

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:26:54 AM

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

From: garineh [<mailto:garineh123@hotmail.com>]

Sent: Friday, February 20, 2015 7:52 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am writing 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. garineh
12963 Cristallo Place
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:27 AM

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

From: Roseanne Hoffman [<mailto:roseannehoffman7@gmail.com>]
Sent: Saturday, February 21, 2015 2:01 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Thank you for your consideration.

Sincerely,

Roseanne Hoffman
13070 Survey Point
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:26:49 AM

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

From: Kristineh [<mailto:zooloo2222@gmail.com>]
Sent: Friday, February 20, 2015 7:48 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

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

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

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

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

Sincerely,

Ms. Kristineh
4252 Sturgeon Ct.
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:13 AM

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

From: Jamie and Evan LaBuzetta [<mailto:j.heinzen@gmail.com>]

Sent: Friday, February 20, 2015 8:01 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

Sincerely,

Jamie and Evan LaBuzetta
13318 Kibbings Rd
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:26:41 AM

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

From: ENID SHERMAN [<mailto:MIRAMONTANA@MSN.COM>]
Sent: Friday, February 20, 2015 6:30 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Sincerely,

Mrs. ENID SHERMAN
13515 MIRA MONTANA DR
DEL MAR, CA 92014

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:01 AM

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

From: Thomas [<mailto:thomas.hiett@gmail.com>]

Sent: Friday, February 20, 2015 7:53 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

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

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

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

Sincerely,

Mr. Thomas
4252 Sturgeon Ct.
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:20 AM

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

From: Jean L Wilson [<mailto:jwilz85@msn.com>]
Sent: Friday, February 20, 2015 10:47 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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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,

Ms. Jean L Wilson
12269 Carmel Vista Rd, #268
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:26:16 AM

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

From: Darlene Woodend [<mailto:darlenewoodend@gmail.com>]

Sent: Friday, February 20, 2015 6:19 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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. Darlene Woodend
3102 Lower Ridge Road
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:26:36 AM

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

From: Carl Woodend [<mailto:fastbet@san.rr.com>]

Sent: Friday, February 20, 2015 6:23 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Sincerely,

Mr. Carl Woodend
3102 Lower Ridge Road
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:11 AM

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

From: Sudarshanam Akkala [<mailto:sakkala@gmail.com>]
Sent: Saturday, February 21, 2015 1:17 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

I ask you to reject this project outright.

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:46 AM

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

From: Gayle Allen [<mailto:gallen2@san.rr.com>]
Sent: Saturday, February 21, 2015 10:30 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

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

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

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

Sincerely,

Gayle Allen

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:56 AM

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

From: Nathaniel L. Antler [<mailto:nantler@pacbell.net>]
Sent: Saturday, February 21, 2015 9:36 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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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.

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:34 AM

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

From: Stan Baldwin [<mailto:stanvbaldwin@gmail.com>]
Sent: Saturday, February 21, 2015 1:51 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Sincerely,

Mr. Stan Baldwin
5416 Valerio Trail
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:35 AM

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

From: Mary Helen Broussard [<mailto:mryhelen@att.net>]
Sent: Saturday, February 21, 2015 8:07 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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Sincerely,

Mary Helen Broussard
13305 Tiverton Road
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:03 AM

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

From: Marilyn J. Burke [<mailto:mburke279@gmail.com>]
Sent: Saturday, February 21, 2015 4:41 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:45 AM

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

From: Barbara Farrell [<mailto:Barbara@cruisehqsd.com>]
Sent: Saturday, February 21, 2015 3:03 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

Thank you for your consideration.

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:34 AM

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

From: Brunie Felding [<mailto:brunie@scripps.edu>]
Sent: Saturday, February 21, 2015 9:17 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:42 AM

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

From: Lisa Groves [<mailto:lisag6000@hotmail.com>]
Sent: Saturday, February 21, 2015 8:39 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:26 AM

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

From: Molly@www1.g6.pair.com [<mailto:Molly@www1.g6.pair.com>]
Sent: Saturday, February 21, 2015 1:27 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

I ask you to reject this project outright.

