



Wednesday Nov. 18, 2020

3 p.m.

Per State of California Executive Order N-29-20, and in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Planning Commission meetings electronically or by teleconferencing.

The Planning Commission meeting will be accessible electronically to all members of the public seeking to observe and address the Planning Commission.

The Planning Commission meeting can be watched via livestream or replayed on the city website at www.carlsbadca.gov

You can participate in the meeting by e-mailing your comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Your comments will be transmitted to the Planning Commission at the start of the agenda item.

If you desire to have your comment read into the record at the Planning Commission Meeting, please indicate so in the first line of your e-mail and limit your e-mail to 500 words or less.

These procedures shall remain in place during the period in which state or local health officials have imposed or recommended social distancing measures.

In the event a quorum of the Planning Commission loses electrical power or suffers an internet connection outage that is not corrected within 15 minutes, the meeting will automatically be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the Planning Commission. Any other agenda items the Planning Commission has not taken action on will be placed on a future agenda.

NOTICE TO THE PUBLIC:

It is the Planning Commission's Policy to adjourn the meeting no later than 7 p.m.
Meetings are divided into categories shown below.

WATCH ONLINE: Watch the livestream and replay past meetings on the city website, www.carlsbadca.gov

PUBLIC COMMENT: If you desire to comment about an item not listed on the agenda, please e-mail your comments to the Planning Division at planning@carlsbadca.gov prior to the commencement of the public comment portion of the agenda. A total of 15 minutes is provided for the Public Comment portion of the Agenda. Commentors are limited to three (3) minutes each, unless the Chair changes the time. In conformance with the Brown Act, no action can occur on items presented during Public Comment. Planning staff will read comments as requested.

PUBLIC HEARING ITEMS: For each item on the agenda, the planning staff will present a report to the Planning Commission. On items for public hearing, the public will be asked for comment. If you desire to comment about a "public hearing" item, please e-mail your comments to the Planning Division at planning@carlsbadca.gov **BEFORE the item is announced.** A time limit of three (3) minutes is allotted to each commentor. You may not give your time to another person. Groups can select a single commentor/representative as long as three (3) other members of your group are identified. Group representatives have ten (10) minutes unless that time is changed by the Chair. After all comments are received, the applicant is allowed a rebuttal.

WRITTEN MATERIALS: Written materials related to the agenda that are submitted to the Planning Commission after the agenda packet has been published will be available for review prior to the meeting on the city website.

VISUAL MATERIALS: Visual materials should be submitted to the Planning Division at planning@carlsbadca.gov no later than noon on the day of a Regular Planning Commission Meeting. Digital materials will be placed on a computer for display during the meeting. Please label all materials with the agenda item number you are representing. Items submitted for viewing, including presentations/digital materials, will be included in the time limit maximum for commenters/speakers. All materials exhibited to the Planning Commission during the meeting (slides, maps, photos, etc.) are part of the public record and must be kept by the Planning Division for at least 60 days after final action on the matter. Your materials will be returned upon written request. **Video clips cannot be accommodated.**

REASONABLE ACCOMMODATIONS: Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990 by contacting the City Manager's office at 760-434-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Friday preceding the meeting. All persons requiring reasonable accommodations or auxiliary aids in order to effectively participate in the meeting may contact the City Manager's office by noon on the Friday preceding the meeting to make such arrangements.

FILING AN APPEAL: Certain Planning Commission decisions are final, but may be appealed to the City Council. An appeal may be filed with the City Clerk at City Hall within 10 calendar days of the decision. The cost of filing an appeal is \$876 for all matters. If anyone wishes to question a Planning Commission decision, they may contact the Planning Division at 760-602-4600 or at planning@carlsbadca.gov, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8 a.m. to 5 p.m. on Friday.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

Nov. 4, 2020

PUBLIC COMMENT: *In conformance with the Brown Act, no Planning Commission action can occur on items presented during Public Comment. A total of fifteen (15) minutes is provided so members of the public can address the Commission on items that are not listed on the Agenda. Speakers are limited to three (3) minutes each.*

PUBLIC HEARINGS:

1. **AMEND 2017-0012/CT 2017-0003/PUD 2017-0004/SDP 2018-0018 (DEV2017-0178) – LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL** – A recommendation for approval of a Master Plan Amendment, Tentative Tract Map, Planned Development Permit and Site Development Plan to allow for the subdivision of a 7.2 acre parcel into two lots, one with 76 townhomes and one with 19 affordable condominiums, including development standards modifications, on property generally located north of the intersection of Calle Timiteo and La Costa Avenue, within the La Costa Master Plan, Neighborhood SE-13B, in the Southeast Quadrant of the city and Local Facilities Management Zone 11. The City Planner has determined that the potential environmental effects of the project were adequately analyzed by the previously certified Environmental Impact Report (EIR) and

Mitigation Monitoring and Reporting Program (MMRP) for the construction of La Costa Town Square (EIR 01-02).

ACTION TYPE: Legislative & Quasi – judicial

RESOLUTION NO. 7390 and 7391

STAFF RECOMMENDATION: Recommend Approval

PLANNER: Jason Goff

ENGINEER: Tecla Levy

PLANNING COMMISSION MEMBER REPORTS:

CITY PLANNER REPORT:

CITY ATTORNEY REPORT:

ADJOURNMENT:

PLANNING COMMISSION PROCEDURE

For those in the audience who are not familiar with the operation of a Planning Commission, the following is a summary of the procedure:

For each item on the agenda, the planning staff will present a report to the Planning Commission. On items for public hearing, the audience will be asked for comment. Those wishing to comment are asked to e-mail written comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Comments are transmitted to the Planning Commission for review and discussion. After public comments are considered, the applicant is allowed a rebuttal.

Certain Planning Commission decisions are final, but may be appealed to the City Council. An appeal may be filed with the City Clerk at City Hall within 10 calendar days of the decision. The cost of filing an appeal is \$876 for all matters. If anyone wishes to question a Planning Commission decision, they may contact the Planning Division at 760-602-4600 or at planning@carlsbadca.gov, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8 a.m. to 5 p.m. on Friday.



NOV. 4, 2020

CALL TO ORDER: 3 p.m.

ROLL CALL: Anderson, Geldner, Lafferty, Meenes, Merz, and Stine. Commissioner Luna absent.

APPROVAL OF MINUTES:

Motion by Commissioner Geldner, seconded by Commissioner Meenes, to approve the Oct. 7, 2020 meeting minutes. Motion carried 6/0/1. Commissioner Luna absent.

