

**To:** [CLK City Clerk](#)  
**Subject:** City Council Meeting Agenda Comment Form  
**Date:** Thursday, February 19, 2015 10:33:44 PM

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San Diego City Council Meeting Agenda Comment Form  
Submitted on Thursday, February 19, 2015 at 22:33:36  
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Name: Marcia Blackmon

Email: MarciaFBlackmon@aol.com

Address: 3816 Fallon Circle

City: San Diego

State: CA

Zip: 92130

Area Code: 858

Agenda Item: #200, February 23, 2015

Comments: Please VOTE "NO" on the proposed One Paseo because:

- 1 The project size is almost THREE TIMES what the site is zoned planned for--Why should Kilroy be allowed to overdevelop this site? Especially when previous CV developers have stayed within the planned limits.
- 2 The project would put HIGH-DENSITY, HIGH-RISE buildings in a low-density, low-rise area--immediately next to 2-story homes, a 2-story shopping center, and 3 4-story businesses. 3 UNMITIGABLE TRAFFIC IMPACTS.

Source: San Diego City Council Meeting Agenda Comment Form at <http://www.sandiego.gov/city-clerk/officialdocs/docketcomment.shtml>  
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REMOTE\_ADDR: 10.41.13.72

HTTP\_USER\_AGENT: Mozilla/5.0 (compatible; MSIE 10.0; Windows NT 6.1; Trident/7.0)

**From:** [mbrady@waremalcomb.com](mailto:mbrady@waremalcomb.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 8:15:52 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project is exactly what City planners have been asking for to improve their Cities. It just needs some leadership at the City level to forsee the greater good for the community. It is typical for residents to oppose change. But we cannot let our built environments stagnate.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Matthew Brady**  
**[mbrady@waremalcomb.com](mailto:mbrady@waremalcomb.com)**  
**6363 Greenwich Drive, #175**  
**san diego ca 92122**  
**One Paseo Supporter**

**From:** [scampion@gmail.com](mailto:scampion@gmail.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 5:22:31 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
- \* Will generate thousands of construction jobs as well as permanent, high paying jobs in this vital commercial corridor.
- \* Incorporates new housing close to where people work.
- \* Provides millions in private investment toward traffic improvements and millions more for an Adaptive Traffic Management system as well as optimization technology that will reduce travel times on the local roadways.
- \* Generates significant taxes and fees for the City and a boost to the local economy.
- \* Sets a new standard for energy efficient and drought resistant green communities.
- \* Helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Stephen Campion**  
**[scampion@gmail.com](mailto:scampion@gmail.com)**  
**5029 Bayard Street**  
**San Diego CA 92109**

## One Paseo Supporter

**From:** [stacy\\_cannon@gensler.com](mailto:stacy_cannon@gensler.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 6:58:13 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
- \* Will generate thousands of construction jobs as well as permanent, high paying jobs in this vital commercial corridor.
- \* Incorporates new housing close to where people work.
- \* Provides millions in private investment toward traffic improvements and millions more for an Adaptive Traffic Management system as well as optimization technology that will reduce travel times on the local roadways.
- \* Generates significant taxes and fees for the City and a boost to the local economy.
- \* Sets a new standard for energy efficient and drought resistant green communities.
- \* Helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**stacy cannon**  
**[stacy\\_cannon@gensler.com](mailto:stacy_cannon@gensler.com)**  
**225 broadway suite 1600**  
**san diego ca 92101**

## One Paseo Supporter

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:36 AM

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-----Original Message-----

From: Thomas M. Carney [<mailto:tcarney@san.rr.com>]  
Sent: Thursday, February 19, 2015 7:17 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am gravely concerned about Kilroy Realty's proposed One Paseo project, and I'm writing today to share with you my concerns about the negative impacts this project will bring to Carmel Valley.

I am especially concerned about the likely effect on traffic congestion in the area, given that traffic is already very heavy in Carmel Valley (particularly on Del Mar Heights Road) and One Paseo will increase the problem dramatically. The project and resulting increase in traffic will lead to gridlock, especially given that the effectiveness of the proposed traffic light synchronization system has not been proven, nor has Caltrans or the City committed to its implementation. In fact, the project's Environmental Impact Report shows significant, unmitigated impacts to eight intersections and road segments. Furthermore, traffic relief near the project site depends on new freeway connectors that will not be built until 2030, if ever.

The majority of our community believes that THIS One Paseo is too large for the neighborhood. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as the San Diego Planning Commission, have already rejected One Paseo. I'm standing with more than 6,000 members of my community to oppose the project and urge you to reject it.

