

December 1, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573,
CITY COUNCIL DISTRICT 1

I am a 1st generation San Diego born Armenian. As a San Diegan and member of the San Diego Armenian Community, I urge the Planning Commission to approve the Conditional Use Permit and Site Development Permit for the El Camino Real Assisted Living Facility at 13860 El Camino Real, San Diego, CA 92130.

All of us having aging family members here in town – the need for assisted living facilities and memory care is great. Not only will the El Camino Real Assisted Living Facility – open to all – meet an urgent need across communities and families of San Diego, but its lease revenues will also be used to support the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life for the 6,000+ Armenians in San Diego.

The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

Hygan Baghoyan, DVM

376 Ferrara Way

Vista, CA 92083

December 1, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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CITY COUNCIL DISTRICT 1

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Thank you for your consideration.

Sincerely,

Arpine Baghoyan

1944 Cherrywood St.

Vista, CA 92081

November 30, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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Thank you for your consideration.

Sincerely,

Robert Buchaklian



5055 Walter av

San Diego, ca 92120

December 1, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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Thank you for your consideration.

Sincerely,

Shant Nalbandian

376 Ferrara Way

Vista, CA 92083

November 30, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'George Mardirossian', with a stylized flourish at the end.

George Mardirossian, PhD
Chief Medical Physicist
3250 Sitio Oceano
Carlsbad, CA 92009

November 30, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

Arpi Becker |

December 2nd, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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We all have aging family members here in town – the need for assisted living facilities and memory care is great. Not only will the El Camino Real Assisted Living Facility – open to all – meet an urgent need across communities and families of San Diego, but its lease revenues will also be used to support the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life for the 6,000+ Armenians in San Diego.

The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

Arbi Adward

1541 Chert drive, San Marcos 92078

December 2, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Mark Kalpakgian". The signature is written in a cursive, slightly slanted style.

Mark Kalpakgian
1248 Whispering Highlands Pl
Escondido, CA 92027

Lisa Kradjian
4486 Rosecliff Place
San Diego, CA 92130
kirazian@me.com

November 30, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY COUNCIL DISTRICT 1

As a San Diegan and member of the San Diego Armenian Community, I urge the Planning Commission to approve the Conditional Use Permit and Site Development Permit for the El Camino Real Assisted Living Facility at 13860 El Camino Real, San Diego, CA 92130.

I have multiple elderly family members living in San Diego, and more who will soon be in that category. Many of us having aging family members here in town – the need for assisted living facilities and memory care is great. Not only will the El Camino Real Assisted Living Facility – open to all – meet an urgent need across communities and families of San Diego, but its lease revenues will also be used to support the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life for the 6,000+ Armenians in San Diego. I have been a member of the San Diego Armenian community since the early 1970s and will remain here as an active member of San Diego life and service.

The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration to approve this CUP at the December 5 meeting.

Sincerely,



Lisa Kradjian

December 2, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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Thank you for your consideration.

Sincerely,

James S. Kaplan
10337 Rue Finisterre
San Diego, CA 92131

Honorable Members of the Committee,

I am contacting you not as just an individual, but as a member of a community that has endured unimaginable hardship, yet still stands strong, holding onto faith and tradition. I am writing on behalf of St. Sarkis Armenian Church, which, for many of us, is not just a place of worship—it is a sanctuary of our history, our culture, and our very survival as a people.

The Armenian Church has been the heart of our community for generations. It is the sole place where we, the descendants of survivors of the Armenian Genocide, can come together to pray, to grieve, and to celebrate our shared identity. But this sacred space, which has carried the weight of so many stories, is now facing an uncertain future.

Without the approval of this senior living community, our church is at risk of shutting its doors. For us, this isn't just a loss of a building. It's the loss of a piece of our soul. The Church is the only place where Armenians in San Diego can gather, where our elderly can find solace, and where we continue to pass down our heritage to the next generation. If this project doesn't move forward, we risk losing this vital anchor of our community.

We understand the concerns of the residents of Stallions Crossing regarding traffic and congestion. We do not take these concerns lightly, and we are committed to working with the city to mitigate these issues. But let us be clear: the stakes for us are not merely about inconvenience or logistics—they are about survival. Without the means to support our church financially, it will be forced to close its doors, leaving an entire community without a home to worship, to gather, and to heal.

