be directly affected by this development.

I would like the Coastal Commission to deny any Land or zoning change on both parcels especially the southernmost 14.4-acre parcel which will affect the Loma Laguna neighborhood directly.

Sincerely,

Susan M. Starr



RECEIVED


JAN 12 2017

January 9, 2017

Coastal Commission – San Diego Area
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Coastal Commissioners,
I am writing to request that the California Coastal Commission reject the proposed land use designation changes for Marja Acres Property in Carlsbad, California. I live in the neighborhood adjacent to the proposed development. I hope that we can keep as much of the open land undeveloped as possible – especially in light of the ginormous development across the street that is already in progress (Robertson Ranch). Please protect our lands!



Merryl Goldberg
4928 Loma Laguna Dr.
Carlsbad, CA 92008
Goldberg@csusm.edu
760.434-9474

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission-San Diego
7575 Metropolitan Dr. #103
San Diego, Ca. 92108
Re: Marja Acres in Carlsbad LCP-6-C11-16-0066-2

Dear Coastal Commissioners,

I'm writing to request that the proposed land use changes for this area be rejected. I live in the adjunct neighborhood, very close to the proposed footpath. I received an "Early Public Notice" regarding a land change use. However, the city was very careful *not* to inform citizens regarding the high density, lack of parking, and the impact this project would have on the adjunct neighborhoods. The city is currently developing a massive "neighborhood" directly across the street from the Marja Acres proposal. The area across the street from Marja Acres is also very high density and will negatively impact all surrounding neighborhoods. Let's get that project completed and evaluate it's impact before building anything more so close.

Furthermore, the area is a wonderful coastal area: A small open area with trees and birds, animals and fauna worth protecting. Please do not change the land use. We need to save as much land as possible! The Coastal Commission was established to protect our coastal lands. This kind of underhanded activity is exactly why we need a Coastal Commission.

It is a sad state of affairs to realize that the officials in Carlsbad that I voted into office have tried to hide the details of their proposal from their citizens. They knew this would cause an uproar in the surrounding neighborhoods.

Sincerely,



4912 Park Court

Carlsbad Ca. 92008

Roberta Schifield
760-720-4204
1/10/17

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 9, 2017

Jake & Missy Yardley
4918 Park Ct.
Carlsbad, CA 92008
Phone: (951) 973-9147

California Coastal commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler

RE: Request to deny any land or zoning changes for the Marja Acres Property in Carlsbad

To All Parties Concerned:

We are writing in reference to Marja Acres located at 4901 El Camino Real Carlsbad, CA 92008 LCP-6-C11-16-0066-2. We are deeply concerned about the proposed changes to our beloved Carlsbad community. We are adamantly against the request to rezone the land. We have already lost a large area of land to the Robertson ranch housing development. We have lived here in this beautiful community since 2003. We walk our dog two miles a day, everyday in this friendly perfectly sized community. The excessive development will destroy what we know and love. We need to preserve and retain the historic character and attributes of this community.

There is no doubt that the high density changes for the above land would destroy our limited coastline and would allow for even more excessive development of our area. Our house in particular would be directly affected by this new development as we would back right up to it. This will result in a serious loss of privacy and quiet. The excessive traffic and increased amount of parked cars is a serious concern for our neighborhood. We tend to already have limited space in our neighborhood without the burden of extra vehicles. The truth is our list of concerns simply cannot be contained on a single sheet of paper.

As we know it the California Coastal Commission is here to protect not to destroy. We need to salvage some of our great city and leave some land free from this serious overdevelopment. We are respectfully requesting that the coastal commission deny the city of Carlsbad's request to rezone our neighborhood.

Thank you for your time and thoughtful consideration,

Melissa Yardley
Jake Yardley

RECEIVED

JAN 12 2017

California Coastal Commission
7575 Metropolitan Dr. Ste 103
San Diego, CA 92108
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I am writing in regards to matter LCP-6-CII-16-0066-2. I am so horrified to see yet another huge development coming to El Camino between Tamarack and Cannon in Carlsbad. I hope the Coastal Commission will consider revoking the application for Marja Acres.

I moved from LA to Carlsbad to get away from urban sprawl and traffic, chose a neighborhood in a peaceful farm-like setting, and in the just 3 years that I have lived here the city has allowed the hill across from my home to be demolished, adding countless cars and immeasurable noise to the road behind my house, added a traffic light (and extra stop on my commute) on my block, and now this? One might think I should have known this land would be developed, however, the Carlsbad City brochure repeatedly states that we are near our max development and have reached the minimum requirement of remaining open space. Indeed, on the city survey the primary concern of our citizens is (1) maintaining open space, (2) keeping our small town feel, and (3) minimizing traffic. Any yet, the city is changing the master plan to add high-density housing??? To put not only 32 single homes on 20 acres, but ALSO 151 town homes AND 35 apartments, AND retail space??? Why? So a few outsiders and profit from destroying our community? No, a reasonable person would not predict a city council and city planners to so blatantly defy the city plan and the will of its citizens. And one would also think that, after an expensive special election when the citizens overturned the development of a mall on open space, that the city would finally get the message and stop the excessive development.