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Scott Engell submitted comments stating that an overwhelming majority of citizens disapproved of 4 story building heights and their input was categorically dismissed.

PLANNING COMMISSION PUBLIC HEARING:

Chair Anderson directed everyone's attention to the slide on the screen to review the procedures the Commission would be following for that evening's public hearing.

Chair Anderson opened the public hearing for Item 1.

1. **CDP 2018-0031/SUP 2018-0005/SUP 2018-0006 (PUB 2018-0014) – EL CAMINO REAL AT CANNON ROAD BRIDGE IMPROVEMENTS, CIP PROJECT NO. 6042 and 6056** – Request for approval of a revised landscape plan for an approved Coastal Development Permit and Flood Plain Special Use Permit and a Scenic Corridor Special Use Permit to allow for the El Camino Real (ECR) at Cannon Road bridge improvements which includes replacing five ornamental trees with five California Native trees and adding narrow leaf milkweed to the native seed mix for Capital Improvement Program (CIP) 6042 and 6056 (Project) located south of the El Camino Real and Cannon Road intersection and within the Mello II Segment of the Local Coastal Program (LCP) and Local Facilities Management Zones 8, 14, 15, and 24. The project site is within the appeal jurisdiction of the California Coastal Commission. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to Section 15301 (c) Existing Facilities, and Section 15301 (d) - Replacement or Reconstruction – of the state CEQA Guidelines.

City Planner Neu introduced Agenda Item 1 and stated Associate Planner Bustamante would make the staff presentation (on file in the Planning Division).

Commissioner Sine asked about any public outreach that's occurred since the project was last presented to the commission and what the public's response has been to the Crape Myrtle trees that are being proposed.

Associate Planner Bustamante responded that there have not been complaints or negative comments to Crape Myrtle trees.

Chair Anderson asked if there were any members of the public who wished to speak on the project. Seeing none, she opened and closed public testimony at 3:19 p.m.

ACTION:

Motion by Commissioner Stine, seconded by Commissioner Lafferty, to adopt Resolution No. 7388. Motion carried, 6/0/1. Commissioner Luna absent.

- 2. CDP 2020-0007 (DEV2019-0147) – TERRA BELLA DEVELOPMENT** - Request for approval of a Coastal Development Permit to allow the construction of a 4,118-square-foot single-family residence with a 500-square-foot two-car garage, basement, second floor terrace, roof deck, and a pool located on a vacant lot at 6479 Surfside Lane within the Mello II Segment of the city's Local Coastal Program and Local Facilities Management Zone 22. The project site is located within the appealable area of the California Coastal Commission. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to State CEQA Guidelines Section 15303(a), construction of a single-family residence.

City Planner Neu introduced Agenda Item 2 and stated Associate Planner Garcia would make the staff presentation (on file in the Planning Division).

DISCLOSURES:

Commissioner Meenes, Stine, Merz and Geldner disclosed they walked and / or drove by the site.

Commissioner Lafferty disclosed she looked up the site on Google Earth.

PUBLIC COMMENTS:

Chair Anderson asked if there were any members of the public who wished to speak on the project, she opened public testimony at 3:29 p.m.

Resident Randall Moore asked why this project was not required to be re-submitted. He commented that the proposed residence's enclosed staircase canopy exceeds the 25 feet limit by 4 feet. He asked if the residence was moved back 3 feet as required. He also asked if the proposed residence has been corrected for exceeding the 40% lot coverage requirement.

Associate Planner Garcia responded that the municipal code does not have a maximum height limit for the staircase canopy, the home was shifted back 3 feet, and the lot coverage has also been corrected and is now under 40%. Additionally, this project was not required to be re-submitted as the project was not approved when the changes were made.

Chair Anderson asked if there were any additional members of the public who wished to speak on the project. Seeing none, she closed public testimony at 3:33 p.m.

COMMISSION QUESTIONS:

Commissioner Lafferty asked if other stair towers in the neighborhood exceed 35 feet. She expressed concern with the height of the proposed tower and asked why the kitchen does not include a window.

Architect, Jack Bian, responded that they are willing to add a kitchen window and that the staircase tower height is the minimum height to make it functional.

ACTION:

Motion by Commissioner Lafferty, seconded by Commissioner Geldner, to adopt Resolution No. 7387. Motion carried, 6/0/1. Commissioner Luna absent.

- 3. MP 14-01 AMEND 2020-0009/LCPA 14-01 AMEND 2020-0010** – Village and Barrio Master Plan Amendment Package. An informational presentation to receive community and Planning Commission feedback on potential amendments to the Village and Barrio Master Plan.

City Planner Neu introduced Agenda Item 3 and stated Associate Planner Glennon would make the staff presentation (on file in the Planning Division).

City Planner Neu made the correction that the Barrio decision making authority was considered by the commission in April and while the City Council asked to change the decision making authority to the council, the commission chose to recommend that the master plan area permitting be under the authority of the Planning Commission.

PUBLIC COMMENTS:

Chair Anderson asked if there were any members of the public who wished to speak on the project, she opened public testimony at 3:59 p.m.

A group presentation video was submitted by Imagine Carlsbad and played for the commission.

Resident Julie Ajdour requested the 3.2.2 clause, which invalidates all districts, be removed. Additionally, design standards are requested as more recent construction has not been respectful towards neighbors.

Resident Barbara Segal commented that new construction in the village changes the small-town character of the city and stated she is disgusted and disappointed and angry about what is happening.

Resident TJ Childs asked that paragraph 2.3.3 be rewritten to include only Blazer Trailer Park, for an update on the VBMP lighting contract, stop sign additions to Roosevelt and Madison, red curbs be added to more VBMP intersections, traffic circles be installed, and design styles be brought back to VBMP building guidelines.

Residents Brian Watts and Sondra Morrison oppose designating the neighborhood for commercial uses such as parking lots and fast food restaurants. They request for consideration to keep the area for residential and private businesses only.

Chair Anderson asked if there were any additional members of the public who wished to speak on the project. Seeing none, she closed public testimony at 4:26 p.m.

COMMISSION DISCUSSION:

Commissioner Lafferty asked about item 2 regarding smart growth and whether the city has implemented EPA guidance in the matter. She recommended that EPA standards be adopted as the VBMP will then have the goal of live, work, play governmentally defined. Additionally, she recommended that language allowing more storage facilities in the Village and Barrio should be removed.

Chair Anderson commented that permanent parking will be important in encouraging more people into the area.

Commissioners Merz, Meenes and Lafferty agreed that available parking will encourage people to visit the area and thus boost business in the area. Working with developers to encourage parking construction should be considered. The challenges with additional parking include finding appropriate locations.