Please don't consign Carmel Valley to a future of extreme congestion and hair-pulling traffic jams. Reject One Paseo and ask Kilroy to work with the community to propose an appropriately sized project.

Thank you for your attention to this important matter that will have a major impact on our everyday lives.

Sincerely,

Mr. Thomas M. Carney  
12929 Claymont Court  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:22 AM

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-----Original Message-----

From: Yiming Chen [<mailto:yimingc@gmail.com>]  
Sent: Thursday, February 19, 2015 10:06 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

The significant negative impacts that One Paseo will have on our traffic congestion and community character are very concerning. One Paseo is not appropriate to suburban Carmel Valley, with its 1.45 million square feet of development on just 23.6 acres of land, buildings as tall as 150 feet, and a density similar to Horton Plaza downtown.

This is NOT smart or transit-oriented development. It adds 24,000 new cars daily to our roads, without access to mass transit until at least 2035. One Paseo requires nearby streets to be widened, creating dangerous and unappealing conditions for cyclists and pedestrians. Even Caltrans has said it is unclear if the project fits the region's smart growth principles.

The San Diego Planning Commission couldn't approve this project. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards rejected this project outright. I'm standing with these groups in asking you to say "NO" to One Paseo.

The entire community could benefit from an appropriately sized mixed-use project, but THIS One Paseo is just too large, too dense and creates too much traffic. Kilroy has repeatedly ignored our concerns and our request for a project that fits our community.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Please come to visit Del Mar exit at I-5 during rush hour to understand our concerns.

Sincerely,

Yiming  
Mr. Yiming Chen  
4853 Carriage Run DR  
San Diego, CA 92130



**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:08 AM

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-----Original Message-----

From: Katie Crecion [<mailto:kcrecion@gmail.com>]  
Sent: Thursday, February 19, 2015 9:14 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

The significant negative impacts that One Paseo will have on our traffic congestion and community character are very concerning. One Paseo is not appropriate to suburban Carmel Valley, with its 1.45 million square feet of development on just 23.6 acres of land, buildings as tall as 150 feet, and a density similar to Horton Plaza downtown.

This is NOT smart or transit-oriented development. It adds 24,000 new cars daily to our roads, without access to mass transit until at least 2035. One Paseo requires nearby streets to be widened, creating dangerous and unappealing conditions for cyclists and pedestrians. Even Caltrans has said it is unclear if the project fits the region's smart growth principles.

The San Diego Planning Commission couldn't approve this project. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards rejected this project outright. I'm standing with these groups in asking you to say "NO" to One Paseo.

The entire community could benefit from an appropriately sized mixed-use project, but THIS One Paseo is just too large, too dense and creates too much traffic. Kilroy has repeatedly ignored our concerns and our request for a project that fits our community.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Sincerely,

Mrs. Katie Crecion  
3235 Lower Ridge Rd  
San Diego, CA - California 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:42 AM

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-----Original Message-----

From: Dean Dubey [[mailto:ddd\\_dc@yahoo.com](mailto:ddd_dc@yahoo.com)]  
Sent: Thursday, February 19, 2015 7:25 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Sherri,

I am writing in strong opposition to Kilroy Realty's proposed One Paseo project. I hope you now feel that you have the political capital to stand up for your community, your city over special interest.

The significant negative impacts that One Paseo will have on our traffic congestion and community character are very concerning. One Paseo is not appropriate to suburban Carmel Valley, with its 1.45 million square feet of development on just 23.6 acres of land, buildings as tall as 150 feet, and a density similar to Horton Plaza downtown.

This is NOT smart or transit-oriented development. It adds 24,000 new cars daily to our roads, without access to mass transit until at least 2035. One Paseo requires nearby streets to be widened, creating dangerous and unappealing conditions for cyclists and pedestrians. Even Caltrans has said it is unclear if the project fits the region's smart growth principles.

The San Diego Planning Commission couldn't approve this project. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards rejected this project outright. I'm standing with these groups in asking you to say "NO" to One Paseo.