Please also be aware that our city is mostly unaware of the development. I am sure that you would receive thousands more letters had we been aware of the involvement of the Coastal Commission with more than 1-day notice.

Our city is one of the last in Southern California that has maintained it's small-town feel and beach-loving character. My family and I love to walk from our home, along the riparian, around the bay, and to the ocean. The proximity of the open spaces and access to the ocean is the community's greatest asset. I fear that all this development will destroy the character of our community. I assume our city council is considering the project in order to make a profit, but no amount of money will buy us back our open land and peaceful spaces.

Sincerely,



Kari Shelton

(530) 386-1384
4962 Park Drive
Carlsbad, CA 92008

RECEIVED

JAN 12 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Attn: Erin Prahl

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahl and interested parties:
As a current resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CII-16-1066-2 (Marja Acres) currently being reviewed on the agenda at the California Coastal Commission's meeting this month to be held on January 13th, 2017.

Marja Acres and the City of Carlsbad is proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to redesignate two parcels located within the Coastal zone on the south side of EL Camino Real just east of Kelly Dr. I am writing as a resident whose property is bordered by this currently open land to oppose the higher density proposed and before the Coastal Commission consisting of two parcels of land that border each other. The first parcel, next to El Camino Real proposes a Land Use change from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on this entire parcel. The second parcel that is located directly south of the first parcel is 14.4 acres over the last 40 years has consisted of Coastal Farming. The proposed changes would allow over 200 residences to be built on land that would, under currently approved plans, only provide for approximately 50 homes.

My wife and three children live in a single family home immediately adjacent to this property and would be directly impacted by the change in zoning in terms of noise, light and air pollution as well as significant impacts on traffic in the area. I never received notification that this proposed change would be coming before the Coastal Commission this month and in fact, when I asked the developer if everything had already been approved by the Coastal Commission they told me it was final and no more approvals would be needed. Only due to the bond in our community did I hear about this and I am confident that many more letters would be provided had more people been aware of what is happening.

As of 2010 we had 650 acres of open space abutting my home and neighborhood. This open space provided a wildlife corridor that connected the Pacific Ocean, via the The Agua Hedionda Lagoon, to Camp Pendleton and from there to the mountains and deserts of California. Over the past 6 years 700 homes and 360 apartments have already been approved and built on this wonderful open land reducing the ability of large cats, coyotes and countless smaller animals to directly access The Agua Hedionda Lagoon (the number of sightings I have in my yard has gone down but they are still there). Now we are risking cutting off completely one of the last wildlife corridors that exist by developing this remaining 14.4 acre parcel. The massive amounts of development that have occurred in the area have already reduced, incalculably, the ability of the ground to provide water infiltration and allowing this last parcel to be developed as high density would significantly impact the soils ability to improve the water quality of the only San Diego lagoon (Agua Hedionda Lagoon) that allows for recreational use, as well as for our beach water quality. The Agua Hedionda Lagoon supports not only recreational use, but also aquaculture, so we implore you to please protect the creek, the lagoon and our beaches, particularly at the site of this development given that storm water from this site will discharge directly into Kelly Channel and the lagoon. On behalf of myself and my community, I ask that you please deny the requested zoning change.

Sincerely,



Trevor Shelton

(530) 386-1384
4962 Park Drive
Carlsbad, CA 92008

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JAN 12 2017

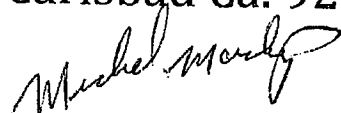
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

1-8-17

California Coastal Commission

We are 30-year residents of Carlsbad. We are apposed to any changes in the zoning laws of Marjorie acres, which would result in high density housing for our neighborhood.

Michael & Theresa Manship
4915 Park Dr.
Carlsbad Ca. 92008



LCP-6-011-16-2066-2-
(Marja)

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JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Joseph M. Tosto, Jr.

4904 Via Arequipa

Carlsbad, Ca 920-8

Email: optimistjoe@aol.com

Cell: 7609-458-5222

January 09, 2017 LCP-6-CII-16-0066-2 (Marja)

**CALIFORNIA COSTAL COMMISSION, 7575 Metropolitan Dr, Ste. 103, San Diego,
CA 92108**

ATTN: ERIN PRAHLER

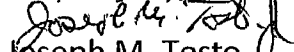
We currently live at: 49004 Via Arequipa, Carlsbad, CA 920089. Have lived in home since 1976. We have watched Carlsbad grow and prosper. The project know as Marja is not what we feel is best for our City.

