

**From:** [Fay Ahmadpour](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 4:40:15 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,

Dr. Fay Ahmadpour  
13489 landfair road  
san diego, CA 92130-1838

**From:** [Gianin Amato](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 12:53:20 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,

Gianni Amato  
Mr. Gianin Amato  
122 East 15th Street 2746  
Del Mar, CA 92014

**From:** [Mohammadreza Azizi](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 12:40:46 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,  
Mohammadreza Azizi  
Mr. Mohammadreza Azizi  
3717 Ruelle De Ville  
San Diego, CA 92130

**From:** [Mohammadreza Azizi](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 12:40:33 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,  
Mohammadreza Azizi  
Mr. Mohammadreza Azizi  
3717 Ruelle De Ville  
San Diego, CA 92130

**From:** [Ferial Behboody](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 6:18:21 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,

Ferial Behboody  
13489 landfair road  
san diego, CA 92130-1838

**From:** [fardad behboody](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 4:40:42 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. fardad behboody  
13489 landfair road  
san diego, CA 92130-1838

**From:** [DIANNE@THECLOSINGTEAM.COM](mailto:DIANNE@THECLOSINGTEAM.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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 8:57:36 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,

**Dianne Bierman**  
**DIANNE@THECLOSINGTEAM.COM**  
**143 8th**  
**DEL MAR CA 92014**

**760-580-9811**  
**One Paseo Supporter**



**From:** [chris.bourassa@ledcor.com](mailto:chris.bourassa@ledcor.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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 4:47:27 PM

---

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

The One Paseo Project deserves our strong support! Please do not let the NIMBY's sway your vote. This is a development that needs to happen. In the culture that Jane Jacobs lobbied for her whole life, our neighborhood needs vibrant mixed use developments that promote community and connection, and that help reduce the urban sprawl that is so prevalent in California.

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,

**Chris Bourassa**  
**chris.bourassa@ledcor.com**  
**5073 Seagrove Cove**  
**San diego California 92130**  
**858-860-4320**  
**One Paseo Supporter**

**From:** [Lisa Campbell](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 6:46:54 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,

Lisa Campbell  
12551A El Camino Real  
San Diego, CA 92130

**From:** [Kerry Dance](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 4:41:15 PM

---

My wife and I have lived in the San Diego area since 1978 and in that time we have seen that every Master plan of the city or county is violated by a developer before the ink is even dry. If One Paseo can so utterly ignore the zoning for the land they want to develop, then the city should save its money and dissolve the planning commission and forget zoning laws.

It is also very telling that a meeting could not be held in Carmel Valley because there is no public transport available. This is exactly why a high density development should not be put in Carmel Valley. The area is already traffic dense and One Paseo will mean traffic gridlock. Means to handle traffic should be in place before any new high density development is approved.

The One Paseo developer wants to build and make a fast buck while leaving the city and community to cope with all the resultant problems.

Mr. Kerry Dance

4774 Keswick Court

San Diego, California 92130

**From:** [wizeguy\\_i1@yahoo.com](mailto:wizeguy_i1@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 2:51:55 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,

**Ivan D'Cunha**  
**[wizeguy\\_i1@yahoo.com](mailto:wizeguy_i1@yahoo.com)**  
**4121 VIA CANDIDIZ #44**  
**SAN DIEGO CA 92130**

## One Paseo Supporter

**From:** [radmytry@oacbell.net](mailto:radmytry@oacbell.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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 9:51:56 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,

**Robert Dmytryk**  
**[radmytry@oacbell.net](mailto:radmytry@oacbell.net)**  
**12921 Quinzel Court**  
**San Diego California 92130**

## One Paseo Supporter



**From:** [renata\\_goralski@hotmail.com](mailto:renata_goralski@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 2:51:09 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,

**Renata Goralski**  
**[renata\\_goralski@hotmail.com](mailto:renata_goralski@hotmail.com)**  
**4121 VIA CANDIDIZ #44**  
**SAN DIEGO CA 92130**

## One Paseo Supporter

**From:** [Mona Kazemi](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 12:41:26 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,  
Mona Kazemi  
Mrs. Mona Kazemi  
3717 Ruelle De Ville  
San Diego, CA 92130

**From:** [Dr.Khanna](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:12:59 PM

---

Dear Council President Lightner,

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

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

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

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

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

Sincerely,

Dr. Khanna

Dr. Khanna  
3020 Children's Way  
San Diego, CA 92123

**From:** [paritoshkhanna](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:10:28 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.

Thank you for your consideration.

