

From: [Sudarshanam Akkala](#)
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
Date: Saturday, February 21, 2015 1:17:27 PM

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,

Mr. Sudarshanam Akkala
5515 mill creek road
san diego, ca 92130

From: [Gayle Allen](#)
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
Date: Saturday, February 21, 2015 10:29:45 AM

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.

My husband and I have been residents of Carmel Valley for 25 yrs., and plan to continue living here for many years to come. I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project.

Sincerely,

Gayle Allen

Mrs. Gayle Allen
4626 Black Pine Place
San Diego, CA 92130

From: [Nathaniel L. Antler](#)
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
Date: Saturday, February 21, 2015 9:36:01 PM

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.

Urban planners can create plans that would fit well within and compliment our community, but this is not such a plan. It is typical for developers to submit plans that are absurdly oversized with the knowledge that it will have to be scaled down to get approval. To approve this bloated project as submitted would be giving them more than they need and more than the community can accept. Make them revise or withdraw.

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. Nathaniel L. Antler
13602 Nogales Dr
Del Mar, CA 92014

From: [Stan Baldwin](#)
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
Date: Saturday, February 21, 2015 1:51:18 PM

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. Stan Baldwin
5416 Valerio Trail
San Diego, CA 92130

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:09:22 AM

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

From: Vincent F Biondo Jr. [<mailto:tunamanx-info@yahoo.com>]

Sent: Saturday, February 21, 2015 5:43 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,

You may think the developers will help you and Gloria take the next step in elective politics-please pass this on to him-don't believe them-the North County Democratic vote is important and no amount of promised money will wash out the stain if you turn your back on the community that elected you guys. Please believe me-I for one will not forget and will not go away. Please do the right thing-send the developer back to come up with a project that keeps faith with the Community Plan and the thousands of your constituents that have invested in this community in reliance on that plan.

Of course I agree with the "form" letter-but it misses the point-there is NO justification for an up zone-Why would you possibly want to give the developer a 100 million windfall at the expense of the integrity of the Cities planning process and the quality of life of thousands of us who will have to continue to live here?

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,

Mr. Vincent F Biondo Jr
12964 Longboat Way
Del Mar, CA 92014-3842

From: [Mary Helen Broussard](#)
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
Date: Saturday, February 21, 2015 8:07:16 PM

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,

Mary Helen Broussard
13305 Tiverton Road
San Diego, CA 92130

From: [Marilyn J. Burke](#)
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
Date: Saturday, February 21, 2015 4:41:00 PM

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,

Ms. Marilyn J. Burke
5116 Great Meadow Drive
San Diego, CA 92130

From: scharles@newwaypro.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: Saturday, February 21, 2015 4:38:28 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.
- * 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,

Shawn Charles
scharles@newwaypro.com
725 9th Street
Ramona CA 92065

619.921.0474

One Paseo Supporter

From: scodrar@cox.net
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: One Paseo implements the General Plan's City of Villages strategy!
Date: Saturday, February 21, 2015 5:50:30 PM

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,

Steve CodrarO
scodrar@cox.net
3954 Kansas Street
San Diego CA 92104
One Paseo Supporter

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:09:43 AM

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

From: Leonard DeSanti [<mailto:Biglendesanti@yahoo.com>]

Sent: Saturday, February 21, 2015 1:44 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,

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,
Leonard & Jennifer DeSanti
13282 Capstone Dr.
San Diego CA 92130

Leonard DeSanti
13282 Capstone Dr.
San Diego, CA 92130

From: [Barbara Farrell](#)
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
Date: Saturday, February 21, 2015 3:03:18 PM

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.

I just drove to Pacific Highlands Ranch - what a nice shopping center - fits into community not obnoxious. Even has a Trader Joe's!

Thank you for your consideration.