Marja Acres and the City of Carlsbad is proposing an amendment change the city's Land Use plan by modifying the LCP Land Use Map to re-designate two parcels located within the COASTAL ZONE on the south side of El Camino Real, from and approximately 800 feet East of Kelly Dr.

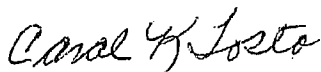
I OPPOSE the higher density proposed HIGHER DENSITY.

This is not what Carlsbad needs or wants. I suggest the COSTAL COMMISSION to DENY any Land or zoning change on both Parcels being proposed; and am **strongly** against the SOTHERMOST 14.4 ACRE PARCES will affect our location directly.

Respectfully,


Joseph M. Tosto

Carol K. Tosto



RECEIVED

JAN 12 2017

January 9, 2017

California Coastal Commission – San Diego Area
7575 Metropolitan Drive # 103
San Diego, CA 92108-4421
Attn: Erin Prahler

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Marja Acres in Carlsbad, California LCP-6-C11-16-0066-2

Dear Coastal Commissioners:

I am writing to request that the California Coastal Commission deny the City of Carlsbad's request to change the land use designation for the Marja Acres Property (LCP-6-C11-16-0066-2). The higher density changes requested will destroy our precious coastal lands and allow excessive development on the parcels under consideration.

Despite living in close proximity to these properties, we did not receive any notice from the City of Carlsbad to review the City's General Plan and provide input, nor have we received any communication addressing the higher density proposed for this property that is within a short walk from our home. We only found out about these proposed after a neighbor mentioned them to us, and I find the lack of notification by the City of Carlsbad to be extremely troubling. Apparently the City intends to destroy our coastal land by building an excessive number of buildings on a small 20 acre property (aka: Marja Acres), including but not limited to: 32 detached single family homes with 15 accessory dwelling units; 151 townhomes; 35 age-restricted affordable apartments; and 16,000 square feet of retail/restaurant development.

The City of Carlsbad has already approved, and construction is in full swing on another massive housing and commercial development called Robertson Ranch by Toll Brother's Builders. This property is directly across the street from the proposed Marja Acres development. The combination of both the current and proposed land development will negatively impact both our neighborhood and open space environments.

I strongly urge the California Coastal Commission to protect our coastal lands by denying the City of Carlsbad's request with respect to the Marja Acres development. Thank you for your consideration.

Sincerely,



Dorian Shawcross
4903 Park Drive
Carlsbad, CA 92008
Phone: (760) 434-2411
Email: dbhawx@gmail.com

✓

California Coastal Commission – San Diego Area
7575 Metropolitan Drive # 103
San Diego, CA 92108-4421
Attn: Erin Prahler

January 9, 2017

RECEIVED

JAN 12 2017

RE: Marja Acres in Carlsbad, California LCP-6-C11-16-0066-2

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Coastal Commissioners:

I am writing to request that the California Coastal Commission reject the proposed land use designation changes for the Marja Acres Property in Carlsbad, California. The higher density changes requested by the City of Carlsbad will destroy our limited coastal lands and allow excessive development on the two parcels in question.

My family and I have lived near these properties since 2006. We did not receive any notice from the City to review the City's General Plan and provide input, nor have we received any mail directly addressing the higher density proposed for this property. Further, we have never received any notifications regarding the proposed development that is within a 5 minute walk from our home. Had our neighbor not dropped by tonight and ask us our thoughts about the proposal, we would never have known of this massive change to our neighborhood. I find the flagrant omission of notification by the City of Carlsbad to be extremely troubling. Apparently the City intends to destroy our coastal land by building an excessive number of buildings on a small 20 acre property (aka: Marja Acres), including but not limited to:

32 detached single family homes with 15 accessory dwelling units
151 townhomes
35 age-restricted affordable apartments
16,000 square feet of retail/restaurant uses
community dog park
small community farm
recreation areas including a clubhouse, swimming pool and event space

The City of Carlsbad has already approved & construction is in full swing on another massive build venture called Robertson Ranch by Toll Brother's Builders. This property is directly across from the newest proposed Marja Acres development. The combination of both the current & proposed builds will negatively impact both our neighborhood & open space environments.

The California Coastal Commission is here to protect our coastal lands, not allow for their over development and destruction. Therefore, I respectfully request that the Coastal Commission deny the City of Carlsbad's request and prevent the destruction of these coastal lands. At the very least, please consider postponing your vote until next month's meeting in Newport Beach. That would allow more of the residents directly affected by this land use proposal to be properly notified in order to address the Commission in person.