Chair Anderson addressed item 4 asking whether traffic fees collected from the Village and Barrio area should only be used for the area or go into a general fund.

Commissioner Lafferty recommended that traffic fees be used per quadrant as changes within the Village and Barrio area can affect surrounding neighborhoods and traffic fees may be used to address such issues.

Commissioners Geldner and Meenes stated that they are hesitant to restrict fee usage and that perhaps a financial strategy can be implemented after reviewing the capital improvement database.

Chair Anderson suggested that the Village area have general guides for keeping a tree palate along sidewalks.

Commissioners Geldner and Lafferty encouraged historic preservation and suggested that an incentive for owners to maintain historic buildings may be something to consider.

Chair Anderson, Commissioners Stine and Meenes agreed that implementing traditional architectural ideas to new construction can help preserve the character of the Village.

Commissioner Lafferty asked what would change in amending VBMP section 2.7.i.1 so that mixed use development projects won't be restricted. She stated that standards modifications should be used rather than the item changed.

Chair Anderson stated that the standard has yet to be met and the language should be amended.

ACTION:

The Planning Commission received the presentation.

PLANNING COMMISSION REPORTS/COMMENTS:

Commissioner Lafferty provided an update from the Historic Preservation Commission, stating that the Nov. 9, 2020 meeting has been cancelled. The commission did release the chronology list of historic preservation that she can send to the commission.

Commissioner Meenes asked when item #3, MP 14-01, will go to City Council.

City Planner Neu responded that January or February is the projected timeline.

CITY ATTORNEY REPORTS:

None.

CITY PLANNER REPORTS:

City Planner Neu reported that LCP 15-07 will not be heard at the Nov. 18, 2020 Planning Commission meeting and will be heard at the Dec. 2, 2020 Planning Commission meeting instead.

ADJOURNMENT:

Chair Anderson adjourned the duly noticed meeting at 6:19 p.m.

Corina Flores - Minutes Clerk

DRAFT



Staff Report

Item No.

1

P.C. AGENDA OF: November 18, 2020

Application complete date: NA

Project Planner: Jason Goff

Project Engineer: Tecla Levy

SUBJECT: AMEND 2017-0012/CT 2017-0003/PUD 2017-0004/SDP 2018-0018 (DEV2017-0178) – LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL – A recommendation for approval of a Master Plan Amendment, Tentative Tract Map, Planned Development Permit and Site Development Plan to allow for the subdivision of a 7.2 acre parcel into two lots, one with 76 townhomes and one with 19 affordable condominiums, including development standards modifications, on property generally located north of the intersection of Calle Timiteo and La Costa Avenue, within the La Costa Master Plan, Neighborhood SE-13B, in the Southeast Quadrant of the city and Local Facilities Management Zone 11. The City Planner has determined that the potential environmental effects of the project were adequately analyzed by the previously certified Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the construction of La Costa Town Square (EIR 01-02).

I. RECOMMENDATION

That the Planning Commission **ADOPT** Planning Commission Resolution No. 7390 **RECOMMENDING APPROVAL** of Master Plan Amendment AMEND 2017-0012, and **ADOPT** Planning Commission Resolution No. 7391 **RECOMMENDING APPROVAL** of Tentative Tract Map CT 2017-0003, Planned Development Permit PUD 2017-0004 and Site Development Plan SDP 2018-0018, based on the findings and subject to the conditions contained therein.

II. PROJECT DESCRIPTION AND BACKGROUND

Background

On August 18, 2009, the La Costa Town Square project was approved for the development of an 83.07-acre site with a 284,400-square-foot community shopping center, a 55,000-square-foot office complex (subject site), 64 detached single-family lots and 128 multiple-family residential units. An amendment to the La Costa Master Plan (MP-149R) was also approved at the time creating Neighborhood SE-13B and establishing the underlying Office (O) Zone for the subject site. The La Costa Town Square community shopping center and associated residential developments have since been constructed.

The subject office parcel, identified as Parcel 3 of Minor Subdivision MS 04-08, is situated to the rear of the La Costa Town Square community shopping center fronting on La Costa Avenue. The subject site has been precise graded, includes a developed pad and takes access from La Costa Avenue at its intersection with Calle Timiteo. The La Costa Avenue frontage has already been improved to its full road width and includes the project entrance, curb, gutter, sidewalk, bike lanes and a bus stop. The developed pad is further situated approximately 41 feet below the elevation of the adjacent community shopping center and between 12-and-32-feet above the elevation of La Costa Avenue. The area between the subject



building pad and the back of the community shopping center consists of a large retaining wall ranging in height from 14 to 22 feet with an uphill perimeter slope rising above it. A 6-foot-high noise wall runs along the top of slope separating the commercial uses from the proposed residential development. All manufactured slopes have been landscaped.

With the approval of the city's new General Plan in 2015, the General Plan Land Use designation on the project site was changed from Office (O) to R-23 Residential (15-23 dwelling units per acre (du/ac)). All facilities were analyzed for the land use change with the General Plan update. With the change in land uses for the site came a requirement through Resolution No. 7114 for the subject parcel to be developed with a minimum density of 15 du/ac and a further allocation of 120 dwelling units from the Excess Dwelling Unit Bank (EDUB). The site is also required to provide a minimum of 20% inclusionary housing units, or one of two other options that provides a deeper level of affordability per Resolution No. 7114 (see Attachment 6).

Project Description

La Costa Parcels, LLC, has submitted an application for the development of a multiple-family residential project on a 7.2-acre parcel of land generally located north of the intersection of Calle Timiteo and La Costa Avenue. The project proposes to subdivide the site into two parcels and construct 95 airspace condominium units total. On Parcel 1, 76 market rate townhome condominium units are proposed. On Parcel 2, 19 affordable condominium units are proposed. While the project has been analyzed together and will function as one development project sharing onsite visitor parking, access and recreational amenities, separate parcels are proposed for future ownership purposes and management.

Market Rate Townhomes (Buildings 1-15 and 17-18):

On Parcel 1, most of the buildings will comprise four townhome units each, with remaining buildings containing three, five and eight townhome units. Of the 18 total building designs that are proposed, three consist of three-plex townhomes, 11 consist of four-plex townhomes, three consist of five-plex townhomes, and one consists of an eight-plex townhome building. All units are three stories tall, with a ground floor two-car garage and living space, as well as two floors of living space above.