Sincerely,

Ms. Barbara Farrell
3749 Fallon Circle
San Diego, CA 92130-1875

From: [Brunie Felding](#)
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
Date: Saturday, February 21, 2015 9:17:19 AM

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,

Dr. Brunie Felding
4204 Sturgeon Ct
San Diego, San Diego 92130

From: [Lisa Groves](#)
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
Date: Saturday, February 21, 2015 8:38:58 PM

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,

Ms. Lisa Groves
12456 Caminito Mira Del Mar
SAN DIEGO, CA 92130

From: agrubbs@newwaypro.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: Saturday, February 21, 2015 1:25:32 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.
- * 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,

Aaron Grubbs
agrubbs@newwaypro.com
7485 Ronson Rd.
San Diego CA 92111

One Paseo Supporter

From: [Roseanne Hoffman](#)
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
Date: Saturday, February 21, 2015 2:01:15 AM

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,

Roseanne Hoffman
13070 Survey Point
San Diego, CA 92130

From: Molly@www1.g6.pair.com
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
Date: Saturday, February 21, 2015 1:26:36 PM

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 One Paseo. I think if you had everyone who comes to the City Council meeting put a colored pin (red for no, green for yes) in a map where they live, the council would see a pretty shocking line dividing the "we love it" from the "we hate it." Think about the vitriol with which this project has been opposed - it's of the sort usually reserved for a nuclear power plant or maximum security prison. This community really hates this project because the impacts on the community I chose to live in 14 years ago will be so profoundly negative. If we wanted this kind of insane density, we would have chosen to live downtown. One Paseo has no place in a suburban community.

I don't fault Kilroy for trying to make money - it's a business. However, you can't win them all, and Kilroy should not win this one in order to make money on the backs of an unwelcoming community for whom they have no regard. If traffic were so easy to mitigate, the current inconvenient traffic density would already have been mitigated.

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,

Molly A. Holman, PhD, JD
13083 Maritime Place
San Diego, CA 92130

From: [Warren Lang](#)
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
Date: Saturday, February 21, 2015 10:29:02 PM

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. Warren Lang
5208 Sanddollar Court
San Diego, CA 92130

From: [James A.Larrimore](#)
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
Date: Saturday, February 21, 2015 10:06:07 PM

Dear Council President Lightner,

Subject: Overriding Considerations for One Paseo – Transit-served growth

Thank you (again) for your email of Feb 20 with the link to the “Statement of Overriding Considerations” that is intended to justify your approval of the One Paseo project. Here is the stated basis for what YOU are accepting:

“EACH of these public benefits serves as an independent basis for overriding all significant and unavoidable impacts. ANY ONE of the reasons set forth below is sufficient to justify approval of the project.”

In an earlier email today, I have argued that almost all of the twelve (12) listed benefits are minor, not directly related to One Paseo or questionable, and in no sense do these benefits rise to the level that they would, INDEPENDENTLY, justify approval. The statements above are indefensible. I challenge you to rebut that argument.

In this email I will address TRANSIT-SERVED GROWTH and how the One Paseo project addresses the three legal requirements and guidelines in the document.

- The City's General Plan requires that the “City of Villages strategy focuses growth into mixed use ... districts LINKED TO AN IMPROVED REGIONAL TRANSIT SYSTEM” [Overriding Considerations Finding 1, OCF.1].
- SANDAG's Regional comprehensive Plan (RCP) ... encourages ... increase [in] residential and employment concentrations in areas with the BEST EXISTING and FUTURE TRANSIT CONNECTIONS [OCF.1]
- The Strategic Framework Element of the General Plan states “the City of Villages strategy [directs] compact growth in limited areas SERVED BY TRANSIT. Compact, TRANSIT-SERVED growth is an efficient use of urban land.” [OCF.5]

Those are the stated requirements for TRANSIT SERVING a village in the City of Villages strategy. The Overriding Considerations document states only three things about transit.

- Infrastructure improvements [are] required to mitigate the project's transportation impacts (these impacts are not specified in this document) [OCF.7]
- A SHUTTLE SERVICE is being offered as part of an enhanced Transportation Demand Management program (no reference or link is given to documentation on that program). It IS ANTICIPATED (that is not a firm commitment) that the shuttle system will be implemented in the FINAL STAGES of the Revised Project (no definition of ‘final stages’, so it could mean essentially never implemented.) [OCF.9]
- The Revised Project includes an ESSENTIAL SHUTTLE LINK between the Project site and the Sorrento Valley Coaster Station. [OCF.11] (It is significant that the General Plan EIR states that the shuttle link is ESSENTIAL.)

That's it!! That is all there in on TRANSIT-SERVED GROWTH.

- What “LINKED TO AN IMPROVED REGIONAL TRANSIT SYSTEM” means in the One Paseo project is a shuttle to a Coaster Station, with limited frequency, that may never be implemented.
- That is also what “SERVED BY TRANSIT” means in the One Paseo project.
- That is also what “BEST EXISTING and FUTURE TRANSIT CONNECTIONS” means in the One Paseo project.