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:33:48 AM

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

From: Warren Lang [<mailto:wlang@att.net>]
Sent: Saturday, February 21, 2015 10:29 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Sincerely,

Mr. Warren Lang
5208 Sanddollar Court
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:40 AM

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

From: James A.Larrimore [<mailto:JamesLarrimore@san.rr.com>]

Sent: Saturday, February 21, 2015 2:33 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

Subject: Overriding Considerations for One Paseo – Are these a joke?

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

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

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

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

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

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

Sincerely,

Dr. James A. Larrimore

14044 Rue San Remo
Del Mar, CA 92014

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:33:42 AM

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

From: James A.Larrimore [<mailto:JamesLarrimore@san.rr.com>]
Sent: Saturday, February 21, 2015 10:06 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

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

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

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

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

- What “LINKED TO AN IMPROVED REGIONAL TRANSIT SYSTEM” means in the One Paseo project

is a shuttle to a Coaster Station, with limited frequency, that may never be implemented.

- That is also what "SERVED BY TRANSIT" means in the One Paseo project.
- That is also what "BEST EXISTING and FUTURE TRANSIT CONNECTIONS" means in the One Paseo project.

That is ALL THE TRANSIT 'considerations' that "justify approval of the project."
Justify to YOU, but not to me; not to anyone who understands the English language and the intended meaning of "served by transit," "linked to an improved," and "essential link." By approval you will be ignoring the intent and bypassing the legally specified transit requirements for the One Paseo project. Why can't we stick to the RULE OF LAW in San Diego?

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:33:42 AM

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

From: James A.Larrimore [<mailto:JamesLarrimore@san.rr.com>]

Sent: Saturday, February 21, 2015 10:06 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

- The City's General Plan requires that the "City of Villages strategy focuses growth into mixed use ... districts LINKED TO AN IMPROVED REGIONAL TRANSIT SYSTEM" [Overriding Considerations Finding 1, OCF.1].
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- That is also what "BEST EXISTING and FUTURE TRANSIT CONNECTIONS" means in the One Paseo project.

That is ALL THE TRANSIT 'considerations' that "justify approval of the project."
Justify to YOU, but not to me; not to anyone who understands the English language and the intended meaning of "served by transit," "linked to an improved," and "essential link." By approval you will be ignoring the intent and bypassing the legally specified transit requirements for the One Paseo project. Why can't we stick to the RULE OF LAW in San Diego?

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:30:02 AM

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

From: Jake Levi [<mailto:jlevi@qti.qualcomm.com>]
Sent: Saturday, February 21, 2015 9:44 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

Over a decade ago, I chose to make Carmel Valley my home and made my biggest investment. In doing so, I was led to believe that community leaders would not only honor but also comply with this covenant to preserve the original plan and the character of the community. Changing this plan is unethical, illegal and misrepresentation of the will of the residents who bought into this implied contract. I am writing to convey my opposition to Kilroy Realty's One Paseo project proposed for the corner of Del Mar Heights Road and El Camino Real. This project will, without a doubt, have severe impacts on our quality of life, our traffic and the character of our community.

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

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

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

I ask you to reject this project outright.

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:31:05 AM

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

From: Jake Levi [<mailto:jlevi@qti.qualcomm.com>]
Sent: Saturday, February 21, 2015 9:44 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

I ask you to reject this project outright.

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:57 AM

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

From: Hitoshi Onozuka [<mailto:gene.sd.ca@gmail.com>]
Sent: Saturday, February 21, 2015 4:19 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:05 AM

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

From: Mary Perez [<mailto:Msperez@san.rr.com>]
Sent: Saturday, February 21, 2015 12:40 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:28 AM

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

From: Lynn Rinehart [<mailto:lynnconstant@msn.com>]
Sent: Saturday, February 21, 2015 5:31 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

The size and scale of this project are in direct conflict with our community. The Carmel Valley, Torrey Pines, Torrey Hills and Del Mar Mesa Community Planning Boards, as well as San Diego Planning Commission, have already rejected One Paseo. Together with more than 6,000 members of my community, I ask you to reject this project when it comes before City Council.