The entire community could benefit from an appropriately sized mixed-use project, but THIS One Paseo is just too large, too dense and creates too much traffic. Kilroy has repeatedly ignored our concerns and our request for a project that fits our community.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Sincerely,  
Dean Dubey  
Mr. Dean Dubey  
5767 Ginger Glen Trail  
San Diego , CA 92130

**From:** [adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 8:43:59 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
- \* Will generate thousands of construction jobs as well as permanent, high paying jobs in this vital commercial corridor.
- \* Incorporates new housing close to where people work.
- \* Provides millions in private investment toward traffic improvements and millions more for an Adaptive Traffic Management system as well as optimization technology that will reduce travel times on the local roadways.
- \* Generates significant taxes and fees for the City and a boost to the local economy.
- \* Sets a new standard for energy efficient and drought resistant green communities.
- \* Helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Andrew Dzulynsky**  
[adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)  
6363 Greenwich Drive, Suite 175  
San Diego CA 92069

## One Paseo Supporter

**From:** [adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 8:44:51 PM

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Dear Council President Lightner and Members of the San Diego City Council,

I am writing in strong support of the Revised One Paseo Project. As one of the most significant investments in green design, One Paseo will provide a stylish and sustainable neighborhood village in the heart of Carmel Valley.

One Paseo's developer, Kilroy Realty Corporation has demonstrated its leadership in sustainable design and has been ranked first in sustainability among 151 North American real estate companies and fifth worldwide by the Global Real Estate Sustainability Benchmark (GRESB). GRESB is widely recognized as the most rigorous standard for measuring the sustainability performance of real estate companies and funds. The company's commitment to green design is further demonstrated with its impressive and thoughtful design of One Paseo.

This project will make great use of a long-vacant site to provide usable, public green space, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community. In addition, One Paseo also incorporates a new bike network that is accessible and safe for riders.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's "City of Villages" strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Planning Commissioner Theresa Quiroz said, "We need infill development. That infill development is the City of Villages concept. And this is, without a doubt, a City of Village in the best way that our General Plan has tried to set out. [One Paseo] is a great way for us to be able to say to people this is what our community – our general plan is looking for."

As our population continues to grow in San Diego, it is important that we do all we can to encourage infill development and energy- and water-efficient design. One Paseo will set a new standard in San Diego and I would like to urge you to approve THIS One Paseo project.

Sincerely,

**Andrew Dzulynsky**  
**[adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)**  
**6363 Greenwich Drive, Suite 175**  
**San Diego CA 92069**  
**One Paseo Supporter**

**From:** [adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 8:45:28 PM

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Dear Council President Lightner and Members of the San Diego City Council,

One Paseo makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved.

The Revised One Paseo Project:

- \* Provides a true, walkable main street environment that will connect the community and complement the existing surrounding uses of retail, housing and offices
- \* Will generate \$630 million in new direct economic impact
- \* Will create 3800 new construction jobs and 1590 new permanent jobs resulting in more than \$154 million annually in new job wages
- \* Generates significant taxes and fees for the City and a boost to the local economy that help fund vital public services including our schools and affordable housing
- \* Provides more than \$8 million in private investment toward traffic improvements and millions more for an Adaptive Traffic Management system as well as optimization technology that will reduce travel times on the local roadways

In addition to job creation and economic benefit, One Paseo helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives. I strongly urge the City Council to APPROVE this One Paseo.

Sincerely,

**Andrew Dzulynsky**  
**[adzulynsky@waremalcomb.com](mailto:adzulynsky@waremalcomb.com)**  
**6363 Greenwich Drive, Suite 175**  
**San Diego CA 92069**  
**One Paseo Supporter**

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:20:58 AM

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-----Original Message-----

From: Arlene Greenberg [<mailto:arleneg.now@gmail.com>]

Sent: Thursday, February 19, 2015 9:30 AM

To: Councilmember Sherri Lightner

Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

The significant negative impacts that One Paseo will have on our traffic congestion and community character are very concerning. One Paseo is not appropriate to suburban Carmel Valley, with its 1.45 million square feet of development on just 23.6 acres of land, buildings as tall as 150 feet, and a density similar to Horton Plaza downtown.

This is NOT smart or transit-oriented development. It adds 24,000 new cars daily to our roads, without access to mass transit until at least 2035. One Paseo requires nearby streets to be widened, creating dangerous and unappealing conditions for cyclists and pedestrians. Even Caltrans has said it is unclear if the project fits the region's smart growth principles.

The San Diego Planning Commission couldn't approve this project. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards rejected this project outright. I'm standing with these groups in asking you to say "NO" to One Paseo.

The entire community could benefit from an appropriately sized mixed-use project, but THIS One Paseo is just too large, too dense and creates too much traffic. Kilroy has repeatedly ignored our concerns and our request for a project that fits our community.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

We have lived in Carmel Valley since 1983 - we were one of the first families in the community and invested heavily in it. We presently own four houses in Carmel Valley and love the quality of life offered to us in this community. Our children have benefited from the schools, community features and lifestyle. DON'T TAKE IT AWAY FROM US with a project that far exceeds our community plan that we all invested in. We are for development of the site, but NOT this plan. Don't be swayed by dollars or the desires for financial gain. This is OUR community - we live here - and we are the ones who will have to suffer the consequences of a bad decision on your part.