Architecture is described as contemporary rustic with three color schemes to provide variation throughout. Primary building materials consist of sand finished plaster, horizontal tongue and groove siding, asphalt roof shingles and cultured stone veneer attached to each of the entry wall stoops. Additional accent materials and features include metal railings and awnings, wood awnings and eyebrows, exposed wood rafter tails and fascia, and varied window shapes with window trims that provide the appearance of two-inch-deep window recesses throughout. Each building provides varied roof shapes with a 2:12 and 4:12 roof pitch combination. The maximum height for each proposed building is 35'-9 3/4".

Affordable Condominiums (Building 16):

On Parcel 2, one multiple-family residential condominium building is proposed with open parking spaces and landscaping surrounding it. All 19 affordable units are of one level each, stacked one over the top of the other for a total of three stories. On the ground floor, the building includes a community room, laundry facility and individual storage rooms for each residential unit that range in size from 240 cubic feet (cu. ft.) to 330 cu. ft.

The architectural design of the proposed affordable units is comparable to the townhome units on Parcel 1, which is also described as contemporary rustic. Primary building materials consist of sand finished plaster, horizontal tongue and groove siding and asphalt roof shingles. The plans note that one of the three proposed color schemes for the Parcel 1 Townhomes will be used on the affordable building and the architect has indicated that the masonry walls that are proposed around the ground floor patios will incorporate the cultured stone veneers that are being proposed on the townhomes. A condition to this effect has been added to the resolution. Additional accent materials and features include metal railings, wood fascia, and some variation in window shapes. Like the townhomes, the proposed affordable building provides varied roof shapes with a 3:12 and 4:12 roof pitch combination. The maximum height for the proposed building is 37'- $\frac{7}{8}$ ".

A breakdown of each of the above noted residential unit types is summarized in Table "A" below.

TABLE A – DETAILS FOR UNIT TYPE

Unit Type #	Size	Bedroom/ Bathrooms	Quantity
<i>Parcel 1 Townhomes</i>			
Plan 0	1,070 SF	2/2.5	3
Plan 1	1,454 SF	2/2.5	8
Plan 2	1,546 SF	3/2.5	41
Plan 3	1,603 SF	3/2.5	24
TOTAL MARKET-RATE UNITS			76
<i>Parcel 2 Affordable Condominiums</i>			
Plan 4	563 SF	1/1	5
Plan 5	765 SF	2/1	2
Plan 6	775 SF	2/1	6
Plan 7	1,005 SF	3/2	6
TOTAL AFFORDABLE UNITS			19
TOTAL NUMBER OF UNITS			95

Table "B" includes the General Plan designations, zoning and current land uses of the project site and surrounding properties.

TABLE B

Location	General Plan Designation	Zoning	Current Land Use
Site	R-23 Residential	Planned Community (P-C)	Vacant lot, precise graded with development pad, landscaped slopes and large retaining wall
North	Local Shopping Center (L)	P-C	La Costa Town Square Shopping Center
South	R-15 Residential	P-C	Multi-family Residential

TABLE B

Location	General Plan Designation	Zoning	Current Land Use
East	Open Space (OS)	P-C	Non-HMP landscaped open space for the La Costa Town Square Shopping Center. Includes pedestrian connection from adjacent neighborhoods with several stormwater retention basins supporting the shopping center.
West	L	P-C	Retention basin for the La Costa Town Square Shopping Center

Table "C" below includes the project site's gross and net acreage, the number of dwelling units allowed by the General Plan's Growth Management Control Point (GMCP) density and the proposed project's number of dwelling units and density.

TABLE C

Gross Acres	Net Acres	DUs Allowed at GMCP Density	DUs Proposed and Project Density
7.2	6.3	119	95 (15.1 du/ac)

The application was submitted prior to the effective date of Policy 84, Development Project Public Involvement Policy, which requires the enhanced stakeholder public outreach for this type of project. Instead, the project complies with the Early Public Notice procedures that were in effect at the time of the application. Early in the project's development, staff and the applicant received and responded to phone calls and email correspondence and attended an onsite meeting with nearby residents to better understand and try and resolve specific neighborhood concerns. Most concerns at the time related to the compatibility of the affordable housing in context with the nearby surrounding larger single-family homes. The applicant has responded to the concerns they are able to address, such as adding additional screen type vegetation on both the lower slopes between La Costa Avenue and the project pad, and most importantly on the upper slope near the top to help provide some additional screening of the rear elevations of the La Costa Town Square community shopping center buildings.

The project requires the following discretionary actions:

- Master Plan Amendment (AMEND 2017-0012)

A Master Plan Amendment to 1) change the Master Plan Land Use designation of SE-13B from Office (O) to the R-23 Residential (15-23 du/ac) to be consistent with the city's General Plan Land Use Map and Housing Element; 2) change the underlying Master Plan zoning for SE-13B from Office (O) to Residential Density-Multiple (RD-M) consistent with the land use designation; and 3) update the SE-13B development processes to facilitate the proposed project.

- Tentative Tract Map (CT 2017-0003)

A Tentative Tract Map for the creation of two residential condominium parcels. 76 market rate units within Parcel 1, and 19 affordable units within Parcel 2.

- Residential Planned Development Permit (PUD 2017-0004)

A Planned Development Permit for the airspace subdivision of the residential development.

- Site Development Plan (SDP 2018-0018)

A Site Development Plan for the affordable housing component.

The project's discretionary applications are all within the purview of the Planning Commission per the Carlsbad Municipal Code. However, the Master Plan Amendment requires action by the City Council. Therefore, per CMC Section 21.54.040, decision-making authority for multiple development permits, all the applications require City Council action. The Planning Commission's action on the project will be a recommendation.

III. ANALYSIS

The project is subject to the following regulations:

- A. General Plan R-23 Residential Land Use Designation;
- B. La Costa Master Plan (MP-149R);
- C. Residential Density-Multiple (RD-M) Zone (Chapter 21.24); Planned Development Ordinance (Chapter 21.45); and Site Development Plan (Affordable Housing) (Chapters 21.06 and 21.53);
- D. Inclusionary Housing Ordinance (Chapter 21.85);
- E. Subdivision Ordinance (CMC Title 20); and
- F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 11.

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail in the sections below.

A. General Plan R-23 Residential Land Use Designation

The General Plan Land Use designation for the property is R-23 Residential (R-23). The R-23 land use designation allows for development of multiple-family residential within a density range of 15-23 du/ac with a Growth Management Control Point (GMCP) of 19 du/ac. The project site has a net developable acreage of 6.3 acres. At the GMCP, the site would yield 119 dwelling units. Although the project is below the GMCP for the R-23 General Plan Land Use designation by 24 dwelling units, the General Plan Land Use Element allows the city to approve residential development at a density that is below the GMCP for the applicable density range provided that the proposed residential density (15.1 du/ac, 95 dwelling units) is within the R-23 density range of 15-23 du/ac.

