

August 10, 2016

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Subject: Ponto Beachfront Development – Ponto West - Initial San Pacifico Community comments on 1st conceptual site plan, architecture images, mobility plans, and project vision and guiding principles dated July 13th 2016

Dear Oscar:

Thank you for providing your proposed conceptual plans, images and project vision and guiding principles [attached]. The San Pacifico Community (SPC) recognizes the proposals are conceptual in nature and subject to change, and reflecting that our comments are first impressions and subject to change as the development proposal becomes more defined.

SPC comments are attached and generally reflect prior expressed concerns, with an indication that the July 13th concepts are more in line with the Ponto Beachfront Village Vision. The issues of pedestrian and bike pathways and safety relative to proposed vehicular access and pathways, building heights and view blockages, definition of the open space program and amenities, appear to be ones that could use further data and evaluation. The residential concept and density are of concern and we look forward to seeing that in the near future to enable us to provide feedback. The overall commercial concept appears to be well received and there are significant opportunities to provide design details that can make the place the special Coastal Village in South Carlsbad.

We look forward to our continuing dialog with you in defining the proposed development of the Ponto West [commercial center] and Ponto East [residential] parts of the Ponto Village and how the parts attractively connect to make an integrated and high quality Village with a positive relationship with its surroundings, such as San Pacifico.

Please contact me if you have any questions and when you are ready to move forward.

Sincerely,

Jean Camp
Ponto Beachfront Development Review Committee, Co-Chair

Copy:

City Council:

City Planning: jason.goff@carlsbadca.gov, Teri.Delcamp@carlsbadca.gov, Don.Neu@carlsbadca.gov

Coastal Commission: Gabriel.Buhr@coastal.ca.gov