Sincerely,



Diane Shawcross
4903 Park Drive
Carlsbad, CA 92008
Phone: (760) 434-2411
Email: dmshawx@gmail.com

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

James Hawkins
5514 Coyote Ct.
Carlsbad, CA 92010
760.438.1872
9 January 2017

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attn: Erin Prahler
Re: LCP-6-CII-16-0066-2 Marja Acres

Dear Ms. Prahler and interested parties:

We wanted to live in Carlsbad because of its small town feel. We're opposed to all the building planned along El Camino Real near our development. This planned density will cause unnecessary traffic and congestion. We already have enough shopping close to us. Please preserve our quality of life here on El Camino Real.
Thank you for your consideration.



RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chad Dains
4956 Park Drive
Carlsbad, CA, 92008
949-433-4931

January 9, 2017

California Coastal Commission
7575 Metropolitan Dr. Ste 103
San Diego, CA 92108

Attn: Erin Prahler

RE: City of Carlsbad Application LCP-6-CII-16-0066-2 (Marja)

Dear Ms. Prahler and interested parties:

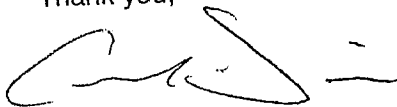
Just over two years ago today, I found a home in a neighborhood that I considered to be a hidden gem. I could not believe a neighborhood like this still existed as it was very reminiscent of the neighborhood I grew up in - quiet, quaint and a pride of homeownership is evident. While I cannot ignore the fact that land is a commodity in our coastal community, and times do change, we need to respect what land is available for development to minimize overpopulation in condensed areas.

Marja Acres and the City of Carlsbad are proposing an amendment to change the City's Land Use plan by modifying the LCP Land Use Map to re-designate two parcels within the Coastal Zone on the south side of El Camino Real just east of Kelly Drive.

There was not a formal notice sent out to inform me of the proposed change regarding the Marja Acres development and I am very concerned because my back yard fence directly backs up to the new development. Of the two parcels being re-designated I am mostly concerned about the parcel which is 14.4 acres as for the past 40+ years it has consisted of Coastal Farming. The parcel has land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) which allows a higher density than currently allowed. My home and neighborhood that directly backs up to the parcel is zoned at R-1 and will be directly impacted.

I would like to request the Coastal Commission deny the land or zoning change on both parcels, but more specifically the 14.4 acre parcel that backs up to my home.

Thank you,



Chad Dains

January 8, 2017

California Coastal Commission
Attn: Erin Prahler
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

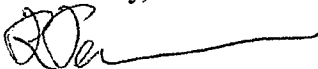
I am writing to express my outrage and opposition to the City of Carlsbad application LCP-6-CH-16-0066-2 (Marja Acres) on the agenda for the California Coastal Commission this month.

The Marja Acres high-density rezoning would allow 233 homes plus new retail on only 20 acres of land across from the Toll Brothers mega-development on El Camino near Kelly Drive. The Marja development would wipe out existing historic businesses such as Bobby's Hideaway Cafe and others. The high-density development would add to the existing traffic jam on El Camino Real and create a new traffic mess by building an access road onto Park Drive (by demolishing an existing residence; see attached photograph). Park Drive is a long established quiet residential road. The quality of life of Park Drive residents will be severely impacted by Marja Acres over-development. Marja drivers avoiding El Camino Real traffic will drive and park their cars along Park Drive. With the proposed development, the City of Carlsbad is ignoring its obligation to prevent traffic from reaching the point where it lowers quality of life and threatens public health and safety.

Once again, the Carlsbad City Council is clearly ignoring the majority of citizens by pushing forward an unwanted high density development. Each time the Master Plan and existing zoning prevents a big money development deal, the City of Carlsbad simply changes the plan and rezones the land (without informing Carlsbad citizens).

The citizens of Carlsbad cannot depend on our City Council to do the right thing and protect our quality of life. Therefore, I am asking the California Coastal Commission to act on our behalf and reject the Marja Acres rezoning.

Sincerely,



R. L. Peyron
4923 Park Drive
Carlsbad, CA 92008
760-622-0965
ricksailsthesea@gmail.com



Please reject Carlsbad's zoning change application: LCP-6-CH-16-0066-2

If the zoning change is approved, this house on Park Drive will be torn down and an access road built for 233 homes at Marja Acres. Park Drive will be filled with parked cars and traffic. The quality of life in this quiet neighborhood will be adversely impacted.

Linda Farnsworth
4705 Marina Drive, #20
Carlsbad, CA 92008

January 9, 2017

Ms. Erin Prahl
California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahl and interested parties:

I have been a Carlsbad resident for 19 years, and am writing about the City of Carlsbad's application LCP-6-C11-16-0066-2 (Marja) currently being reviewed and on the agenda at the California Coastal Commission this month, January 11-13, 2017.

Marja Acres and the City of Carlsbad are proposing an amendment to change the City's Land Use Plan by modifying the LCP Land Use Map to re-designate two parcels located within the Coastal zone (in my neighborhood) on the south side of El Camino Real and approx. 800 feet east of Kelly Drive.

