

**From:** [dbarnett@usa-nova.com](mailto:dbarnett@usa-nova.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:** Sunday, February 15, 2015 8:59:54 AM

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

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

The One Paseo Project:

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

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

Sincerely,

**Dan Barnett**  
**[dbarnett@usa-nova.com](mailto:dbarnett@usa-nova.com)**  
**9335 Brnnardo Lakes Drive**  
**San Diego Ca 92127**

**760-533-4805**  
**One Paseo Supporter**

**From:** [Roger Bowman](#)  
**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:** Sunday, February 15, 2015 12:44:12 PM

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Dear Council President Lightner,

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

I am your constituent, and live about 1/2 mile north of the proposed project.

The proposed project grossly exceeds the zoned size. I would support a project that conformed with current zoning.

The changes to Del Mar Heights Road, including new traffic lights, will degrade the quality of the community. However, the changes will not accommodate the new traffic generated by the project.

The claimed benefits of the project are false. The project would not create a "main street", which is impossible once a community has been largely built out. Rather, it will create an artificial promenade through rows of restaurants and boutiques. Furthermore, it will not provide shopping needed by Carmel Valley residents. Residents will continue to drive to big box stores (Home Depot, COSTCO, Sports Authority, etc.) and to full service department stores (Macys, Sears, Nordstrom's).

Please stand up against this proposed development.

Thank you,

Sincerely,

Dr. Roger Bowman  
3655 Newcrest Pt  
San Diego, CA 92130

**From:** [Carol Carr](#)  
**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:** Sunday, February 15, 2015 3:50:38 PM

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Dear Council President Lightner,

The traffic around the proposed One Paseo project is already near gridlock several times a day and getting worse. I live just 2 miles from there.

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,

Ms. Carol Carr  
11305 Carmel Creek Rd  
San Diego, CA 92130

**From:** [J.Chao](#)  
**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:** Sunday, February 15, 2015 12:52:19 PM

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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,

J Chao  
5410 foxhound way  
san diego, ca 92130

**From:** [Darvy Mack Cohan](#)  
**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:** Sunday, February 15, 2015 11:48:30 AM

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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. Its size and the increased traffic congestion that it will generate will present a safety hazard to nearby schools, particularly to the students of Torrey Pines High School which is merely a few blocks down Del Mar Heights Road, as well as local residents such as myself who frequent travel past the project location during all hours of the day, including the rush hours.

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,

Darvy Mack Cohan  
2499 Vantage Way  
Del Mar, California 92014

**From:** [Linda Drevno](#)  
**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:** Sunday, February 15, 2015 11:44:00 AM

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Dear Council President Lightner,

I writing to you about the general growth in the Carmel Valley. One Paseo will add to the congestion, but we already have a traffic mess with all the homes that are being built east of Canyon Crest Academy. Those developers should be required to make alternative plans to direct cars to the 15. Right now it can take up to 45 minutes to travel on Del Mar Heights Road from my home near Torrey Pines High School to the entrance of the 5 during rush hour. It is no better on the 56. I have tried all sorts of routes. Right now people can exit at Camino del Norte off the 15 and take city streets to Del Mar Heights to get to the 5. This needs to be stopped to protect our community of Carmel Valley. This should be addressed before you do anything with One Paseo.

Secondly, the City Council needs to address public transportation in Carmel Valley. We need to have a public bus that would at least run up and down Del Mar Heights Road with many stops for the High Schools, shopping centers, beach, and perhaps a car pool lot near the 5. This would reduce traffic immediately.

Please look at what the home builders are doing to our community first and address the traffic around Carmel Valley. Demand the builders slow down the traffic coming from the 15 and traveling to our community as a short cut to the 5. Add public transportation, and then address this development.

Sincerely,

Linda Drevno  
Ms. Linda Drevno  
12970 Claymont Court  
San Diego, CA 92130

**From:** [Gagan](#)  
**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:** Sunday, February 15, 2015 2:15:59 AM

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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,

Gagan  
13055 Alora Pt  
San Diego, CA 92130



**From:** [Abraham Hanono](#)  
**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:** Sunday, February 15, 2015 5:43:33 PM

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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.

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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. Abraham Hanono  
13945 Kerry Lane  
San Diego, CA 92130

**From:** [Patricia Huppert](#)  
**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:** Sunday, February 15, 2015 7:20:11 AM

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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.