Consistent with Program 3.2 of the city's certified General Plan Housing Element, all of the dwelling units which were anticipated toward achieving the city's share of the regional housing needs that are not used by developers in approved projects will be deposited into the city's Excess Dwelling Unit Bank (EDUB). The project will therefore deposit 24 dwelling units into the EDUB, which will then be made available for allocation to other projects in the future. Accordingly, there is no net loss of residential unit capacity and there are adequate properties identified in the Housing Element allowing residential development with a

unit capacity, including second dwelling units, adequate to satisfy the city's share of the regional housing need.

In addition to the above, the project also complies with the other Elements of the General Plan as outlined in Table "D" below:

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Land Use & Community Design	<u>Goal 2-G.2</u> – Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities.	The project will provide new multi-family residential condominiums in the form of 76 market rate units and 19 affordable units located near jobs, schools, parks and convenient neighborhood-serving commercial services. The project design is limited to an existing graded pad with a large retaining wall (14 to 22 feet in height) downslope from the La Costa Town Square shopping center. The project provides all required parking onsite and has convenient access to public transit via NCTD local bus Route 304, serving Encinitas, Carlsbad, and San Marcos with service along the Rancho Santa Fe Road corridor. Route 304 also connects to the Coaster in Encinitas and the Sprinter in San Marcos providing further regional connectivity.	Yes
	<u>Goal 2-G.3</u> – Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses. Ensure that infill properties develop with uses and development intensities supporting a cohesive development pattern.	The project is proposed on an existing graded pad surrounded by existing developments on all sides and is not located within or adjacent to any preserve areas as identified in the city's HMP. The project would provide future residents with access to convenient neighborhood-serving commercial uses and will also provide housing to support nearby employment centers.	

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Land Use & Community Design	<u>Goal 2-G.4</u> – Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic and social needs of residents, while ensuring a cohesive urban form with careful regard for compatibility.	The multi-family residential project with 95 condominium units (76 market rate and 19 affordable), provides for much needed higher density housing located adjacent to convenient neighborhood-serving commercial uses and nearby employment centers.	Yes
Mobility	<u>Goal 3-G.3</u> – Provide inviting streetscapes that encourage walking and promote livable streets.	The proposed project maintains an existing sidewalk along La Costa Avenue and will provide continuous connected sidewalks and pathways throughout the interior of the project site, which will provide pedestrian access to and from the project. Additionally, the project will provide a new sidewalk connection to an existing pedestrian pathway located east of the site and connecting the adjacent shopping center with the adjacent neighborhoods. Bike lanes already exist on La Costa Avenue in front of the project site.	Yes
	<u>Policy 3-P.5</u> – Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility Element, the Growth Management Plan, and specific impacts associated with their development.	The project does not require additional improvements to the existing street system in that the project's frontage along La Costa Avenue is fully improved as part the La Costa Town Square development project. Existing La Costa Avenue frontage improvements include full width right-of-way, curb, gutter, sidewalk, bus stop, and landscaped slopes.	
Open Space, Conservation & Recreation	<u>Goal 4-G.3</u> – Protect environmentally sensitive lands, wildlife habitats, and rare, threatened or endangered plant and animal communities.	There is no wildlife habitat, or rare, threatened or endangered plant or animal communities present on the project site, nor adjacent to it.	Yes

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Noise	<p><u>Goal 5-G.1</u> – Protect public health and welfare by eliminating existing noise problems where feasible, maintaining an acceptable indoor and outdoor acoustic environment, and preventing significant degradation of the acoustic environment.</p> <p><u>Goal 5-G.2</u> – Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning.</p>	According to the project noise study (Ldn Consulting, June 29, 2017), the principal noise source associated with the proposed project will be from future vehicle traffic along La Costa Avenue. An existing 6-foot tall masonry sound wall is presently constructed at the top of slope between the project site and the La Costa Town Square shopping center. All building facades were found to be below the 60 dBA CNEL exterior noise standard, and thus there is no requirement to mitigate exterior noise levels to an interior level of 45 dBA CNEL.	Yes

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Public Safety	<u>Goal 6-G.1</u> – Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters.	According to the La Costa Town Square Project EIR 01-02, the project site is not located within a flood zone, no hazardous materials were found to exist within the project site or within the vicinity of the project site; and any seismic related geotechnical issues were addressed in the grading of the existing site. Additionally, while the project site does not interface directly with native habitat, and surrounding land uses consist primarily of residential and commercial development, maps produced by the State show the site located within an area containing a very high threat from wildfires. However, the city has adopted the City of Carlsbad Emergency Plan, which addresses the city's planned response to extraordinary emergency situations, including wildfires. The Plan identifies certain open space areas and public buildings to serve as emergency shelters when residents must be relocated. The Emergency Plan also identifies primary road arterials to move people in the event of an emergency. These arterials are El Camino Real, Carlsbad Boulevard, La Costa Avenue, Rancho Santa Fe Road, and Carlsbad Village Drive. Carlsbad Police, Fire, and other personnel would assist in the execution of an Emergency Plan.	Yes

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Public Safety	<u>Goal 6-G.2</u> – Minimize safety hazards related to aircraft operations in areas around the McClellan-Palomar Airport.	The proposed project is not located within a safety zone, airspace protection area or noise contour of the ALUCP.	Yes
	<u>Goal 6-G.4</u> – Maintain safety services that are responsive to citizens’ needs to ensure a safe and secure environment for people and property in the community.	The proposed project would provide fire hydrants and supporting water infrastructure in accordance with fire marshal requirements; secondary emergency access is provided on site; fire sprinklers are required and provided for on all residential structures built on or after January 2011; and the dwelling units proposed by this project are all within a 5-minute emergency response time as required by the Growth Management Plan.	
	<u>Policy 6-P.6</u> – Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions.	The project has been conditioned to develop and implement a program of “best management practices” for the elimination and reduction of pollutants which enter and/or are transported within storm drainage facilities.	
	<u>Policy 6-P.34</u> – Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures.	The project is required to comply with all Building and Fire codes to ensure that fire protection standards are met by the proposed structures.	
	<u>Policy 6-P.39</u> – Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities.	The project is required to construct or pay applicable fees for necessary improvements, public utilities and facilities in accordance with Growth Management requirements; Fire Station No. 6 is located 1.6 miles away from the project site and is well within emergency response timeframes; and the project will not impact the city’s ability to implement its Emergency Operations Plan.	