Mrs. Arlene Greenberg  
13618 Via Viejo  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:07 AM

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-----Original Message-----

From: Lawrence Greenberg [<mailto:lhgnow@hotmail.com>]  
Sent: Thursday, February 19, 2015 9:33 AM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

Development requires several different interconnected elements to truly be considered "smart growth." One Paseo is not smart growth development. Although it has been marketed as smart growth, an honest examination of the project shows that One Paseo is not the type of bikeable, walkable, transit-oriented development San Diego deserves.

One Paseo will add 24,000 new car trips daily on our roads, further deterring residents from biking and walking in the community. Expanding Del Mar Heights Road to nine lanes will mean faster-moving cars and dangerous conditions for both cyclists and pedestrians. The proposed "cycletrack" will offer inadequate protection to those cycling in the area, as it will run for just a few hundred yards on one side of Del Mar Heights Road. Bike San Diego, the group working to transform San Diego into the world's best city for bicycling, has called One Paseo "bad for bicycling."

One Paseo is not planned to have nearby mass transit until 2035, if ever. It is not located near accessible and convenient mass transit options, and is not currently served by mass transit. The truth is that, as proposed, people from Carmel Valley and the surrounding neighborhoods will have to drive to One Paseo. The developer has proposed quadrupling the average daily car trips allowed for the site because this project is a car-centric development.

I'm asking you to please reject One Paseo because it isn't true "smart growth development." We need to promote smart growth in San Diego, but One Paseo perpetuates urban sprawl and congestion in a suburban neighborhood. A smaller project that does not clog our streets, aligns with transit-oriented principles, and truly promotes walking and biking options in our community should be proposed for this site.

Thank you for your consideration.

Sincerely,

Mr. Lawrence Greenberg  
4140 Sturgeon Court  
San Diego, CA 92130



**From:** [ian.heffron@hilton.com](mailto:ian.heffron@hilton.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 6:50:17 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
- \* Will generate thousands of construction jobs as well as permanent, high paying jobs in this vital commercial corridor.
- \* Incorporates new housing close to where people work.
- \* Provides millions in private investment toward traffic improvements and millions more for an Adaptive Traffic Management system as well as optimization technology that will reduce travel times on the local roadways.
- \* Generates significant taxes and fees for the City and a boost to the local economy.
- \* Sets a new standard for energy efficient and drought resistant green communities.
- \* Helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Ian Heffron**  
**[ian.heffron@hilton.com](mailto:ian.heffron@hilton.com)**  
**11915 El Camino Real**  
**San Diego CA 92130**

## One Paseo Supporter

**From:** [nheiskell@nnj.com](mailto:nheiskell@nnj.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 9:32:35 PM

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Dear Council President Lightner and Members of the San Diego City Council,

Please vote to approve the One Paseo Project. San Diego needs smart urban development if it is going to remain America's Finest City. The developers have taken community input into account and have created a project that will work well for all stakeholders. Too many good development projects are spoiled by small pockets of resistance that don't really take into account the reality of a projects design and impacts. In this case, this is the right project for this location.

Sincerely,

Ned Heiskell  
President  
N.N. Jaeschke, Inc.

**Ned Heiskell**  
**[nheiskell@nnj.com](mailto:nheiskell@nnj.com)**  
**9610 Waples Street**  
**San Diego CA 92121**  
**One Paseo Supporter**

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:01 AM

---

-----Original Message-----

From: Robert Hillman [<mailto:margothillman@gmail.com>]  
Sent: Thursday, February 19, 2015 8:19 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I oppose Kilroy Realty's One Paseo project. As a resident who lives near the proposed project, I feel that THIS One Paseo poses a significant threat to our community character, and urge you to reject it outright.

One Paseo will tower over our community, standing nearly 100 feet taller than nearby buildings. With a density similar to Horton Plaza and two 150-foot buildings, the project will cram urban development and heights into our suburban neighborhood. At 1.45 million square feet, One Paseo will be more than five times the size of Del Mar Highlands Town Center, and one of the densest mixed-use projects in California. It belongs downtown, not in Carmel Valley.

Put simply, this is not the "main street" the project has been advertised to be. The size and scale of this project are in direct conflict with our community. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as San Diego Planning Commission, have already rejected One Paseo. Together with more than 6,000 members of my community, I ask you to reject this project when it comes before City Council.