I am writing to oppose this change to higher density housing which is before the Coastal Commission this week. There is already too much traffic in this small neighborhood. Park Drive is a two lane residential street bordering the Agua Hedionda Lagoon, and cannot be widened without expansion onto protected wetlands. Part of the proposal involves demolishing an existing house in the older Loma Laguna neighborhood in order to build a road for access from the proposed developments onto Park Drive.

The first parcel next to El Camino Real, is under a proposal to change the Land Use from General Commercial (GC) and Residential Low Medium Density (RLM) 0-4 du/ac (density units per acre) to GC on the entire parcel. The second parcel, located directly south of the first parcel is 14.4 acres which has been zoned Coastal Farming for the past 40 years. The owners have not farmed the land for the past 5 years, hoping to get the zoning changed to residential in order to increase personal profits upon its sale to a developer. Currently this parcel has a land use of RLM and the City proposes to change this to Residential 8-15 du/ac (R-15) which allows a higher density than that which is currently allowed.

Neither myself, nor any of my neighbors bordering the project have received any notification of the proposed change so that we could provide input during the early stages of the project. I would ask that the Coastal Commission deny any Land or zoning change on both parcels being proposed because of the negative traffic impact on our local neighborhood and nearby wetlands.

Thank you for your consideration,

Linda Farnsworth

Madeleine and Alex Szabo
5338 Forecastle Court
Carlsbad, CA 92008
(760) 814-2550

Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

January 11, 2017
RECEIVED

JAN 12 2017

Re: LCP-6-CII-16-0066-2 (Marja Acres)

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler and interested parties:

I am writing to oppose planned commercialization and increased housing density on Marja Acres in Carlsbad, CA. The LCP land use and zoning designation of the two land parcels known as Marja Acres should not be changed and remain as is: RLM 0-4 du/ac and GC on 6.3 acres and RLM on 14.4 acres. The Coastal Commission has the fiduciary responsibility to protect California's coast from unnecessary and irresponsible overburdening of the environment.

Executive Summary:

In 2001 and again in the revised plan in 2015, the Carlsbad Planning Commission acknowledged that the area along El Camino Real (ECR) north of Palomar Airport Road is a "designated scenic corridor", most probably because it is so close to the lagoon and less than a few miles from the ocean.

The proposed designation for more commercial/retail and dense housing on Marja Acres violates the quality of ECR, especially in light of Robertson Ranch being built across the street with 672 new dwelling units and with 15.3 acres of commercial/retail space. The proposal before you is incompatible with the existing designation that was purposely designed to protect the sustainable environment of 20.3 acres so close to the lagoon, to the ocean, and to farmland. The proposed build-out in this area cannot possibly preserve the scenic quality due to expanded buildings, reduced footprint between dwellings, increased parking lots, traffic, congestion, litter, blacktop, increased LED lighting, lighting poles, electrical poles, water usage, wastewater runoff, noise, crime, etc. El Camino Real and the surrounding residential communities and natural habitat cannot sustain the heightened development and will be adversely affected.

With the already planned commercial expansion and increased dwelling units along this scenic route of ECR (the ongoing building of Robertson Ranch on the eastside of ECR as mentioned above), the proposed designation on Marja Acres renders overlaps, over-commercialization, overdevelopment at the expense of the coastal environment and of the scenic corridor. A "need" does not exist for increasing the commercial and residential elements of Marja Acres as defined Carlsbad's guidelines when the original designation was assigned:

Details:

1. There are an abundance of shopping centers within close proximity (within 5-10 minutes driving time and directly across the street) of Marja Acres: The Islands on Faraday; Bressi Ranch; Lowes on Palomar; Staples/Starbucks at Palomar Airport and Loker Ave.; Westfield Plaza; Vons, Sprouts off El Camino; Vons on Tamarack; Walmart, Kohl's, Albertsons, and College Plaza Shopping Center on College Blvd; Vista shopping on Park Center Drive; the

Carlsbad Outlet Center; Costco; and all the shopping along Vista Way in Oceanside.

In addition, directly across the street from Marja Acres on the eastside of El Camino Real, 15.3 acres at Robertson Ranch have been designated Commercial and will have extensive retail and public facilities.

All the shopping options listed above are "within the acceptable travel times for patrons to travel to stores to meet their shopping needs" as required by City policy. Therefore, the need does not exist for expanded commercial/retail designation on Marja Acres.

The habitat of the surrounding area will also be negatively impacted by increased excavation and changes in topography, specifically large amounts of blacktop and concrete.

2. **GEOLOGIC PROBLEMS.** Danger of exposing people to potential impacts involving: a) Fault rupture, b) Seismic ground shaking, c) Seismic ground failure, including liquefaction, d) Erosion, changes in topography or unstable soil, e) Detrimental conditions from excavation, grading, or fill.

