

Cori Schumacher
Councilmember
Candidate for Mayor

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.

Please note that given I am currently serving as a Councilmember and that the proposed project that underlies much of this conversation has not been finalized and officially submitted to the Planning Commission, or presented to the City Council in duly noticed meetings, any specific statements, judgements, opinions, etc. that may be deemed leaning in one direction or another on the project, or leaning one direction or another on a substitute for the project, may very likely lead to 1) forced recusal on any future vote of the project, 2) and/or potential litigation against the city from the developer or private owner of the property in question.

I will answer as best as I can within strict observance of the Brown Act.

If you have any questions about why I may not be able to answer a specific question, please feel free to reach out to me personally:

cori@corischumacher.com or 760-450-8863

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?

The Local Coastal Program and Planning Area F documentation states that a park is one of the uses (not the only use) that may be considered for this area. Much of the land is privately owned and development is currently in the planning phase

for this area.

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 cannot currently comment on this proposal.

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?

All development, planning, land use, zoning, housing, must comply with the voter-mandated Growth Management Plan.

Since 2017, I have been advocating the city revisit the Growth Management Plan for granular analysis and a thorough revision through a full and transparent community-led process, ending in a citywide vote. We are beginning this process at the end of October.

Compliance issues should be transparently addressed through 1) consistent, clear, methodical annual review; 2) the planning process as developments are submitted to the city's Planning Department.

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

I cannot currently comment.

- 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?

I cannot currently comment, but would encourage residents to analyze my voting history and comments related to development.

- 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 cannot currently comment, but would remind residents that I advocated in front of the Coastal Commission in May of 2016 in support of a full review of all visitor serving commercial uses in Carlsbad to ensure a balance was met for our residents during our comprehensive Local Coastal Program update (ongoing). You can see my comments by clicking [here](#).

Or, copy and paste the following into your browser:

[https://www.facebook.com/CoriforCarlsbad/posts/2202466509969424?__xts__\[0\]=68.ARDog_a39e3LlIt7077rUuKAEe3q5L3KmlpSLI00_-WyosWc5i8H8zwzCQcJ7BsSxUTQfmw9cP_zZSLNr1LTk4kmYE9Zdb22vzLBsui-JnC_INqwPCTV4WHhw2haEZ1AqtQte-QGSP7_CppxrIJqY3KeYdCApi6621LeJYdZKQQj5DWsBpOyyA&__tn__=-R](https://www.facebook.com/CoriforCarlsbad/posts/2202466509969424?__xts__[0]=68.ARDog_a39e3LlIt7077rUuKAEe3q5L3KmlpSLI00_-WyosWc5i8H8zwzCQcJ7BsSxUTQfmw9cP_zZSLNr1LTk4kmYE9Zdb22vzLBsui-JnC_INqwPCTV4WHhw2haEZ1AqtQte-QGSP7_CppxrIJqY3KeYdCApi6621LeJYdZKQQj5DWsBpOyyA&__tn__=-R)

- 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?

While I cannot comment on specific items, I generally hold and expect full transparency and honesty from all sides.

- 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?

This is an interesting proposal that speaks to a high level of distrust in the current conversation. I look forward to working alongside our residents and city staff to ensure a strong level of trust exists between our residents and our city.

The content of third party communications to our residents around development is outside the purview of our purview at this time, but I aim to revisit our Community Engagement Policy to ensure we are hitting the right mark for land use and development outreach, in service to transparency and our residents.

- 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?

Ensuring our residents are well and accurately informed (and meaningfully engaged) is my "why" for serving the people of Carlsbad on our Council; it is the essence of why I serve our community.

To that end, I have been working over the last year to develop a more transparent, accessible means through which our community can engage with land use issues and development. There is much work to be done in this area.

- 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?

I cannot currently comment.

- 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?

I cannot currently comment.

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 cannot currently comment.

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 cannot currently comment.

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?

I am familiar with the PBVVP and its status. I cannot comment further.

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?

I cannot currently comment.

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

I cannot currently comment.

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?

I cannot currently comment.

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?

Past Carlsbad leaders have been attempting to coordinate with California State Parks along our coastline for decades. Time and time again, these efforts have not produced optimal outcomes.

I am looking forward to leading a more collegial relationship with our State Parks, as is the leadership of State Parks. New leadership in Carlsbad will make a substantial difference in this area.

I cannot comment further.

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?

I cannot currently comment.

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