Armenians, as a people, have endured a history marked by trauma and loss—most notably the genocide that saw the massacre of over 1.5 million of our ancestors. The survival of our faith, culture, and community has always been a testament to the resilience of our people. Yet, as we face the challenges of a dwindling population here in San Diego, our church stands at the edge of an abyss, with no clear path forward without this vital financial support.

This senior living community, which will provide financial support for our church, is not just a development; it is a lifeline. It is an opportunity to preserve the legacy of the Armenian people in San Diego and ensure that our church remains a place where future generations can connect to their roots. This will also be a place of refuge for elderly survivors and children of survivors of the Armenian genocide.

I implore you to consider the profound cultural, historical, and emotional impact of your decision. St. Sarkis Armenian Church in San Diego is not just a building; it is the thread that connects us to our past and gives us hope for the future. Please do not let this thread unravel.

Thank you for your time and for your consideration. We are not just asking for approval; we are asking for the chance to preserve our heritage, our faith, and our community.

Sincerely,
Sevana Adourian
2622 Argonauta Street
Carlsbad, CA 92009

December 3, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

Richard C. Manoogian

752 Pacific Surf Dr

Solana Beach, CA 92075

December 3, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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Thank you for your consideration.

Sincerely,

Helene Mirzakhonian, PhD

4604 Hidalgo Ave
San Diego CA, 92117



November 30, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED
LIVING FACILITY, PRJ # 67573, CITY COUNCIL DISTRICT
1

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Thank you for your consideration.

Sincerely,

FIRST LAST NAME

ADDRESS

December 2, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY COUNCIL DISTRICT 1

As San Diegans and members of the San Diego Armenian Community, we urge the Planning Commission to approve the Conditional Use Permit and Site Development Permit for the El Camino Real Assisted Living Facility at 13860 El Camino Real, San Diego, CA 92130.

There is a great need for assisted living facilities and memory care in this area. Not only will the El Camino Real Assisted Living Facility – open to all – meet an urgent need across communities and families of San Diego, but its lease revenues will also be used to support the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life for the 6,000+ Armenians in San Diego.

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Thank you for your consideration.

Sincerely,

Sara & Josh Hackney

1466 Misty Sea Way

San Marcos, CA 92078

Sara_Hackney@icloud.com

December 3, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

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Thank you for your consideration.

Sincerely,

Kami Havluciyán
6764 Sunny Brae Dr.
San Diego, CA 92119

December 4, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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The appropriate Environmental Impact Report and mitigation studies have shown that there are no significant impacts to the area. And thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity.

Thank you for your consideration.

Sincerely,

George Kirazian

5750 Malvern Court

San Diego, CA 92120

December 4, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY
COUNCIL DISTRICT 1

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Thank you for your consideration.

Sincerely,

Dikranouhi Kirazian

5750 Malvern Court

San Diego, CA 92120

December 4, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY COUNCIL DISTRICT 1

As a San Diego County resident and member of the San Diego Armenian Community, I urge the Planning Commission to approve the Conditional Use Permit and Site Development Permit for the El Camino Real Assisted Living Facility at 13860 El Camino Real, San Diego, CA 92130.

With a significant housing shortage in San Diego County and a growing aging population, the need for assisted living facilities and memory care is significant. The El Camino Real Assisted Living Facility meets an urgent need across communities and families of San Diego. The opposition to this Facility reflects a situation in which wealthy property owners are resistant to change, however, their concern has no basis as Environmental Impact Report and mitigation studies have shown no significant negative impacts to the community. In fact, having this facility should be viewed as an asset to our community. Thousands of San Diego families in the years to come will benefit by having safe, professional care for their elderly loved ones to live with dignity. The local roads, which have a separate turning lane for the facility, are well equipped to handle minimal increased traffic. The upcoming plans to redo the bridge at the North end of El Camino and Via De La Valle will further support traffic.

Further, revenue from the Assisted Living Facility will provide crucial support for the success of the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life. There are 6K+ Armenian in San Diego County who consider the Armenian Church their community hub. These are displaced people from across the Armenian diaspora: Lebanon, Syria, Egypt, South Africa, France, Turkey, Greece, and Armenia itself. It is crucial that San Diego support this ethnic minority that has been discriminated against and displaced as recently as this year in places like Nagorno-Karabagh (Artsakh). Thank you for your consideration.