That is ALL THE TRANSIT ‘considerations’ that “justify approval of the project.” Justify to YOU, but not to me; not to anyone who understands the English language and the intended meaning of “served by transit,” “linked to an improved,” and “essential link.” By approval you will be ignoring the intent and bypassing the legally specified transit requirements for the One Paseo project.

Why can't we stick to the RULE OF LAW in San Diego?

Sincerely,

Dr. James A. Larrimore
14044 Rue San Remo
Del Mar, CA 92014

From: [James A. Larrimore](#)
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
Date: Saturday, February 21, 2015 2:32:53 PM

Dear Council President Lightner,
Subject: Overriding Considerations for One Paseo – Are these a joke?

Thank you for your email of Feb 20 with the links to the new documentation on One Paseo. The "Statement of Overriding Considerations" would be given a C or worse in any civics course, if I were the teacher. Here is what YOU are accepting:

"Each of these public benefits serves as an independent basis for overriding all significant and unavoidable impacts. Any one of the reasons set forth below is sufficient to justify approval of the project."

WOW! Let's take a look at these very important benefits coming from the oversized One Paseo project that you are approving:

1. Advances City of Villages strategy – by establishing a city center. Yes.
2. Construction and permanent jobs – true for any size project
3. Substantial contribution to General Fund - \$0.5-0.9M = substantial? Ha, Ha!
4. Revitalize Carmel Valley economy – Does it really need it? No.
5. Protect Open Space – true for any size project
6. Support housing goals - true for any size project
7. Address critical infrastructure needs – three items listed are laughable
8. Provide quality of life enhancement – and quality of life degradation
9. Advance SANDAG's 2050 RTP goals – SANDAG is not mentioned; this is a joke.
10. Beach sand replenishment – Outrageous to mention this minor temporary side effect
11. Address impacts of global climate change – Give us a break; get serious, please!
12. Provide state-of-the-art traffic signals – This should be done now as a priority city project. You do not need One Paseo for this!

YOU ACCEPT THAT EACH AND EVERY OF THOSE 'BENEFITS' IS SUFFICIENT TO JUSTIFY YOUR APPROVAL Are you kidding yourself ? If you were trying to address the One Paseo proposal seriously, you would send the document back for serious revision. But you will make believe you didn't notice the exaggerations and other nonsense. And you will approve the project – for the good of the whole of the city of San Diego – and thinking that the north coastal people shouldn't keep their special environment anyway. Let them suffer with huge streets and continuous traffic jams, as you move San Diego toward becoming another Los Angeles, instead of working to keep coastal region the special place it is and could continue to be.

On second thought, if you turned in that Overriding Considerations paper for a civics assignment, I'd give you an F = Flunk.

Sincerely,

Dr. James A. Larrimore
14044 Rue San Remo
Del Mar, CA 92014

From: [Jake Levi](#)
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
Date: Saturday, February 21, 2015 9:43:44 PM

Dear Council President Lightner,

Over a decade ago, I chose to make Carmel Valley my home and made my biggest investment. In doing so, I was led to believe that community leaders would not only honor but also comply with this covenant to preserve the original plan and the character of the community. Changing this plan is unethical, illegal and misrepresentation of the will of the residents who bought into this implied contract. 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,

Mr. Jake Levi
13396 Winstanley Ave.
San Diego, Ca 92130

From: WILLIAMMEADLYNCH@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: One Paseo implements the General Plan's City of Villages strategy!
Date: Saturday, February 21, 2015 12:36:43 PM

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,

William Lynch
WILLIAMMEADLYNCH@YAHOO.COM
4230 CAMINO SANDOVAL
SAN DIEGO CALIFORNIA 92130
8582598321
One Paseo Supporter

From: tripmalopsy@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: Saturday, February 21, 2015 5:18:44 PM

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

The One Paseo Project deserves our strong support! However, can we please design a complex that uses NO STUCCO. Stucco is mud and we the people of San Diego deserve better than to live in mud huts.

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.

Sincerely,

Tripoli Malopsy
tripmalopsy@hotmail.com
442 Ferrara Way
Vista California 92083
3102182485
One Paseo Supporter

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:09:51 AM

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

From: brian miller [<mailto:bridanmiller@aol.com>]

Sent: Saturday, February 21, 2015 6:51 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 City Council Members,

I am a business owner on Del Mar Heights Road and I am pleading with you to vote no on the One Paseo project in it's currently proposed size and scale.