Sincerely,

Paritosh Khanna

paritoshkhanna  
4690 Calle Mar de Armonia  
SD, CA 92130

**From:** [Malaika Khanna](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:09:27 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,

Malaika Khanna

Malaika Khanna  
4690 Calle Mar de Armonia  
San Diego, CA 92130

**From:** [Paritosh Khanna](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:04:49 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,

Paritosh C. Khanna, MD  
Dr. Paritosh Khanna  
4690 Calle Mar de Armonia  
San Diego, CA 92130

**From:** [Divya Krishnamoorthy](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:08:26 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,

Divya Krishnamoorthy, MD

Dr. Divya Krishnamoorthy  
4690 Calle Mar de Armonia  
San Diego, CA 92130



**From:** [James 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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 9:46:15 PM

---

Dear Council President Lightner,  
Subject: Upholding the Rule of Law in San Diego

On February 23 each Council member will have an opportunity to demonstrate with their vote either that they uphold the RULE OF LAW in San Diego, or that they do not believe that the RULE OF LAW "needs to be" upheld in San Diego.

Kilroy Realty's proposed One Paseo project is blatantly beyond the legally approved community plan, and by an obscene amount. That is not in question. Nevertheless, if you consider supporting Kilroy, you have a LEGAL procedure to do so - take action to have the community plan reviewed and revised so that it would incorporate Kilroy's One Paseo. That would support the RULE OF LAW in San Diego. Do THAT; do not vote against the RULE OF LAW in San Diego to override the legally established community plan.

Is there anything difficult to understand about that?

The overriding issue before you at the February 23 hearing on One Paseo is upholding the RULE OF LAW in San Diego --- or NOT upholding the RULE OF LAW.

We the people will be watching what each of you do - at the hearing or through the media. We will not forget whether each of you has upheld the RULE of LAW in San Diego the next time you ask for our support. That is what democracy of the people, by the people and for the people is all about. I hope you believe in that.

Sincerely,  
Mr. James Larrimore  
14044 Rue San Remo  
Del Mar, CA 92014

**From:** [tod.lore@gmail.com](mailto:tod.lore@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 5:59:41 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,

**Tod Lorea**  
**[tod.lore@gmail.com](mailto:tod.lore@gmail.com)**  
**4581 Monroe Ave.**  
**San Diego CA 92115**

## One Paseo Supporter

**From:** [Nancy Moore](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 5:12:13 PM

---

Dear Council President Lightner,

Please show us that government listens to those they represent. This current plan for One Paseo doesn't look anything like the original plan for Carmel Valley. Developers know they can just keep changing parts of the plan one at a time until it looks nothing like the original concept. Please listen to residents and modify this plan to look more like the original Carmel Valley Community.

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. Nancy Moore  
13103 Winstanley Way  
San Diego, CA 92130

**From:** [PK](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:11:40 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,

PK

PK  
4690 Calle Mar de Armonia  
SD, CA 92130

**From:** [Catherine Prodor](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 6:34:41 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.

Thank you for your consideration.

Sincerely,

Ms. Catherine Prodor  
12658 Torrey Bluff Dr #284  
San Diego, Ca 92130

**From:** [jpsandiego@yahoo.com](mailto:jpsandiego@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 1:01:07 PM

---

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

I have been a resident of Carmel Valley for over 10 years. I also own several rental properties in UTC and Carmel Valley. I am active in the community - recently I completed an important road safety project on Camarena Road next to the Carmel Creek elementary school. Mel Millstein of your office was extremely helpful.

I believe the currently proposed large scale of the One Paseo project is very well aligned with the growing Carmel Valley community. A smaller scale One Paseo would be a temporary fix and as it will be quickly overgrown by the still young community.

The current shopping plazas are overcrowded - during busy times, one can hardly find parking on the Del Mar Highlands Plaza. While it's great for business at the Del Mar Highlands Plaza, this situation does make it better for the customers. The new One Paseo project will also encourage the current plazas to upgrade - the Piazza Carmel (56 and Carmel Creek Road) has not been significantly upgraded in decades. The competition with the new project will be very good for the community - more jobs will be created, more taxes will be paid by the new project and businesses that will be established there, and the Carmel Valley residents will only win from more shopping and walking options, a more beautiful community and upgrades to the existing shopping centers that will likely follow to stay competitive.

It's a win-win for the city, the developer, and the community. I strongly support the large scale One Paseo project.

