

ACCEPTING AS FACT THAT THE PONTO AREA IS THE SOUTHERN COASTAL GATEWAY TO CARLSBAD  
WHAT ARE YOUR POSITIONS ON THE FOLLOWING QUESTIONS:

1. The San Pacifico Community Association and its Ponto Development Committee has communicated to the City Council consensus Community concerns and desires to Develop Ponto Right. The attached file lists the following major concerns and desires as of August 2, 2108. Have you read the attached file?

Yes.

a. Item #1 – City Park Standard in SW and South Carlsbad & Planning Area F requirement to consider a Ponto Coastal Park; and General Plan justification to support a request that the City Council provide a Ponto Coastal Park  
i. What is your position on providing a meaningful Park at Ponto?

I believe it is a good idea and generally support it. Would like to see fiscal evaluation.

b. Item #2 – Planning Area F Local Coastal Program Compliance & requesting the City Council reset the land use planning process and conduct a community based planning approach to compliance

i. What is your position in creating a Community-based planning process to fix the prior planning flaws and re-plan the Ponto area?

I agree that residents should have significant input in planning for their local area.

c. Item #3 – Growth Management Program Open Space Standard not being met in Local Facility Management Plan Zone 9 [Ponto] and requesting the City require the developer(s) to amend the Local Facility Management Plan Zone 9 [LFMP-9] to show compliance with the City's Growth Management Program Open Space Standard

i. What is your position on compliance with Carlsbad's Growth Management Program?

Yes, compliance with the growth management program is important.

ii. What is your position on complying with the Growth Management Program Open Space Standard in LFMP-9?

I agree that local parks should be available in each area. Open space is important for all of our quality of life, but especially along the coast.

d. Item #4 – Provided a survey of San Pacifico Community Association on community concerns and requests of the City regarding developers' proposed development of last remaining vacant portions of our Coastal Planned Community's [Ponto] Planning Area F by Shopoff, and Planning Areas G & H

i. What is your position on ensuring new development is compatible with the established character of existing neighborhoods and community; particularly density, and building intensity and height?

Yes, new development should be compatible with existing character of adjacent neighborhoods, and density and height should not inappropriately impinge upon neighbors.

ii. What is your position regarding the consideration of Park and/or Visitor Serving Commercial and Recreation uses on Planning Area F as part Carlsbad's and the California Coastal Commission's evaluation of potential land uses on Planning Area F?

Coastal area parks and open space should have a high priority. Our coastal open space is a treasure.

e. Item #5 – Correction of the 8/17 Shopoff mailer

i. What is your position if developers misrepresent, or exclude information regarding their development proposals from citizens?

I agree it is unacceptable to misrepresent development proposals.

ii. Should the City, or an independent fact-checking group, have a lead role in fact-checking and assuring a developer's communications to citizens includes all the facts and is not misrepresenting or is only selectively communicating information to citizens?

It is not clear whether the city currently has the staff to do this. I agree the city should be responsive if misrepresentation comes to light.

iii. Could you please explain your thoughts on the role of the City in assuring a well and accurately informed citizenry regarding land use and development issues?

I believe if the city improved communication on land use, citizens would have more confidence in our representatives, and hopefully they would also be more responsive to citizen concerns.

f. Item #6 – Questions for City and Shopoff re Shopoff Planning Applications

i. How do you think the City should reply to the Planning Questions for the City?

g. Item #7 Community offer to Shopoff to work towards Land Swap for Park and Open Space at Ponto and/or fundamental community desires for development

i. What is your position in exploring an alternative and more comprehensive planning process if a community and proposed developer cannot come to a mutual solution; particularly in this Ponto situation which requires the City to correct prior planning flaws and address many significant outstanding Citywide and Local Coastal Program Policy issues, fundamental compliance with City Growth Management Standards, and the developer's proposed City legislative land use and zoning changes?

2. Ponto is the last remaining significant vacant land along the coast, and Carlsbad's Southern Coastal Gateway. What are your most important concerns about development in this last vacant coastal land in Ponto area and why?

I believe vacant land along the coast is a treasure, and I support keeping coastal land open whenever possible. I am concerned about open space along our coastline because other cities have overdeveloped their coastline, and Carlsbad still has one of the best areas of open coastline in Southern California. Local residents value Carlsbad's coastal areas, and most do not want to overdevelop it.

3. What is your position on initiating an open and comprehensive Community-based planning process (one that that directly involves and engages the San Pacifico Community Association) to address the prior planning efforts' failure to discuss and consider Planning Area F's Public Park or Low-cost Visitor Accommodations land use needs, and overall development planning of the Ponto area?

I believe residents should be involved in planning for major developments in their area. But open land near the coast is of interest to residents in the entire city, since our coastline is a treasure that most residents value.

4. The City approved, but the California Coastal Commission (CCC) denied the Ponto Beachfront Village Vision Plan (PBVVP). Are you familiar with the PBVVP, and in particular the images and description for Planning Area F and how a developer's proposed development varies from the images and descriptions?

5. How do you think the City should assure proper coordination of the various public and private development proposals in Ponto and Coastal South Carlsbad? How do you think the City should assure comprehensive coordination and implementation of development in Ponto and Coastal South Carlsbad, particularly supporting public infrastructure and Coastal priority uses and facilities?

6. What do you think are the most important public infrastructure and public facility issues that need addressing in the Ponto area?

7. What do you think are the most important features, land uses, and design considerations needed to create Carlsbad's Southern Coastal gateway in the Ponto area? How do you think the City should lead in creating that gateway?

8. There are no existing or planned Coastal Parks (west of Interstate 5) in South Carlsbad where a 6.6 acre park acreage deficit has existed since 2012. There is a State Campground that has no park facilities. Do you think that is good to have no Coastal Parks in South Carlsbad? Do you think no meaningful coastal park in South Carlsbad should be the Park Plan for the City? What is your position on providing meaningful (sufficient size and shape) Coastal Parks in South Carlsbad? What is your position on working collaboratively with California State Parks to provide mutually beneficial, coordinated, and sustainable Coastal Park and campground environment?

9. Long-term adequacy of public beach parking are important and community concerns. Do you support angled parking on Ponto Road to increase public parking? What other public beach parking ideas do you think the City should explore and implement?

Thank you for your consideration and providing your positions and thoughts on the above. Our goal is to Develop Ponto Right. We will post your reply or non-reply on our [pontolocals.com](http://www.pontolocals.com) <http://www.pontolocals.com/>

Thank you again.

Ponto Development Committee