The surrounding area of the proposed development has housing units on newly formed hillsides that will be impacted by seismic ground shaking from new building projects.

3. **WATER.** Due to the many creeks in the surrounding area, due to grease runoff from more proposed food establishments, due to disruption of water flow, the increased GC designation would result in: a) Changes in absorption rates, drainage patterns, or the b) Exposure of people or property to water related hazards, c) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability, d) Altered direction or rate of flow of groundwater, e) Impacts to groundwater quality, f) Substantial reduction in the amount of groundwater otherwise available for public water supplies.
4. **TRANSPORTATION/CIRCULATION.** The proposed increase in commercial and in dwelling units designation will result in increased vehicle trips and traffic congestion.
5. **BIOLOGICAL RESOURCES.** Intensifying development of Marja Acres by adding public facilities and increased densely packed housing units would significantly impact the habitats of plants, fish, insects, animals, and birds and displace the wildlife.
6. **NOISE.** The proposal would result in:
 - a. Increases in existing noise levels
 - b. Exposure of residents to higher noise levels.

Conclusion:

An increase in population from higher housing density at Marja Acres is unsustainable. More people concentrated on one of the last areas of natural habitat disrupt the land forever. Erecting more multi-family housing units and larger retail units is incompatible with protecting the coast from artificial wanton destruction of the natural environment.

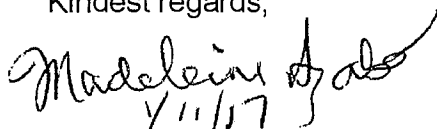
In Carlsbad, there is already an abundance of residential options to meet the desire of residents for affordable multi-family dwellings (a huge number of townhomes, apartment buildings, condos, 2nd dwelling units already exist or have been approved for development in the near

vicinity of Marja Acres). May it be noted and upheld that the scenic corridor along El Camino Real and the environment-friendly area of Marja Acres is one of the very last sections of Carlsbad to be developed. There is a reason that this area so close to the coast, to farmland, and to the lagoon was designated low-to-medium residential. It is better for the environment and for the quality of life.

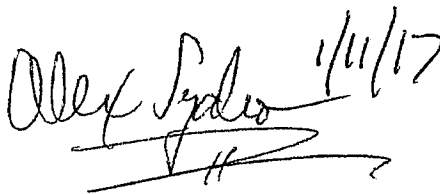
The California Coastal Commission has a mission to protect the coast for present and future generations and, therefore, should deny this LCP amendment request. Because the Coastal Commission was created to protect the coast from unnecessary land development, it will see that changing the land use and zoning designations on Marja Acres will choke the area with rapacious development that permanently mars the coast.

We want to thank you in advance for your loyalty to the goal of maintaining the unique quality of life and scenic beauty of the California coast and promoting environmentally-sustainable development.

Kindest regards,


7/11/17

Madeleine and Alex Szabo
5338 Forecastle Court
Carlsbad, CA 92008
(760) 814-2550


1/11/17

*references the City of Carlsbad Agenda Bill 16,060 entitled SHOPPING CENTER POLICIES GPA 00-04 and the SHOPPING CENTER REDESIGNATIONS GPA 01-06

Consistent with the guidelines set forth by the "Shopping Center Policies GPA 00-04", more shopping centers along the El Camino Real NW and NE quadrants "conflict with adjoining residential areas" because of many factors including "Controlling lights, signage, and hours of operationthat will "adversely impact surrounding uses" (Resolution No. 2001-46 of the General Plan).

The stated objectives of the Carlsbad "Shopping Center Policies*" guard against "creating undue overlaps in trade areas, while providing desirable diversity without over-commercialization, consistent with the prime concept and image of the community as a desirable residential, open space community".

"STATE CEQA GUIDELINES, Chapter 3, Article 5, Section 15063 requires that the City conduct an Environmental Impact Assessment to determine if a project may have a significant effect on the environment. The Environmental Impact Assessmentchecklist identifies any physical, biological and human factors that might be impacted by the proposed project and provides the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR)."

In light of the many shopping and living options that currently exist for the residents in the NE and NW quadrants of El Camino Real (as enumerated above), there is no justification for changes in the LCP land use and zoning designation. Proposed amendments on Marja Acres "conflict with or adversely affect any of the 14 environmental factors (i.e., Land Use and Planning, Population and Housing) as listed in this Environmental Impact Assessment Form....".

(Rev. 03/28/96 p. 39, SHOPPING CENTER POLICIES, GPA 00-04) which are the original Carlsbad Planning decisions created to protect the environment.

In compliance with the State Guidelines, it is self-evident that the impact on the environment and on the quality of life for the surrounding residents is potentially significant.