I am writing to urge you to vote NO on Kilroy's oversized One Paseo project. The negative impact of the project on Carmel Valley and on the City at large will be horrible. I am not appose to development of the site under what the current zoning governs, but I am EXTREMELY OPPOSED to this expanded proposal!

There are many reasons that the overwhelming majority of Carmel Valley residents oppose the project. This includes that the project:

--violates the agreement we have all followed, our Community Plan

--is 3x larger than the site is imagined for. Approximately 1.5million sq feet vs.500,000 which is allotted!

--will dump thousands of extra cars each day onto a roadway that is already overclogged, Del Mar Heights Road, not to mention overload the 5. Del Mar Heights road is already a traffic nightmare!

--cause drivers to flood into the residential neighborhoods immediately adjacent to the project, making it more dangerous for students at Solana Highlands Elementary School and for the residents of the neighborhood

I could list many, many more reasons why the project is wrong (downtown heights in a residential neighborhood, unprecedented density, a traffic "synchronization" program that is destined to fail because the backup to the 5 cannot be mitigated, etc., destruction of trees from existing neighborhoods, etc.).

But the #1 reason why you should realize that this project is absolutely wrong for Carmel Valley is this: you could not even hold the Council Meeting here in our neighborhood to discuss it because THERE IS NO PUBLIC TRANSPORTATION HERE. A project like this belongs in downtown or Mission Valley, places well served with busses, trolleys, and trains. It is absolutely not appropriate for a community with NO PUBLIC TRANSPORTATION.

Please do not let Kilroy's misleading statements sway you. Please help us save our neighborhood (and all of the areas around it) from being overrun by this hypersized project that we do not want, and which violates our community plan and our community character!!

Mr. brian miller

3435 Del Mar Heights Road
San Diego, CA 92130

From: [Hitoshi Onozuka](#)
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
Date: Saturday, February 21, 2015 4:18:53 PM

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. Hitoshi Onozuka
11262 Carmel Creek Rd.
San Diego, CA 92130

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:09:33 AM

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

From: Rosanto Paramban [mailto:p_rosanto@yahoo.com]

Sent: Saturday, February 21, 2015 5:33 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,

Rosanto Paramban
13298 kibbings rd
San diego, CA 92130

From: [Mary Perez](#)
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
Date: Saturday, February 21, 2015 12:40:23 PM

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, profound impacts this project will bring to an already overcrowded, gridlocked, Carmel Valley.

I am especially concerned about the impacts to traffic congestion in the area as well as the impact of the added housing to our already overcrowded schools. I won't elaborate on traffic since this issue is so apparent to anyone who has ever sat in traffic at the 805/5 merge, 56 connector or has actually "driven" Del Mar Heights Rd during morning, lunch time and evening rush hour. And, let's not forget the fair and summertime traffic. My biggest concern is the added housing and impact to our local schools. Adding apartments to one paseo will not only increase traffic but will continue to overburden our public schools which struggle to anticipate staffing and the needs of incoming students. I volunteer at Torrey Pines HS and have witnessed the impact of uncontrolled growth in the area first hand. Enough is enough.

Reject One Paseo and ask Kilroy to work with the community to propose an appropriately sized project that reflects the neighborhood character that we all bought into.

Sincerely,
Mary Perez
(18 year resident, property owner)
Dr. Mary Perez
5037 Zimmer Cove
San Diego, Calufofnua 92130

From: ranga_venu@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: Saturday, February 21, 2015 7:01:12 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.
- * 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,

Venugopal Ranganathan
ranga_venu@yahoo.com
Exbury Ct
San Diego CA 92130
One Paseo Supporter

From: [Lynn Rinehart](#)
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
Date: Saturday, February 21, 2015 5:30:48 PM

Dear Council President Lightner,

I oppose Kilroy Realty's One Paseo project. As a resident who lives near the proposed project, I feel that One Paseo conflicts with the community character, and urge you to reject it.