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:29:49 AM

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

From: Leslie Sigesmund [mailto:leslie_shaw1@hotmail.com]
Sent: Saturday, February 21, 2015 9:15 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

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

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

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

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:51 AM

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

From: rocky smolin [<mailto:rockysmolin@bchacc.com>]
Sent: Saturday, February 21, 2015 11:35 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Sincerely,

Mr. rocky smolin
1361 boquita drive
del mar, ca 92014

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:28:51 AM

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

From: Monica Steinhubl [<mailto:steinhubl@gmail.com>]
Sent: Saturday, February 21, 2015 4:07 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

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

Sincerely,

Monica Steinhubl
5234 Caminito Exquisito
San Diego, California 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:27:58 AM

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

From: Margaret Williams [<mailto:maggie.edpsych@gmail.com>]
Sent: Saturday, February 21, 2015 12:07 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

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

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

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

Sincerely,

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:39:29 AM

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

From: Sudarshanam Akkala [<mailto:sakkala@gmail.com>]
Sent: Sunday, February 22, 2015 1:47 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

I ask you to reject this project outright.

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

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:34:27 AM

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

From: Marian Stewart Bartlett [<mailto:mbartlett@ucsd.edu>]
Sent: Sunday, February 22, 2015 11:56 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

My neighborhood is a sea of blue and yellow signs. I have never seen everyone come out so strongly.

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

I usually favor development, and I voted in favor of the ballpark downtown development a decade ago. But this project is absurd. The community doesn't need it. It is designed for one thing only, and that is to maximize profits for Kilroy.

Kilroy will fight tooth and nail for their profits. I know the city council is tough enough not to be snowed by them once you see this project for what it is.

I strongly urge you to reject THIS One Paseo and tell Kilroy to work with the community to propose an appropriately sized project. I would enjoy walking to shops and restaurants, and I look forward to a suitable development in that location.

Sincerely,

Dr. Marian Stewart Bartlett
13056 Candela Pl
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:34:27 AM

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

From: Marian Stewart Bartlett [<mailto:mbartlett@ucsd.edu>]

Sent: Sunday, February 22, 2015 11:56 AM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

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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. I would enjoy walking to shops and restaurants, and I look forward to a suitable development in that location.

Sincerely,

Dr. Marian Stewart Bartlett
13056 Candela Pl
San Diego, CA 92130

From: themacangel@gmail.com
To: [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)
Subject: I urge you to support One Paseo!
Date: Sunday, February 22, 2015 3:36:00 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,

Marn Belnap
themacangel@gmail.com
526 B Stratford Court
Del Mar California 92014

8587841614
One Paseo Supporter

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:34:00 AM

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

From: Tracy Bennett [<mailto:tbennett1@san.rr.com>]
Sent: Sunday, February 22, 2015 9:26 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Thank you for your consideration.

Sincerely,

Tracy Bennett
13012 Callcott Way
San Diego, ca 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:34:00 AM

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

From: Tracy Bennett [<mailto:tbennett1@san.rr.com>]
Sent: Sunday, February 22, 2015 9:26 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
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Thank you for your consideration.