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Sustainability	<u>Policy 9-P.1</u> – Enforce the Climate Action Plan (CAP) as the city’s strategy to reduce greenhouse gas emissions.	The project implements and is consistent with measures identified in the Climate Action Plan (CAP) through the provision of renewable energy generation (photovoltaic systems), energy conservation (Green Building Code), and by accommodating Zero-Emission vehicles and other greenhouse gas reduction measures and features. The project will also be subject to CAP ordinances that are in effect at the time building permits are issued.	Yes
Housing	<u>Goal 10-G.3</u> – Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate-income households and those with special needs, and a fair share proportion of future lower and moderate-income households.	Per CMC Section 21.85.030, a project is required to provide 15% of the total units as affordable units. Through the 2015 General Plan Update (Planning Commission Resolution No. 7114) the city required this site to provide additional affordable housing (minimum of 20% of the total housing units on the site affordable to low income households at 80% or below the San Diego County Area Median income, or one of two other options that provides a deeper level of affordability (see Staff Report Attachment 6)). The project is providing an affordable housing project onsite in the form of 19 affordable units (20%) to low income households at 80% or below the San Diego County Area Median income.	Yes

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Housing	Policy 10-G.2 – New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth	The majority of housing in Carlsbad is detached single-family dwellings, occupied by above-moderate income households. The proposed project will increase the diversity of housing in Carlsbad by adding 95 multi-family condominium units to the city’s housing inventory. In addition, the project will increase housing diversity by providing housing offered at a price affordable to low income households (19 units will be provided onsite for low-income households at 80% or below the San Diego County Area Median income).	Yes
	Policy 10-P.15 – Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects are exempt).	Through the 2015 General Plan Update (Planning Commission Resolution No. 7114), the project is meeting a 20% requirement and is providing 19 affordable units to low income households at 80% or below the San Diego County Area Median income. Additionally, of those 19 affordable units, six (6) units consist of 3-bedrooms (32%) whereas only 10% are required to be 3-bedroom units.	

TABLE D – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY?
Housing	<u>Policy 10-P.19</u> – Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate-income households consistent with priorities set by the Housing and Neighborhood Services Division, in collaboration with the Planning Division, as set forth in the city’s Consolidated Plan.	The city currently has a jobs/housing ratio where there are more jobs than housing. The project replaces a previously approved 55,000-square-foot office project with 95 residential condominium units (76 market rate and 19 affordable) in accordance with the General Plan Update (Planning Commission Resolution No. 7114). The project expands the city’s affordable housing stock to assist in meeting its Regional Housing Needs Assessment and provides an adequate number of housing units to meet the needs of low income households.	Yes

B. La Costa Master Plan

The project site is in an area subject to the La Costa Master Plan (MP-149R) and consists of Neighborhood SE-13B, which was originally approved for 55,000 square feet of office as part of the La Costa Town Square commercial project. The Master Plan provides a framework for the development of properties within the Master Plan area to ensure the logical and efficient provision of public facilities and community amenities for future residents. A Major Master Plan Amendment is required to be approved through a public hearing before the Planning Commission and City Council pursuant to Chapter 21.38.120 of the Carlsbad Municipal Code.

The proposed Master Plan Amendment (AMEND 2017-0012) proposes to 1) change the Master Plan Land Use designation of SE-13B from Office (O) to the R-23 Residential (15-23 du/ac) to be consistent with the city’s existing General Plan Land Use Map and Housing Element; 2) change the underlying Master Plan zoning for SE-13B from Office (O) to Residential Density-Multiple (RD-M) consistent with the land use designation; and 3) update the SE-13B development processes to facilitate the proposed project. The amendment proposes that development of SE-13B comply with all applicable regulations and development standards of the Carlsbad Municipal Code, including zoning standards for the RD-M Zone (Chapter 21.24) except as modified by the Master Plan. The Master Plan designates Neighborhood SE-13B with Residential Density-Multiple (RD-M) Zoning, requires multiple-family residential development at the R-23 density range, and allows for the utilization of the Planned Development Regulations (CMC Chapter 21.45) to configure the residential project. As demonstrated in Staff Report Section “A”, the proposed land uses are compatible with the General Plan and the proposed multiple-family residential condominium project will assist in creating a more balanced community. As demonstrated in Staff Report Sections “C”-“F”, all findings to support the proposed affordable housing on Parcel 2 can be made, and all development standards to adjust the uses on the site can be met or will be met as conditioned. As demonstrated in Staff Report Section “F”, the proposed amendment is in compliance with Growth Management (Chapter 21.90). The Master Plan Amendment includes nine pages of revised text and

tables, which are included as Exhibit “AMEND 2017-0012” and attached to Planning Commission Resolution No. 7390.

C. Residential Density–Multiple (RD-M) Zone (CMC Chapters 21.24), Planned Development Ordinance (CMC Chapter 21.45) and Site Development Plan (Affordable Housing) (CMC Chapter 21.06 and 21.53)

The project site is zoned Planned Community (P-C) and is located within Neighborhood SE-13B of the La Costa Master Plan. As part of the Master Plan Amendment a zone change is proposed to change the underlying zoning designation on Neighborhood SE-13B from Office (O) to Residential Density-Multiple (RD-M) in order to be consistent with the General Plan Land Use designation of R-23 Residential as updated in the 2015 General Plan. Multiple-family residential is a permitted use within the RD-M zone subject to a Site Development Plan (SDP) for affordable multiple-family residential projects and a Planned Development Permit (PUD) for multiple-family residential projects that are not affordable. A PUD is also required for condominium development. Both projects are proposing condominiums; therefore, the PUD development standards apply to the project as a whole as outlined in Table C (General Development Standards) and Table E (Condominium Projects). An SDP has also been included for the affordable housing portion of the project and compliance with the required findings is summarized below. A PUD is necessary to configure the two condominium lots onsite. With exception to providing all of the active recreation area for both projects and five covered parking spaces for the affordable site, the project complies with all applicable requirements and development standards of the Planned Development Regulations as demonstrated in Staff Report Attachment 3 (see Planned Development Table C, Table E and City Council Policy 66 Compliance Table).

In accordance with CMC Section 21.53.120, a Site Development Plan (SDP) is required to be processed pursuant to the provisions of CMC Chapter 21.06, Qualified (Q) Overlay Zone, for the affordable multiple-family residential condominium project proposed on Parcel 2. An SDP for affordable housing projects may allow less restrictive development standards than specified in the underlying zone or elsewhere, provided that the project is in conformity with the General Plan and adopted policies and goals of the city, and it would not have a detrimental effect on public health, safety and welfare. Additionally, Program 2.2 of the General Plan’s Housing Element “Flexibility in Development Standards,” describes how the Planning Division “may recommend waiving or modifying certain development standards to encourage the development of low-income housing.”