Thank you,

Ilya Pustilnik

4212 Corte Favor  
San Diego, CA 92130  
858-245-5133 (cell)

**Ilya PUSTILNIK**  
**[jpsandiego@yahoo.com](mailto:jpsandiego@yahoo.com)**  
**4212 Corte Favor**  
**San Diego CA 92130**  
**One Paseo Supporter**

**From:** [jpsandiego@yahoo.com](mailto:jpsandiego@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 12:44:19 PM

---

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

I have been a resident of Carmel Valley for over 10 years. I believe the currently proposed scale of the One Paseo project is very well aligned with the growing Carmel Valley community. A smaller scale One Paseo would be a temporary fix and as it will be quickly overgrown by the still young community.

The current shopping plazas are overcrowded - one can hardly find parking on the Del Mar Highlands Plaza. While it's great for business at the Del Mar Highlands Plaza, this situation does make it better for the customers. The new project will also encourage the current plazas to upgrade - the Piazza Carmel (56 and Carmel Creek Road) has not been significantly upgraded in decades. The competition with the new project will be very good for the community - more jobs will be created, more taxes will be paid, and the Carmel Valley residents will only win.

It's a win-win for the city, the developer, and the community. I strongly support the large scale One Paseo project.

Thank you,

Anna Pustilnik

Sincerely,

**Anna PUSTILNIK**  
**[jpsandiego@yahoo.com](mailto:jpsandiego@yahoo.com)**  
**4212 Corte Favor**  
**San Diego CA 92130**  
**One Paseo Supporter**



**From:** [ilya.pustilnik@gmail.com](mailto:ilya.pustilnik@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 12:33:21 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,

**ILYA PUSTILNIK**  
**[ilya.pustilnik@gmail.com](mailto:ilya.pustilnik@gmail.com)**  
**4212 Corte Favor**  
**San Diego CA 92130**

## One Paseo Supporter

**From:** [Peter Putnam](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 4:56:07 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.

"The traffic conditions are already unbearable. It can take over 15 minutes to enter I-5 North from Del Mar Heights Road. I seldom shop at Del Mar Highlands today due to the awful parking conditions and I will boycott the One Paseo merchants for the same reason."

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. Peter Putnam  
4508 Campobello St  
San Diego, CA 92130

**From:** [ralph Reisner](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 7:24:38 PM

---

Dear Council President Lightner,

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

One Paseo as proposed will ruin the character of the Carmel Valley area and create a disaster in terms of traffic for the entire North region.

We strongly urge you to reject the proposed One Paseo project and require the development of a project of appropriate size.

Respectfully,

Ralph and Danute Reisner

268 Surf View Ct.  
Del Mar, Ca. 92014

Dr. ralph Reisner  
268 Surf View ct  
Del Mar, Ca. 92014

**From:** [jon.frenchy15@gmail.com](mailto:jon.frenchy15@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](#)  
**Subject:** I urge you to support One Paseo!  
**Date:** Saturday, February 14, 2015 1:53:12 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,

**Jonathan Stork**  
**[jon.frenchy15@gmail.com](mailto:jon.frenchy15@gmail.com)**  
**12604 Torrey Bluff Drive**  
**San Diego California 92130**

**8587614630**  
**One Paseo Supporter**

**From:** [patricia tastad](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 9:54:13 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,

Ms. patricia tastad  
131 shippey lane  
del mar, ca 92014

**From:** [Tim Torchia](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 3:04:59 PM

---

Dear Council President Lightner,

PLEASE VOTE NO on the current Kilroy proposal for One Paseo. They should be held to the 510,00 sq ft designated in the community plan. They purchased the site knowing the restrictions and there is no reason to let a commercial venture destroy our community so that they can turn a profit.

Sincerely,

Mr. Tim Torchia  
3654 Newcrest Pt  
San Diego, CA 92130



**From:** [Marilyn Torchia](#)  
**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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 3:02:00 PM

---

Dear Council President Lightner,

I am very opposed to allowing Kilroy to build more than the 510,000 sq. ft that they are allowed by the community plan for this site. These two intersections along Del Mar Heights Road are already backed up for several blocks to miles during school commute hours and business commute hours. If Kilroy builds the "downtown" plaza that they have proposed, it will destroy the residential character of Carmel Valley.

This current Kilroy plan is a BAD IDEA and they should be held to 510,000 sq. ft. Why should Kilroy make millions of dollars while the quality of life is destroyed for Carmel Valley?

PLEASE VOTE NO!

Sincerely,

Ms. Marilyn Torchia  
3654 Newcrest Pt  
San Diego, CA 92130

**From:** [Stephen 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](#)  
**Subject:** Reject One Paseo - Project 193036  
**Date:** Saturday, February 14, 2015 9:04:58 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,

Stephen Williams  
13293 Courtland Ter  
San Diego, CA 92130