Sincerely,

Tracy Bennett
13012 Callcott Way
San Diego, ca 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:33:56 AM

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

From: Anthony and Betty Bulich [<mailto:bulichaa@sbcglobal.net>]
Sent: Sunday, February 22, 2015 9:10 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

I am 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,

Anthony and Betty Bulich
14019 Mercado Dr
Del Mar, CA 92014

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:40:36 AM

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

From: Jennie Chin [<mailto:enjien1@hotmail.com>]

Sent: Sunday, February 22, 2015 5:07 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

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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. Jennie Chin
12567-172 Ruelle Alliante
San Diego, ca 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: One Paseo Public Hearing Response
Date: Monday, February 23, 2015 8:39:50 AM

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

From: Joy Cooper [<mailto:jcooper8@san.rr.com>]
Sent: Sunday, February 22, 2015 2:37 PM
To: CLK Hearings
Subject: One Paseo Public Hearing Response

Please add my negative vote to what I hope will be a majority of votes against the approval of building One Paseo in Carmel Valley.

Joy Cooper
3626 Voyager Circle
San Diego, CA 92130
858-259-1299

From: pdanninger@marwestcommercial.com
To: [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)
Subject: I urge you to support One Paseo!
Date: Sunday, February 22, 2015 5:47:33 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,

Paul Danninger
pdanninger@marwestcommercial.com
3525 Del AMr Heights Rd 118
San Diego Ca 92130

858-775-4917
One Paseo Supporter

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:39:23 AM

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

From: Mike Demko [<mailto:mikedemko@gmail.com>]
Sent: Sunday, February 22, 2015 1:42 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

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

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

Sincerely,

Mr. Mike Demko
14270 Pinewood Drive
Del Mar, CA 92014

From: bill.dolan@cbre.com
To: [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)
Subject: I urge you to support One Paseo!
Date: Sunday, February 22, 2015 7:30:27 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.
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Sincerely,
William P Dolan

Bill Dolan
bill.dolan@cbre.com
11909 Zirbel Court

San Diego CA 92131
One Paseo Supporter

From: bill.dolan@cbre.com
To: [Mayor Kevin Faulconer](#); [Councilmember Sherri Lightner](#); [CouncilMember Chris Cate](#); [Councilmember Todd Gloria](#); [Councilmember Myrtle Cole](#); [Councilmember Mark Kersey](#); [CouncilMember Lorie Zapf](#); [Councilmember Scott Sherman](#); [CouncilMember David Alvarez](#); [CouncilMember Marti Emerald](#); [Mezo, Renee](#); [CLK City Clerk](#)
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Sincerely,
William P Dolan

Bill Dolan
bill.dolan@cbre.com
11909 Zirbel Court

San Diego CA 92131
One Paseo Supporter

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:39:39 AM

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

From: thomas f dresselhuys [<mailto:tdresselhuys1@san.rr.com>]

Sent: Sunday, February 22, 2015 1:53 PM

To: Councilmember Sherri Lightner

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

Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

Sincerely,

Mr. thomas f dresselhuys
4158 federman lane
san diego, ca 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:34:06 AM

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

From: Mark Eshoo [<mailto:eshoo@roadrunner.com>]
Sent: Sunday, February 22, 2015 11:37 AM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
Subject: Reject One Paseo - Project 193036

Dear Council President Lightner,

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

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

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

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

Thank you for your consideration.

Sincerely,

Dr. Mark Eshoo
13615 Kibbings Rd
San Diego, CA 92130

From: [Medina, Krystell](#) on behalf of [CLK Hearings](#)
To: [CLK City Clerk](#)
Subject: FW: Reject One Paseo - Project 193036
Date: Monday, February 23, 2015 8:41:56 AM

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

From: Evelyne [<mailto:Efliszar@hotmail.com>]
Sent: Sunday, February 22, 2015 8:41 PM
To: Councilmember Sherri Lightner
Cc: Mayor Kevin Faulconer; CouncilMember Chris Cate; Councilmember Todd Gloria; Councilmember Myrtle Cole; Councilmember Mark Kersey; CouncilMember Lorie Zapf; Councilmember Scott Sherman; CouncilMember David Alvarez; CouncilMember Marti Emerald; Mezo, Renee; CLK Hearings
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Sincerely,

Dr. Evelyne
5419 Rider Pl
San Diego, CA 92130