Summary of Elements of Impact of More Commercial and Higher Density Housing:

1. Impact on traffic and circulation and air quality from more cars entering, leaving, and parking. Residents from the surrounding area and cars passing through would then be pulling into the shopping center and causing more congestion and auto pollution. More stop and go traffic creates more air pollution and more inconvenience for travelers up and down El Camino Real.
2. Increases in noise levels.
3. Displacement of the local wildlife that currently exists on open areas at Marja Acres and can continue to thrive even with build-out if the area remains at RLM housing (as the designation currently is).
4. Increased need for police surveillance, for road maintenance, and for fire protection.
5. Increased need for utilities:
 - a. Power or natural gas
 - b. Communications systems
 - c. Local or regional water treatment or distribution facilities
 - d. Sewer or septic tanks
 - e. Storm water drainage
 - f. Solid waste disposal
 - g. Local water supplies
6. Negative impact on aesthetics:
 - a. Creates light or glare that does not exist now
 - b. Affects scenic vista
7. Disruption of Cultural Resources: Residents in the area have identified numerous archeological resources on the open land (Indian artifacts, fossils, rare plants, and the like).

Degradation of quality of the environment by substantially threatening to eliminate a plant or animal community and disrupting the surrounding natural habitat with increased traffic, congestion, and pollution, especially with glaring lights, disrupted land, and increased cars stopping and going through the area.

Janis Bandich
4529 Cove Drive #101
Carlsbad, CA 92008
January 10, 2017

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr., Ste. 103
San Diego, CA 92108

ATTN: Erin Prahler

Dear Ms. Prahler and interested parties:

I am a 10-year resident of Carlsbad and for the last 4 years have lived on Bristol Cove, which is open to the Agua Hedionda Lagoon. I am writing in response to the City of Carlsbad's application LCP-6-C11-16-0066-2(Marja), which is currently being reviewed, and is on the agenda of the California Coastal Commission meeting in February.

Marja Acres and the City of Carlsbad are proposing an amendment to change the City's Land Use Plan by modifying the LCP Land Use Map to re-designate two parcels, located within the Coastal Zone, on the south side of El Camino Real and approximately 800 feet east of Kelly Drive.

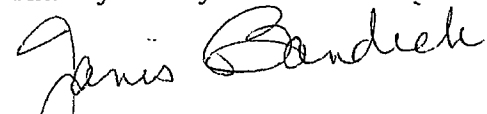
As a resident of the Agua Hedionda Lagoon, I already have serious concerns about the water quality of the Agua Hedionda Lagoon. I am a member of a citizen's group which is working with the San Diego Water Quality Board, regarding the sediment pollution at the East end of the Lagoon. At the suggestion of the SDWQB, we are gathering research from other agencies on the water quality issues we are facing to facilitate our request that the State Water Quality Board designate the Lagoon as a High Priority body of water in order to get the pollution mediated. I am very concerned about the impact of the Marja Acres project on these water quality issues. Residents of the Lagoon area have already been impacted by the Robertson Ranch development (directly to the West of the proposed Marja Acres on El Camino Real) of over 500 homes on land that was previously used for agricultural purposes. The run-off from this recently developed land goes directly into the run-offs and stream that feed into the Lagoon and is considered part of the sediment pollution problem. Adding another development, previously used for agriculture with soil contaminants, even closer to the Lagoon, and which is sloped toward Kelly Drive, which will drain into the Agua Hedionda Lagoon, seems to be a decision that will severely impact the water quality of the Lagoon far into the future.

All of the residents on the North, East, and South side of the Lagoon have been impacted for the last two years by the Robertson Ranch's development and subsequent widening and infrastructure requirements necessitated by their development on El Camino Real, which is a major North-South thoroughfare.

Adding another development, with such high density, directly across from this still incomplete development, will add even further delays and infrastructure requirements to El Camino Real. There is one traffic light at Kelly Dr. and new traffic light at the entrance of the Robertson Ranch development, traffic will be greatly impacted, both by the construction and, subsequently, by the residents of the proposed Marja Acres on El Camino Real.

I oppose the higher density proposed, consisting of two parcels of land adjacent to each other and border El Camino Real that is being presented to the California Coastal Commission. The first parcel proposes a Land Use change from General Commercial (GC) and Residential Low-Medium Density (RLM) 0-4 du/ac (density units per acre) to General Commercial (GC). The second parcel has been Coastal Farming for the last 40 years. This parcel has a land use of Residential Low Medium Density (RLM) and the City proposes to change this to Residential 8-15 du/ac (R-15), which allows a higher density than is currently allowed. 32 dwellings with 15 accessed housing unit, 151 townhomes, 35 age-restricted apartments seems to be a lot of building and people for this relatively small triangle of land on a very high traffic street (El Camino Real) and possible impact on the water quality of the Lagoon.

Thank you for your attention to this concern.