Site topography, limited development pad area and minimum dwelling unit yield have all worked to limit the project’s ability to provide for more in the way of active recreational facilities (i.e., large grassy play areas (min. 5,000 sq. ft.), pool/spa areas, basketball and tennis courts, etc.) and covered parking for the affordable project. An offset (standards modification) to the cost of affordable housing development is permitted pursuant to CMC Section 21.85.100. In exchange for providing all of the inclusionary housing onsite, along with providing four (4) additional 3-bedroom affordable units than is required by code, the Housing Policy Team agreed to both a 3,950-sq.-ft. reduction in the amount of active recreation amenities being provided as well the elimination of the requirement to provide five covered parking spaces on the affordable housing site. As it relates to the active recreation, the project is still providing 6,738 sq. ft. of common active recreation amenities and will benefit from the project site’s proximity to Stagecoach Park and the adjacent 24-hour Fitness located in the La Costa Town Square commercial center.

In addition to the above, five SDP findings are required for the affordable housing portion of the project. The required findings with justification for each are summarized below and contained in Planning Commission Resolution 7391.

- 1. That the proposed development or use is consistent with the General Plan and the La Costa Master Plan, complies with all applicable provisions of Chapter 21.06 of the Carlsbad Municipal Code, and all other applicable provisions of this code.**

The project is consistent with the various elements and objectives of the General Plan as discussed in Section A above. The affordable condominiums are consistent with the underlying Residential-Density Multiple (RD-M) Zone as outlined in the La Costa Master Plan, Neighborhood SE-13B. The project site is served by existing transit and is directly adjacent to existing community commercial shopping with direct pedestrian connections from the site. The project provides at least 20% of the total housing units onsite as affordable to low income households at 80% or below the San Diego County Area Median Income. The project complies with all applicable standards of the Carlsbad Municipal Code, except for a requested development standard modification to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modification is discussed above, and also contained in finding number 19 of Planning Commission Resolution 7391.

- 2. That the requested development or use is properly related to the site, surroundings and environmental settings, will not be detrimental to existing development or uses or to development or uses specifically permitted in the area in which the proposed development or use is to be located, and will not adversely impact the site, surroundings or traffic circulation.**

The proposed condominiums within the Residential-Density Multiple (RD-M) Zone will not be detrimental to existing uses or to uses specifically permitted in the area in which the use is located in that multiple-family residential dwellings are a permitted use within the zone. The proposed affordable condominium units are compatible with the proposed multiple-family townhomes onsite in scale, massing and design, the existing multiple-family residential projects located across La Costa Avenue to the south, and the existing commercial uses on the adjacent La Costa Town Square shopping center to the north. Existing two-story single-family residential lots to the east are buffered by a 170-foot-wide area of open space separating the two projects. The condominiums will not adversely impact the site, surroundings, or traffic circulation. La Costa Avenue, a neighborhood connector street, has adequate capacity to accommodate the 760 Average Daily Trips (ADTs) generated by the overall project, which is a net decrease of 340 ADTs associated with the previously approved office project (1100 ADT). The project is adequately parked on-site and does not result in any significant environmental impacts.

- 3. That the site for the intended development or use is adequate in size and shape to accommodate the use.**

The condominium project complies with the development standards of the Residential-Density Multiple (RD-M) Zone and Carlsbad Municipal Code, except for a requested development standard modification to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modification is discussed above, and also contained in finding number 19 of Planning Commission Resolution 7391.

4. **That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested development or use to existing or permitted future development or use in the neighborhood will be provided and maintained.**

The affordable condominium project complies with all of the minimum development standards of the Residential-Density-Multiple (RD-M) Zone and the Carlsbad Municipal Code, except for a requested development standard modification to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modification is discussed above, and also contained in finding number 19 of Planning Commission Resolution 7391. Landscaping throughout the project site will be provided consistent with the requirements of the city's Landscape Manual.

5. **That the street systems serving the proposed development or use is adequate to properly handle all traffic generated by the proposed use.**

The proposed project has been designed with one street entry from La Costa Avenue in line with the existing intersection at Calle Timiteo. La Costa Avenue is identified as a neighborhood connector street and is designed to adequately handle the 760 Average Daily Trips (ADTs) generated by the overall project, which is a net decrease of 340 ADTs associated with the previously approved office project (1100 ADT). The project site is served by one NCTD bus route with stops adjacent to the site, and bike lanes are provided on La Costa Avenue. In addition, the applicant will be required to pay traffic impact fees prior to issuance of building permits that will go towards future road improvements.

D. Inclusionary Housing Ordinance (CMC Chapter 21.85)

According to the Inclusionary Housing Ordinance, Chapter 21.85 of the Carlsbad Municipal Code (CMC), any residential development of seven (7) or more units shall provide not less than 15% of the total number of units as restricted to occupancy and affordability to low-income households. However, it should be noted that the project site, in accordance with the 2015 General Plan Update (Planning Commission Resolution No. 7114), was conditioned to enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20% of the total housing units onsite as affordable to low income households at 80% or below the San Diego County Area Median Income. Therefore, the project has been conditioned to satisfy the inclusionary housing requirement for low-income households by entering into an Affordable Housing Agreement (AHA) to provide 19 units onsite as affordable to low income households earning 80% or below the San Diego County Area Median Income. By entering into the AHA accordingly, the project is providing its fair share of housing affordable to low income households and therefore is consistent with the Inclusionary Housing Ordinance.

Chapter 21.85 of the CMC also requires that for those developments which are required to provide ten (10) or more units affordable to low-income households, at least 10% of the low-income units (two (2) units required for this project) shall have three or more bedrooms. Of the 19 affordable units proposed, six (6) will consist of three bedrooms, equating to 32% of the affordable units.

E. Subdivision Ordinance (CMC Title 20)

The project necessitates the processing of a Tentative Tract Map (CT 2017-0003) for the creation of two residential parcels for a total of 95 residential airspace condominium units. Parcel One proposes 76 market

rate units, while Parcel 2 proposes 19 affordable units. As discussed previously, a Planned Development Permit (PUD 2017-0004) accompanies the Tentative Tract Map (CT 2017-0003) application.

Table E below summarize the project's compliance with the Subdivision Ordinance.