Sincerely,

Mrs. Robert Hillman  
4963 Hidden Dune Court  
San Diego, CA 92130

**From:** [justforaj@hotmail.com](mailto:justforaj@hotmail.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 5:32:22 PM

---

Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
- \* Will generate thousands of construction jobs as well as permanent, high paying jobs in this vital commercial corridor.
- \* Incorporates new housing close to where people work.
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- \* Generates significant taxes and fees for the City and a boost to the local economy.
- \* Sets a new standard for energy efficient and drought resistant green communities.
- \* Helps to fulfill the General Plan's strategy for "a City of Villages" as well as important State, regional and local policy land-use initiatives.

At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Adam Johnson**  
**[justforaj@hotmail.com](mailto:justforaj@hotmail.com)**  
**163 Mulberry Drive**  
**San Diego CA 92110**

## One Paseo Supporter

**From:** [jones.chadjones@hotmail.com](mailto:jones.chadjones@hotmail.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 8:15:11 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
- \* Makes great use of a vacant site to provide usable, public green space, new bike lanes, enhanced pedestrian connectivity as well as diverse shopping and dining options in an area that is largely underserved and therefore generates auto trips outside the community.
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At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Chad Jones**  
**[jones.chadjones@hotmail.com](mailto:jones.chadjones@hotmail.com)**  
**43980 Mahlon Vail Circle**  
**Temecula California 92592**

## One Paseo Supporter



**From:** [bkintz@cgs3.com](mailto:bkintz@cgs3.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 5:52:33 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
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At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Brian Kintz**  
**[bkintz@cgs3.com](mailto:bkintz@cgs3.com)**  
**12750 High Bluff Drive, Suite 250**  
**San Diego CA 92110**

## One Paseo Supporter

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:57 AM

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-----Original Message-----

From: Belinda Lee [<mailto:belinda.j.lee1213@gmail.com>]

Sent: Thursday, February 19, 2015 3:28 PM

To: Councilmember Sherri Lightner

Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am gravely concerned about Kilroy Realty's proposed One Paseo project, and I am writing today to share with you my concerns about the negative impacts this project will bring to Carmel Valley.

The development of One Paseo will not only lead to traffic congestion and increased crowding in schools, but it will also completely change the atmosphere and image of Carmel Valley and neighboring communities. Carmel Valley is supposed to be a nice, medium-sized community where suburban families live. One Paseo will completely stand out from everything, towering nearly 100 feet taller than nearby buildings. With a density similar to Horton Plaza and two 150-foot buildings, the project will cram urban development and heights into our suburban neighborhood. At 1.45 million square feet, One Paseo will be more than five times the size of Del Mar Highlands Town Center, and one of the densest mixed-use projects in California. It belongs downtown, not in Carmel Valley.

Please consider rejecting this project. Think of your own son or daughter or someone whom you love dearly. Wouldn't you want him/her to be able to be with someone who loves and cares for them? Wouldn't you want the best life for them? If they were residing in Carmel Valley, wouldn't you want them to be comfortable with the neighborhood they are living in? Please consider rejecting this project for the sake of those who reside in this community. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as San Diego Planning Commission, have already rejected One Paseo. Together with more than 6,000 members of my community, I ask you to reject this project when it comes before City Council.

Sincerely,  
Belinda Lee  
Mrs. Belinda Lee  
12358 Carmel Country Road  
San Diego, CA 92130

**From:** [hobprp@yahoo.com](mailto:hobprp@yahoo.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 6:20:13 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
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At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**frank licari**  
**[hobprp@yahoo.com](mailto:hobprp@yahoo.com)**  
**615 c st 138**  
**san diego ca 92101**

## One Paseo Supporter

**From:** [r.miuflores@yahoo.com](mailto:r.miuflores@yahoo.com)  
**To:** [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Thursday, February 19, 2015 10:25:44 PM

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Dear Council President Lightner and Members of the San Diego City Council,

The One Paseo Project deserves our strong support! As currently proposed, it is truly a reflection of the significant community input that has been requested by the developer and incorporated into the Project

The One Paseo Project:

- \* Provides a true, walkable main street that will connect our community and complement the existing surrounding uses of retail, housing and employment center.
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At hearings in October 2014, The San Diego City Planning Commission recognized that One Paseo clearly implements the goals of the General Plan's City of Villages strategy. Commissioners further said that the mixed use design aids in reducing vehicle trips and concentrates density for future transit service. As Commissioner Anthony Wagner stated, "Multi-modal transportation opportunities need to be seen through a lens of tomorrow, rather than today." This One Paseo will help bring such opportunities to Carmel Valley. Thank you for taking the time to hear from the community. I would like to urge your vote to approve the One Paseo project. Your time and consideration are both much appreciated.