AT 1.45 million square feet, One Paseo will be more than five times the size of Del Mar Highlands Town Center, which is bordering on too large for the area and creating horrible traffic several times throughout the day

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,
Lynn Rinehart
24 year resident of Carmel Valley.
Ms. Lynn Rinehart
PO Box 2064
Del Mar, CA 92014

From: brogers@newwaypro.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: Saturday, February 21, 2015 8:18:14 AM

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,

Bob Rogers
brogers@newwaypro.com
160 Jupiter Street
Encinitas Ca 92024

One Paseo Supporter

From: zacscornavacco@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: One Paseo will invest in Carmel Valley and our region
Date: Saturday, February 21, 2015 10:26:30 AM

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,

Zac Scornavacco
zacscornavacco@gmail.com
5189 Greenwillow lane
San Diego CA 92130
One Paseo Supporter

From: zacscornavacco@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: Saturday, February 21, 2015 10:25:06 AM

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,

Zac Scornavacco
zacscornavacco@gmail.com
5189 Greenwillow lane
San Diego CA 92130

One Paseo Supporter

From: [Leslie Sigesmund](#)
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
Date: Saturday, February 21, 2015 9:15:07 PM

I am saddened by the fact you moved the hearing to a time that is not conducive to those who work. I am an attorney and have to be in court Monday afternoon. Needless to say I am angry my voice won't be heard. However, perhaps this email will at least be representative of my feelings and others regarding this project.

As you should know by now, at the end of El Camino Real, behind the Marriott, a developer is putting in yet another hotel and office building. If you drive up and down El Camino Real and High Bluff Drive, you see numerous commercial real estate broker information attempting to lease out building space that cannot be filled. What business does One Paseo have adding to the eye sore of office buildings when the buildings already in existence can not be filled?

Additionally, my concern is if One Paseo does pass, this shiny new toy will quickly become yet another outdated, old and tired shopping center. I have lived in Del Mar since 1996. It has taken 19 years and a new owner to finally update the shopping center immediately west of the 5 at Del Mar Heights Road. Same thing with the shopping center at El Camino Real and Del Mar Heights.

My office in Mission Valley looks at the new Civita project. I can already see what will happen in 10 years. Drive around Mission Valley for a preview. Shiny and new at year 1, outdated at year 5. Then the problem becomes because the property is no longer fresh, it can't be filled and there you have it. Urban sprawl which cannot be sustained.

Most importantly however is the impact on traffic. It takes me 20 minutes to get from Camino Del Mar to El Camino Real. That is because of all the lights and heavy traffic. Factor in peak traffic times (eg. when Torrey Pines, Cathedral and CCA are either entering or leaving school) or on weekends and during the racetrack meet and you are adding an extra 20 minutes up and down Del Mar Heights. As is, my kids leave the house at 7:15 every morning to insure that are at Cathedral by 7:55. Adding more housing to an area already saturated will do nothing more than add to drive time.

I am emphatic that you do not permit One Paseo to turn go forward.
Ms. Leslie Sigesmund
2017 Del Mar Heights Road
Del Mar, CA 92014

From: [rocky smolin](#)
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
Date: Saturday, February 21, 2015 11:35:28 AM

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. rocky smolin
1361 boquita drive
del mar, ca 92014

From: [Monica Steinhubl](#)
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
Date: Saturday, February 21, 2015 4:07:27 PM

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,

Monica Steinhubl
5234 Caminito Exquisito
San Diego, California 92130

From: jason2louie@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: Saturday, February 21, 2015 12:26:48 AM

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,

alli toulouie
jason2louie@hotmail.com
23935 caminito el rincon
san diego ca 98213

619-7888661
One Paseo Supporter

From: surya.venugopal2000@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: Saturday, February 21, 2015 7:00:30 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.
- * 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,

Surya Venugopal
surya.venugopal2000@gmail.com
Exbury Ct
San Diego CA 92130

One Paseo Supporter

From: [Margaret Williams](#)
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
Date: Saturday, February 21, 2015 12:06:41 PM

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,

Ms. Margaret Williams
2658 Del Mar Heights Road #333
Del Mar, CA 92014

From: wwilmot@newwaytrees.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: Saturday, February 21, 2015 7:29:42 AM

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,

Wade Wilmot
wwilmot@newwaytrees.com
7485 Ronson Rd
San Diego Ca 92111

6195204289

One Paseo Supporter

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:08:56 AM

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

From: Freddy Winter [<mailto:Freddywinter@yahoo.com>]
Sent: Saturday, February 21, 2015 6:54 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. Freddy Winter
3826 Creststone Place
San Diego , CA 93130

From: [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 10:09:08 AM

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

From: Kristin Winter [<mailto:Kris10spencer@yahoo.com>]

Sent: Saturday, February 21, 2015 6:51 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,

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. Kristin Winter
3826 Creststone Place
San Diego, CA 92130