Sincerely,

Kristen Lipari
Kristen Lipari
1938 White Birch Dr
Vista, CA 92081

December 4, 2024

Kelly Modén, Chairperson
City of San Diego Planning Commission
1222 First Avenue, Mail Station 501
San Diego, CA 92101

RE: AGENDA ITEM 2, EL CAMINO REAL ASSISTED LIVING FACILITY, PRJ # 67573, CITY COUNCIL DISTRICT 1

As a resident of Carmel Valley since 1986, I have witnessed the growth and changes of 92130. I am also a member of the San Diego Armenian Community and I urge the Planning Commission to approve the Conditional Use Permit and Site Development Permit for the El Camino Real Assisted Living Facility at 13860 El Camino Real, San Diego, CA 92130.

My family has many years of personal experience caring for a loved one and then having to find a place that could continue that care when we were unable to do so safely.

Unfortunately, there was not a facility close to us that could accommodate her needs and we had to drive multiple cars every day for over 4 years all the way to Carlsbad. It would have saved us a lot of stress and time sitting in traffic if there had been a facility in our own zip code.

All of us having aging family members here in town – the need for assisted living facilities and memory care is great. Not only will the El Camino Real Assisted Living Facility – open to all – meet an urgent need across communities and families of San Diego, but its lease revenues will also be used to support the non-profit Armenian Church of San Diego, a focal point of educational, spiritual and cultural life for the 6,000+ Armenians in San Diego.

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Thank you for your consideration.

Sincerely,

Sonia Serpekian

13232 Capstone Drive, San Diego, CA 92130

I am writing to share my concerns regarding the El Camino Real Assisted Living Facility project (project number PRJ-0675732), which hopes to development on a location with environmentally sensitive lands.

Carmel Valley Planning Board:

On June 22, 2023 the Carmel Valley Planning Board held a vote on El Camino Real Assisted Living Facility. The initial vote was to not approve, due to a lack of majority in favor. The chair, Frisco White, changed his vote to approve. Frisco said if they voted no, the only information sent to the city of San Diego is a not approved. If they voted yes, they can annotate concerns associated with the project, in the hopes the city would take those into consideration. This is a project that the Carmel Valley Planning Board did not want to be built as proposed.

Biological Resources:

Noise and Lighting impacts are significant and I am concerned regarding their effects on migratory birds and other fauna on a site adjacent to environmentally sensitive lands.

The completed church, which is not an active 24 hour facility, currently has two very bright lights on the back side of the structure which are highly visible and can be seen from well over 1200ft away. The assisted living facility will need to be operational 24 hours a day and will require significant illumination, which will have an even greater impact on the surrounding area.

The noise generated by the church is minimal and occurs mainly on Sunday, during daylight hours. The 24 hour nature of the assisted living facility means noise will be more pervasive since residents and staff will be onsite every day.

Visual Effects and Neighborhood Character:

The negative aesthetic and visual incompatibility of the project are significant. The design of the three story 105,568 square foot facility is not cohesive with the surroundings given the size, layout, and color of the project. The zoning of the area is Agricultural (AR-1-1), which is why the project would require an uncodified conditional use permit.

Transportation/Traffic Circulation:

The location of proposed El Camino Real assisted living facility raises many concerns.

Traffic into the site is only possible traveling north; anyone wishing to enter traveling south must drive past the facility and make a U-turn at Sea Country Lane. The left/U-turn lane at the intersection does not appear to be designed to support a lot of cars, during peak times traffic would likely back up into through traffic.

Traffic out of the site is only possible traveling north; anyone wishing to travel south must drive past the church and make a U-turn at San Dieguito Road. The U-turn lane at the intersection does not appear to be designed to support a lot of cars, during peak times traffic would likely back up into through traffic.

Since all traffic into the site must enter traveling north the likelihood that the deceleration lane overflows into the blind turn on El Camino poses a serious safety risk to motorists, who are not expecting to encounter stopped cars in the road.

Health and Safety:

Access to the facility by emergency responders could pose serious risks to the safety of the responders and also motorists. The traffic on El Camino Real exists in two primary states, a race track with cars speeding 10-20 mph above the posted speed limit, and a parking lot where cars barely move.

Conclusion:

It is for the above reasons I hope the city of San Diego will not approve an uncodified conditional use permit to build the three-story assisted living facility. There are better locations in the city/county, away from environmentally sensitive lands, and not adjacent to a speeding roadway, to build a 105,568 square foot facility.