Sincerely,

**Roxana Miu**  
**[r.miuflores@yahoo.com](mailto:r.miuflores@yahoo.com)**  
**1651 pennsylvania ave**  
**San diego Ca 92103**

## One Paseo Supporter

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:17 AM

---

-----Original Message-----

From: Susan Nelson [<mailto:senelson@san.rr.com>]  
Sent: Thursday, February 19, 2015 10:17 AM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

Development requires several different interconnected elements to truly be considered "smart growth." One Paseo is not smart growth development. Although it has been marketed as smart growth, an honest examination of the project shows that One Paseo is not the type of bikeable, walkable, transit-oriented development San Diego deserves.

One Paseo will add 24,000 new car trips daily on our roads, further deterring residents from biking and walking in the community. Expanding Del Mar Heights Road to nine lanes will mean faster-moving cars and dangerous conditions for both cyclists and pedestrians. The proposed "cycletrack" will offer inadequate protection to those cycling in the area, as it will run for just a few hundred yards on one side of Del Mar Heights Road. Bike San Diego, the group working to transform San Diego into the world's best city for bicycling, has called One Paseo "bad for bicycling."

One Paseo is not planned to have nearby mass transit until 2035, if ever. It is not located near accessible and convenient mass transit options, and is not currently served by mass transit. The truth is that, as proposed, people from Carmel Valley and the surrounding neighborhoods will have to drive to One Paseo. The developer has proposed quadrupling the average daily car trips allowed for the site because this project is a car-centric development.

I'm asking you to please reject One Paseo because it isn't true "smart growth development." We need to promote smart growth in San Diego, but One Paseo perpetuates urban sprawl and congestion in a suburban neighborhood. A smaller project that does not clog our streets, aligns with transit-oriented principles, and truly promotes walking and biking options in our community should be proposed for this site.

Thank you for your consideration.

Sincerely,

Mrs. Susan Nelson  
11127 Via Nieve  
San Diego, CA 92130



**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:29 AM

---

-----Original Message-----

From: Terrie Tiegs & Jaime Olmos [<mailto:chocoterrie@gmail.com>]  
Sent: Thursday, February 19, 2015 10:46 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing this letter on behalf of my husband and myself. We wanted to let you know the manner in which Kilroy received input on the One Paseo Project from us. We received the first glossy brochure from Kilroy in the mail several years ago. Both of us were looking at the brochure discussing the lack of specific information. The brochure was large and beautifully illustrated, but contained vague non-specific information.

Approximately 2 days after receiving the brochure, we received a phone call from Kilroy asking if we had received the brochure. I replied that I had. He asked me if they could count on my support for the project. My reply was, "No." He said thank you and hung up. I thought he might ask for input or question me, but he was not interested in the reason why I could not support the project. I could not support a project that I knew nothing about, based on the information in the brochure.

After the phone call, we decided that the builder, Kilroy, did not care about community input. To this date, years later, this is still the case. Kilroy has thumbed its' nose at the community from the beginning. This example as I have stated gauls those of us who will have to live with this huge project.

I urge you and the City Council to reject this project outright. This monstrous project does not belong in Carmel Valley.

Thank you,  
Terrie Tiegs & Jaime Olmos

Terrie Tiegs & Jaime Olmos  
3672 Berryfield Ct.  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:12 AM

---

-----Original Message-----

From: Brian Podraza [<mailto:brianapodraza@yahoo.com>]  
Sent: Thursday, February 19, 2015 4:02 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am gravely concerned about Kilroy Realty's proposed One Paseo project, and I'm writing today to share with you my concerns about the negative impacts this project will bring to Carmel Valley.

I am especially concerned about the impacts to traffic congestion in the area, given that One Paseo will increase traffic by 370 percent and add nearly 24,000 daily car trips to our roads. All of this will lead to gridlock, especially given that the effectiveness of the proposed traffic light synchronization system has not been proven, nor has Caltrans or the City committed to its implementation. In fact, the project's Environmental Impact Report shows significant, unmitigated impacts to eight intersections and road segments. Furthermore, traffic relief near the project site depends on new freeway connectors that will not be built until 2030, if ever.

The majority of our community believes that THIS One Paseo is too large for the neighborhood. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as the San Diego Planning Commission, have already rejected One Paseo. I'm standing with more than 6,000 members of my community to oppose the project and urge you to reject it.

Please don't consign Carmel Valley to a future of extreme congestion and hair-pulling traffic jams. Reject One Paseo and ask Kilroy to work with the community to propose an appropriately sized project.