Janis Bandich

January 8, 2017

California Coastal Commission
Attn: Erin Prahler
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

RECEIVED

JAN 12 2017

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

I am writing to express my outrage and opposition to the City of Carlsbad application LCP-6-CH-16-0066-2 (Marja Acres) on the agenda for the California Coastal Commission this month.

The Marja Acres high-density rezoning would allow 233 homes plus new retail on only 20 acres of land across from the Toll Brothers mega-development on El Camino near Kelly Drive. The Marja development would wipe out existing historic businesses such as Bobby's Hideaway Cafe and others. The high-density development would add to the existing traffic jam on El Camino Real and create a new traffic mess by building an access road onto Park Drive (by demolishing an existing residence; see attached photograph). Park Drive is a long established quiet residential road. The quality of life of Park Drive residents will be severely impacted by Marja Acres over-development. Marja drivers avoiding El Camino Real traffic will drive and park their cars along Park Drive. With the proposed development, the City of Carlsbad is ignoring its obligation to prevent traffic from reaching the point where it lowers quality of life and threatens public health and safety.

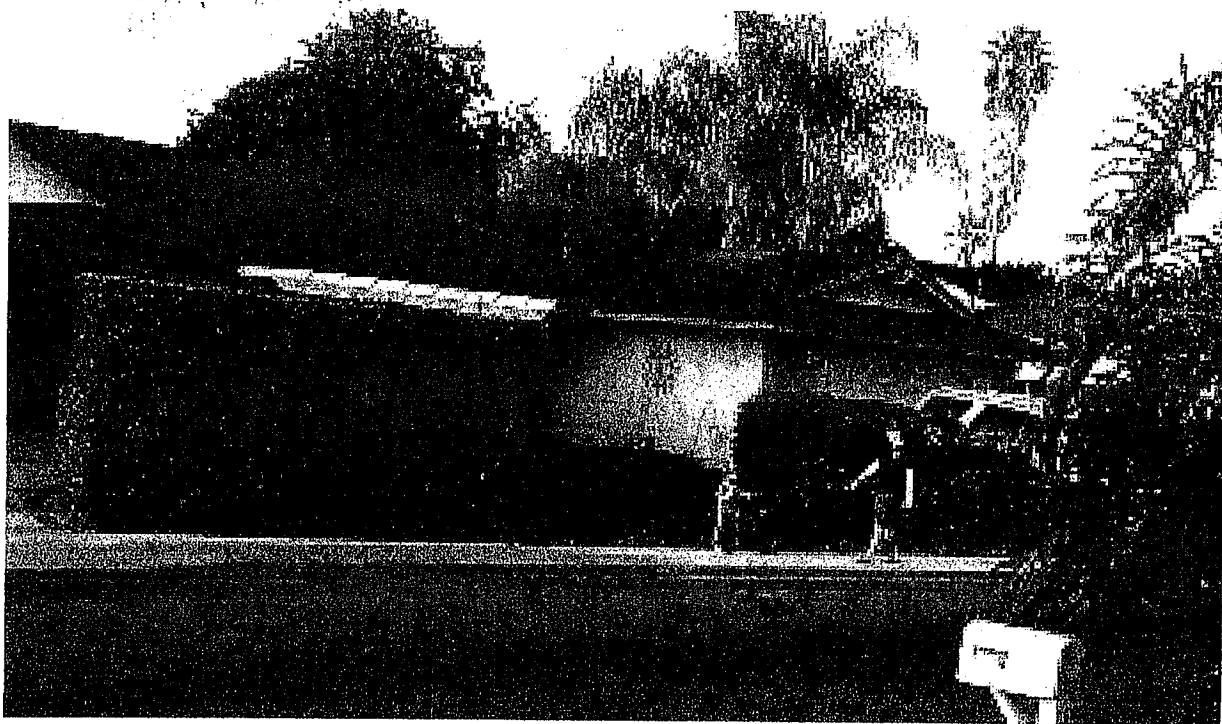
Once again, the Carlsbad City Council is clearly ignoring the majority of citizens by pushing forward an unwanted high-density development. Each time the Master Plan zoning prevents a big money development deal, the City of Carlsbad simply changes the plan and rezones the land (without informing Carlsbad citizens).

The citizens of Carlsbad cannot depend on our City Council to do the right thing and protect our quality of life. Therefore, I am asking the California Coastal Commission to act on our behalf and reject the Marja Acres rezoning.

Sincerely,

Roberta Roy
4921 Park Drive
Carlsbad, CA 92008
760-729-9018

Roberta Roy
4921 Park Dr
Carlsbad Ca 92008



Please reject Carlsbad's zoning change application: LCP-6-CH-16-0066-2

If the zoning change is approved, this house on Park Drive will be torn down and an access road built for 233 homes at Marja Acres. Park Drive will be filled with parked cars and traffic. The quality of life in this quiet family neighborhood will be adversely impacted.