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

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

Sincerely,

Mrs. Patricia Huppert  
4977 Brookburn Drive  
San Diego, CA - California 92130

**From:** [Tom Huppert](#)  
**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:** Sunday, February 15, 2015 7:18:58 AM

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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,

Tom Huppert

Mr. Tom Huppert  
4977 Brookburn Drive  
San Diego, CA - California 92130

**From:** [alvarez.meadow@gmail.com](mailto:alvarez.meadow@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:** Sunday, February 15, 2015 12:15:02 PM

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

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

The One Paseo Project:

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

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

Sincerely,

**Rami Husseini**  
**[alvarez.meadow@gmail.com](mailto:alvarez.meadow@gmail.com)**  
**11365 Alvarez Meadow**  
**San Diego Ca 92126**

## One Paseo Supporter

**From:** [Sherry Kempin](#)  
**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:** Sunday, February 15, 2015 11:18:32 AM

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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,

Sherry Kempin  
5039 Manor Ridge Lane  
San Diego, CA 92130

**From:** [Gordon Kim](#)  
**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:** Sunday, February 15, 2015 4:55:32 PM

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Dear San Diego City Council members,

I am writing to implore you to vote against the approval of Kilroy's proposed One Paseo development at the upcoming City Council hearing. I am concerned about the negative and wide-ranging impacts One Paseo will have on our community.

As proposed, One Paseo:

- \* Imposes high-density development in Carmel Valley, altering the face of the community and setting a dangerous precedent for new development.
- \* Violates the community plan by including nearly 3x the currently allowed development.
- \* Nearly quadruples local traffic to 23,850 average daily trips on Carmel Valley's already congested roads, which will seriously degrade commute and transportation-related quality of life and present a danger to public safety, not only in Carmel Valley but for Del Mar.
- \* Destroys community character through an array of negative impacts, including 160-foot buildings, severe traffic, unprecedented density and widened roads, and traffic diverted through surrounding neighborhoods.
- \* Adds 1,600 residents but no new schools or City parks.

A smaller mixed-use project on this land could benefit the community, but the One Paseo proposal is just too large. Unfortunately, Kilroy Realty has never seriously considered smaller alternatives. I urge you to reject One Paseo as proposed and force Kilroy Realty to put forward a more reasonable project that complies with the previously settled size limits, fits our community and adequately addresses our concerns.

I have lived in Carmel Valley for nearly 20 years and believe that our area has already grown past the breaking point of intolerable congestion and density. Between the developments east of Del Mar Highlands and One Paseo, central Carmel Valley will become an unending chokepoint that neither Kilroy nor government agencies will mitigate for possibly decades to come, if ever.

Thank you for your consideration.  
Mr. Gordon Kim  
12882 corbett court  
san diego, California 92130

**From:** [Jim Koontz](#)  
**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:** Sunday, February 15, 2015 9:54:59 AM

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Dear Council President Lightner,

Please do not approve the expansion of the One Paseo project. The adverse impact on our quality of life will be irreversible.

I remain 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. Jim Koontz  
2001 De Mayo Road  
Del Mar, CA 92014



**From:** [Kurt Maier](#)  
**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:** Sunday, February 15, 2015 11:49:03 AM

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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.

My past career started at The Hahn Company and my father was one of the original partners with Ernie Hahn. The Hahn Company was known as one of the leading shopping center developers of their time. As a long time resident of Carmel Valley, in which both my wife and I attended Torrey Pines High School and are now raising our family in this community I fully understand the future impacts that the proposed project by Kilroy poses.

If such a project is allowed to move forward the negative chain of events: density, traffic and quality of life that will follow over years to come can not be mitigated or removed. While Kilroy is marketing immediate gratification, they fail to realize and understand that One Paseo will be the demise of what Carmel Valley represents and will not lead to "smart growth" but be the catalyst which starts the regression cycle of the community.

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. Kurt Maier  
6356 Quail Run Street  
San Diego , CA 92130

**From:** [Pamela J Naughton](#)  
**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:** Sunday, February 15, 2015 9:57:05 PM

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I have lived in Carmel Valley since 1984 and have never opposed any development. This monstrosity is an exception. It violates the Community Plan which enticed all of us to move here. The development proposed is 3 times what is entitled. Approval of it would be unprecedented and go against the votes of every single Community Planning Group in the area. Since when to Council Members vote against the wishes of their communities?

Kilroy bought the land at the top of the market knowing it was only entitled to 500,000 square feet. Now, in order to realize more profit for their REIT, this LA company is imposing horrendous conditions on the surrounding neighborhood. We would not let a homeowner who is upside down on their mortgage run a car repair shop out of their garage? Why would we let a developer demand 4 times what it is entitled to and then who cynically "downsizes" to three times and claims they were "listening" to their neighbors?

What is being attempted in Carmel Valley will be attempted in your other districts. Of that you can rest assured. Other developers will see that all it takes is to hire the head of the City Planning Department, buy some ads and sponsorships and get the realtors excited and they can build as densely as they please.

Carmel Valley has fewer playing fields and parks than any other part of San Diego. We have less than we are entitled to. This is the last open space in Carmel Valley. Kilroy says it will "mitigate" by donating money. Where is Parks and Rec supposed to build a new field? There is no place left. This "theft" of our parks and fields is against the law. Period. It will be challenged in court.

Finally, the real money-maker for Kilroy is the residential. That is why they want to pack in more people into this small space. What schools will they attend? At our high school there is literally no more room for any desks in the classrooms. Our kids are sitting on the counters rather than in desks. Kilroy doesn't care. They want to pack more kids in.