Sincerely,

Mr. Brian Podraza  
4684 Torrey Circle, C202  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:24 AM

---

-----Original Message-----

From: Robert Reed [<mailto:rcr@reedsd.com>]  
Sent: Thursday, February 19, 2015 10:58 AM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I oppose Kilroy Realty's One Paseo project. As a resident who lives near the proposed project, I feel that THIS One Paseo poses a significant threat to our community character, and urge you to reject it outright.

One Paseo will tower over our community, standing nearly 100 feet taller than nearby buildings. With a density similar to Horton Plaza and two 150-foot buildings, the project will cram urban development and heights into our suburban neighborhood. At 1.45 million square feet, One Paseo will be more than five times the size of Del Mar Highlands Town Center, and one of the densest mixed-use projects in California. It belongs downtown, not in Carmel Valley.

Put simply, this is not the "main street" the project has been advertised to be. The size and scale of this project are in direct conflict with our community. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as San Diego Planning Commission, have already rejected One Paseo. Together with more than 6,000 members of my community, I ask you to reject this project when it comes before City Council.

Sincerely,  
Robert C. Reed  
Mr. Robert Reed  
4508 Mercurio Street  
San Diego, CA 92130-2730

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:19 AM

---

-----Original Message-----

From: Susan Richman [<mailto:yotaho@aol.com>]

Sent: Thursday, February 19, 2015 5:15 PM

To: Councilmember Sherri Lightner

Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I have lived in Del Mar since 1977. At that time developers told us that North City West would provide San Diego with an area of affordable housing. They also told us that there would not be any more traffic because everyone who lives in NCW would work in North City West. Well, I look at the housing prices today and I would not call them "affordable". I look at the freeways and most Carmel Valley residents do not work in Carmel Valley. Please do not let the developer's ruin our community with false promises. "Live-Work-Play" I am not fooled.

We would like a project that fits the culture of the neighborhood.

Thank you for your consideration in this matter.

Sincerely, Susan Richman

Dr. Susan Richman  
14063 Boquita Drive  
Del Mar, CA 92014

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:15 AM

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-----Original Message-----

From: Sriram Srinivasan [<mailto:nnmsriram@rediffmail.com>]  
Sent: Thursday, February 19, 2015 9:49 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I oppose Kilroy Realty's One Paseo project. As a resident who lives near the proposed project, I feel that THIS One Paseo poses a significant threat to our community character, and urge you to reject it outright.

One Paseo will tower over our community, standing nearly 100 feet taller than nearby buildings. With a density similar to Horton Plaza and two 150-foot buildings, the project will cram urban development and heights into our suburban neighborhood. At 1.45 million square feet, One Paseo will be more than five times the size of Del Mar Highlands Town Center, and one of the densest mixed-use projects in California. It belongs downtown, not in Carmel Valley.

Put simply, this is not the "main street" the project has been advertised to be. The size and scale of this project are in direct conflict with our community. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as San Diego Planning Commission, have already rejected One Paseo. Together with more than 6,000 members of my community, I ask you to reject this project when it comes before City Council.

Sincerely,

Sriram Srinivasan  
13568 chamise vista In  
san diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:28 AM

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-----Original Message-----

From: Denise stanley [<mailto:Dastanley3412@gmail.com>]  
Sent: Thursday, February 19, 2015 6:00 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

I am a fifteen year resident of Carmel valley, and I live across the street from the proposed One Paseo.

I agree with what everyone has said regarding traffic, it's too big, and the numerous complaints that residents have registered.

I have another opposition to this project. Over and over again I keep hearing that Carmel valley needs a place for everyone to "hang out". As a long time educator, a former principal in the school district, kids don't need another place to hang out! Parents need to take some responsibility for their kids and stop wanting places to dump them off at!

I have attended most of all the presentations about the project. When I ask the people representing Kilroy if they even live in the area. The answer is "no"! So Kilroy has to hire folks to speak on their behalf.

As presented, this is so wrong for Carmel valley. Scale it way down, and well shall see.

When I walk on the sidewalk on el Camino real, I don't want to look up at tall buildings.

I trust this city council will do the right thing and not approve this one paseo.

Ms. Denise stanley

12559 El Camino Real unit C

San Diego, Ca 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:48 AM

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-----Original Message-----

From: Kathleen Templin [<mailto:ktemplin@san.rr.com>]  
Sent: Thursday, February 19, 2015 2:52 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing to convey my opposition to Kilroy Realty's One Paseo project proposed for the corner of Del Mar Heights Road and El Camino Real. This project will, without a doubt, have severe impacts on our quality of life, our traffic and the character of our community.

