

**Priya Bhat-Patel, Candidate for Carlsbad City Council District 3**

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?

**Providing more opportunities for outdoor activities is a part of the platform I'm running on. The Growth Management Plan indicates a shortage of park space in the southwest quadrant. I believe smart growth and steps to prioritize the protection of our beautiful spaces are needed. The Ponto location is privately owned land with an application for development working its way through the city's planning department. It appears as if the project will not be before the City Council until after I'm elected. Therefore, I will reserve taking a position until I address the project as an agendized item at a City Council meeting. I will, however, be open to taking feedback from all interested parties anytime.**

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 think that community based planning is a great concept for many major development projects.**

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?

**Compliance with the Growth Management Plan is essential for governing the city's growth.**

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

**I look forward to studying this issue further with the city and community when I'm elected to City**

**Council.**

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?

**Design standards are essential for new development compatibility with the existing neighborhoods.**

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?

**I will revisit this issue after I'm elected.**

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?

**Transparency is one of the three pillars I'm running on. I will expect complete transparency and integrity from any entity that does business with Carlsbad.**

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?

**I believe that the city's planning department should be accountable for ensuring a developer is held to the highest standards of integrity and transparency when interacting with the community.**

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?

**When I'm elected, I will maintain a priority of ensuring that the city is transparent and fully informing the citizenry of land use and development issues.**

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?

**The city should reply quickly and transparently to planning questions.**

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?

**We ought to have a transparent communication process between the City Council and its residents. I'm open to all ideas and suggestions to avoid conflicts between developers and the community.**

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?

**Carlsbad has always been a gem on the West Coast, and I want it to remain that way by fortifying small businesses in the area and respecting our open space to be a public park for all to enjoy.**

3. What is your position on initiating an open and comprehensive Community-based planning process (one 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 support the community-based planning process.**

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?

**Yes, I am familiar with PBVVP. Since I will be sitting on the council when this particular project comes before it, I will reserve comment until it appears on the agenda for the City Council to discuss.**

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?

**All of the various public and private development proposals, depending on the size, scope, and impact to the community, should be fully vetted for public consumption with ample opportunities for the public to provide input.**

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

**I fully support the city's mobility plans and will work to make sure the Carlsbad Community Vision is the priority behind all infrastructure and facility issues that need addressing.**

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?

**The city can be proactive at engaging the community as a partner to create a vision and a mutually agreed plan for the Southern Coastal 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?

**I believe that the Growth Management Plan can be revisited and used to address the park deficit in South Carlsbad. I believe that working collaboratively with the state is essential.**

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?

**We will need to study the various parking options on Ponto Road including the traffic impact. I look forward to working with the city and the community for the best possible solution when I'm elected.**

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/>

Thank you again.

Ponto Development Committee