This "mall" they are building is a destination, plain and simple. It is not an "amenity" or a "main street".

Finally, please examine your city staff. They admit that the traffic problem can't be mitigated. But, they claim it is ok because of all the "additional" revenue it will bring in. Really? Isn't that extremely speculative? How do you know that Macy's won't close in your district in order to move to Carmel Valley. The office building is not going to be filled with NEW businesses from elsewhere --- they will just move down the block or a couple of exits on the freeway. The "jobs" they claim will be created are very low minimum wage jobs.

If Kilroy would have done what the Carmel Valley Planning Board asked for, there would be a good, mixed use development with construction jobs, offices, shopping and a real sports park. It can be done. This City Council must act like LEADERS and demand a smaller and smarter plan.

Thank you,

Pamela Naughton

Please do not let money do all the talking. Stand up and say no.  
Ms. Pamela J Naughton  
4317 Corte de la Fonda  
San Diego, California 92130



**From:** [John Perlman - Engineer](#)  
**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:** Sunday, February 15, 2015 3:43:45 PM

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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. John Perlman - Engineer  
5163 Seachase St  
San Diego, CA 92130

**From:** [Jim Posakony](#)  
**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:** Sunday, February 15, 2015 11:32:52 AM

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I urge you in the strongest possible terms to disapprove the current Kilroy version of One Paseo. There are a whole host of reasons that the proposed project is utterly wrong for our community:

- Massively (by a factor of 3) violates the Community Plan
- Will generate a huge and unmitigated increase in traffic
- Includes two 150-foot-tall buildings, completely out of character with the surrounding community
- Generates a large (1,600-person) increase in population, with no additional schools or parks
- Widens Del Mar Heights Road to an absurd 9 lanes, again entirely incompatible with the adjacent residential community

It's crystal-clear: This One Paseo plan is the opposite of "smart growth"! Letting it go forward would be blatantly irresponsible.

Dr. Jim Posakony  
12720 Via Esperia  
Del Mar, CA 92014

**From:** [glennreidway@gmail.com](mailto:glennreidway@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:** Sunday, February 15, 2015 8:30:12 PM

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

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

The One Paseo Project:

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

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

Sincerely,

**Glenn Reidway**  
**[glennreidway@gmail.com](mailto:glennreidway@gmail.com)**  
**2400 W. Valley Prkwy. #122**  
**Escondido CA - California 92029**

## One Paseo Supporter

**From:** [Andrew S Rinde](#)  
**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:** Sunday, February 15, 2015 1:49:56 PM

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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. Andrew S Rinde  
3556 Seahorn Circle  
SAN DIEGO, CA 92130



**From:** [Lauren Sokol](#)  
**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:** Sunday, February 15, 2015 5:44:21 PM

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Dear Council President Lightner,

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

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

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

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

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

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

Sincerely,

Mrs. Lauren Sokol  
13945 Kerry Lane  
San Diego, CA 92130

**From:** [Al Tarkington](#)  
**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:** Sunday, February 15, 2015 12:10:07 PM

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Dear Council President Lightner,

One Paseo makes Kilroy rich, while local residents will suffer.

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 don't let Kilroy get away with this ripoff.

Sincerely,

Mr. Al Tarkington  
100 11th St  
Del Mar, CA 92014

**From:** [Stephanie Tarkington](#)  
**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:** Sunday, February 15, 2015 11:58:24 AM

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Dear San Diego Mayor & City Council,

I do have an objection to the current One Paseo project. I am a supporter of property rights and community rights and feel communication is essential for reasonable compromise.

I would support a One Paseo development that adhered to all the rights to build on the property WITHOUT additional variances, conditions to enlarge the amount of covered FAR and a well thought out traffic plan.

thank you,  
Stephanie Tarkington  
Mrs. Stephanie Tarkington  
100 1th St.  
Del Mar, CA 92014

**From:** [Michael Vernon](#)  
**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:** Sunday, February 15, 2015 3:37:43 PM

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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,  
Michael Vernon  
Ms. Michael Vernon  
2252 Via Aprilia #7  
Del Mar, California 92014

**From:** [Mary Welsh](#)  
**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:** Sunday, February 15, 2015 2:34:14 PM

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I strongly oppose approval of One Paseo because it is 3x what zoning LAWS permit, it is too dense, it will cause enormous traffic problems, and will destroy the character of the neighborhood and all nearby neighborhoods.

Please DO NOT APPROVE this undesirable project.

Thank you,  
Mary Welsh  
Mrs. Mary Welsh  
155 15th St  
Del Mar, CA 92014

**From:** [Andrew Xiao](#)  
**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:** Sunday, February 15, 2015 10:37:57 PM

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Dear Council President Lightner,

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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. Andrew Xiao  
5534 Caballos Place  
San Diego, CA 92130

**From:** [J Zhao](#)  
**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:** Sunday, February 15, 2015 2:13:01 PM

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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.

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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. J Zhao  
3678 Fallon Circle  
San Diego, CA 92130