My view is just one among the thousands of San Diegans who oppose THIS One Paseo.

There are also a number of high-profile community organizations who reject this oversized project. The community planning groups of Carmel Valley, Torrey Pines and Del Mar Mesa have all rejected One Paseo, as did the San Diego Planning Commission. County Supervisor Dave Roberts has spoken out against One Paseo's bulk and scale and Bike San Diego has called the project bad for bicycling. Furthermore, more than 6,000 of my friends and neighbors have joined the What Price Main Street? coalition, creating a united community voice in opposition of the project.

While a more appropriately sized mixed-use project could benefit our community, THIS One Paseo is just too large.

I ask you to reject this project outright.

Sincerely,

Ms. Kathleen Templin  
10927 Vereda Sol Del Dios  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:23:37 AM

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-----Original Message-----

From: Elaine Tokman [<mailto:Ltokman@yahoo.com>]  
Sent: Thursday, February 19, 2015 10:49 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

The significant negative impacts that One Paseo will have on our traffic congestion and community character are very concerning. One Paseo is not appropriate to suburban Carmel Valley, with its 1.45 million square feet of development on just 23.6 acres of land, buildings as tall as 150 feet, and a density similar to Horton Plaza downtown.

This is NOT smart or transit-oriented development. It adds 24,000 new cars daily to our roads, without access to mass transit until at least 2035. One Paseo requires nearby streets to be widened, creating dangerous and unappealing conditions for cyclists and pedestrians. Even Caltrans has said it is unclear if the project fits the region's smart growth principles.

The San Diego Planning Commission couldn't approve this project. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards rejected this project outright. I'm standing with these groups in asking you to say "NO" to One Paseo.

The entire community could benefit from an appropriately sized mixed-use project, but THIS One Paseo is just too large, too dense and creates too much traffic. Kilroy has repeatedly ignored our concerns and our request for a project that fits our community.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Sincerely,

Mr. Elaine Tokman  
3642 Torrey View Ct.  
San Diego, CA 92120



**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:22:55 AM

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-----Original Message-----

From: Karen Toohill [<mailto:Karen.k.toohill@gmail.com>]  
Sent: Thursday, February 19, 2015 7:31 PM  
To: Councilmember Sherri Lightner  
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings  
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing to share my concerns with Kilroy Realty's proposed One Paseo project. While the project is planned for the corner of Del Mar Heights Road and El Camino Real in Carmel Valley, the impacts of this oversized development would extend into surrounding communities.

I am particularly concerned about the 24,000 daily car trips that One Paseo will add to our roads, increasing traffic by 370 percent and negatively affecting roadways up to 3.5 miles away from the site! An unmitigated increase of this kind will cause back-ups throughout Carmel Valley and surrounding communities, especially considering that traffic relief near the project site depends on new freeway connectors that will not be built until 2030, if ever.

Additionally, the significant increase in traffic volume will increase emergency response times, creating the potential for dangerous or even life-threatening situations.

Furthermore, I am a proponent of smart growth in our region. However, One Paseo lacks the key criteria for smart growth: mass transit. Density of this scale needs to be located within walking distance of an established transit hub to create a genuine smart-growth project. If approved, the project will be built two decades in advance of the planned transit line, which is the opposite of smart development.

The simple fact of the matter is that, as proposed, One Paseo is not only TOO large for Carmel Valley, it's also misplaced in our region. One Paseo has already been rejected by the Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as the San Diego Planning Commission. When the matter comes before the City Council, please reject THIS One Paseo.

Sincerely,

Mrs. Karen Toohill  
4951 Gunston Ct.  
San Diego, CA 92130

**From:** [Medina, Krystell](#) on behalf of [CLK Hearings](#)  
**To:** [CLK City Clerk](#)  
**Subject:** FW: Reject One Paseo - Project 193036  
**Date:** Friday, February 20, 2015 10:21:40 AM

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-----Original Message-----

From: Dianne Wehenkel [<mailto:Dwehenkel@earthlink.net>]

Sent: Thursday, February 19, 2015 12:22 PM

To: Councilmember Sherri Lightner

Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing in opposition to Kilroy Realty's proposed One Paseo project.

My parents admonished, "cheaters never prosper", that is unless the SD City Council allows Kilroy to build their proposed project. KEEP IT 500!!

You have seen the rest of this form letter, so I'll delete but say that my husband and I are in complete agreement with the content.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Sincerely,

Mrs. Dianne Wehenkel  
5207 Pearlman Way  
San Diego, CA 92130