TABLE E – RESIDENTIAL COMPLIANCE TABLE

STANDARD	REQUIRED	PROVIDED	COMPLY?
Minimum Lot Area	10,000 SF	Parcel 1 = 5.51 net acres (240,016 sq. ft.) Parcel 2 = 0.77 acres (33,541 sq. ft.)	Yes
Front on a dedicated street	Frontage on a public street unless allowed per CMC Chapter 21.45 for residential planned developments.	The project and Parcel 1 front entirely on La Costa Avenue, which is a public street. Parcel 2 is allowed per CMC Chapter 21.45.	Yes
Lot width	60 feet	Parcel 1 = 914 feet Parcel 2 = 166 feet	Yes
Lot lines on manmade slopes	Locate side and rear lot lines at top of manmade slopes whenever practicable.	Side and rear lot lines for Parcel 2 are provided at the top of manmade slopes where practicable.	Yes
Flag/through lots	N/A	N/A	Yes
Access to residential lots from rights-of-way	Residential lots shall not front on/be accessed from arterials, railroads, transmission lines or flood control channels.	None of the residential lots front on/have access from an arterial, railroads, transmission lines or flood control channels.	Yes
Bicycle routes	Provide for bicycle routes on Circulation Element roadways.	Bicycle lanes are currently provided along La Costa Avenue.	Yes
Street Plan	Assure proper development of abutting properties and street plans.	The project's intersection has been aligned with existing street intersection at Calle Timiteo and La Costa Avenue.	Yes

F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 11.

The proposed project is located within Local Facilities Management Zone 11 in the southeast quadrant of the city. The impacts on public facilities created by the project, and its compliance with the adopted performance standards, are summarized in Table "F" below.

TABLE F – GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS	COMPLY
City Administration	336 square feet	Yes
Library	179 square feet	Yes
Wastewater Treatment	95 EDU	Yes

TABLE F – GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS	COMPLY
Parks	0.67 acres	Yes
Drainage	51 CFS/Drainage Basin “D”	Yes
Circulation	760 ADT (340 ADT net decrease from previous office project approval)	Yes
Fire	Fire Station 6	Yes
Open Space	Acres Existing = 0.95 acres	Yes
Schools (Encinitas)	10 Elementary, 10 Middle, 10 High School)	Yes
Sewer Collection System	95 EDU	Yes
Water	23,750 GPD	Yes

IV. ENVIRONMENTAL REVIEW

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). The City Planner has determined that the potential environmental effects of the project were adequately analyzed by the previously certified Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the construction of La Costa Town Square (EIR 01-02) – La Costa Town Square, City Council Resolution No. 2009-213, dated August 18, 2009). The project has no new significant environmental effect not analyzed as significant in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program; none of the circumstances requiring further environmental compliance under CEQA Guidelines Sections 15162 or 15163 exist; and all feasible mitigation measures identified in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program, which are appropriate to this subsequent project, will be incorporated. The approved EIR and MMRP are on file for review at the Planning Division.

ATTACHMENTS:

1. Planning Commission Resolution No. 7390 (AMEND 2017-0012)
2. Planning Commission Resolution No. 7391 (CT 2017-0003/PUD 2017-0004/SDP 2018-0018)
3. PD Compliance Tables C, E and City Council Policy 66
4. Location Map
5. Disclosure Statement
6. PC Resolution No. 7114
7. La Costa Town Square Master Plan (MP-149R)
8. Correspondence from the Public
9. Reduced Exhibits
10. Full Size Exhibits “A” - “KK” dated November 18, 2020

PLANNING COMMISSION RESOLUTION NO. 7390

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LA COSTA MASTER PLAN (MP-149R) TO 1) CHANGE THE MASTER PLAN LAND USE DESIGNATION OF NEIGHBORHOOD SE-13B FROM OFFICE (O) TO R-23 RESIDENTIAL (15-23 DU/AC) TO BE CONSISTENT WITH THE CITY'S GENERAL PLAN LAND USE MAP AND HOUSING ELEMENT; 2) CHANGE THE UNDERLYING MASTER PLAN ZONING FOR NEIGHBORHOOD SE-13B FROM OFFICE (O) TO RESIDENTIAL DENSITY-MULTIPLE (RD-M) CONSISTENT WITH THE LAND USE DESIGNATION; AND 3) UPDATE THE NEIGHBORHOOD SE-13B DEVELOPMENT PROCESSES TO FACILITATE A PROPOSED 95-UNIT MULTIPLE-FAMILY RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF CALLE TIMITEO AND LA COSTA AVENUE, WITHIN THE LA COSTA MASTER PLAN NEIGHBORHOOD SE-13B, IN THE SOUTHEAST QUADRANT OF THE CITY AND LOCAL FACILITIES MANAGEMENT ZONE 11. THE CITY PLANNER HAS DETERMINED THAT THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT WERE ADEQUATELY ANALYZED BY THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF LA COSTA TOWN SQUARE (EIR 01-02).

CASE NAME: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

CASE NO: AMEND 2017-0012 (DEV2017-0178)

WHEREAS, **TRC Retail**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **La Costa Parcels, LLC**, "Owner," described as

Parcel 3 of City of Carlsbad Minor Subdivision No. 04-08 recorded by the County Recorder of the County of San Diego on July 11, 2012 as Parcel Map No. 20982

("the Property"); and

WHEREAS, said verified application constitutes a request for a Master Plan **Amendment** as shown on Exhibit "**X**" dated **November 18, 2020**, on file in the Carlsbad Planning Division, **LA COSTA MASTER PLAN PARCEL 3 RESIDENTIAL – AMEND 2017-0012**, as provided in Section 21.38 of the Carlsbad Municipal Code; and

WHEREAS, the proposed **amended Master Plan – AMEND 2017-0012** is set forth and attached in the draft City Council Ordinance, Exhibit "**X**" dated, **November 18, 2020**, and attached hereto **LA COSTA MASTER PLAN PARCEL 3 RESIDENTIAL – AMEND 2017-0012**; and

WHEREAS, the Planning Commission did, on **November 18, 2020**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Master Plan **Amendment**.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

- A) That the above recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **LA COSTA MASTER PLAN PARCEL 3 RESIDENTIAL – AMEND 2017-0012** based on the following findings and subject to the following conditions:

Findings:

1. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan, based on the facts set forth in the staff report dated **November 18, 2020** including, but not limited to the following:

- a. **Land Use – The General Plan Land Use designation for the property is R-23 Residential (R-23). The R-23 land use designation allows for development of multiple-family residential within a density range of 15-23 du/ac with a Growth Management Control Point (GMCP) of 19 du/ac. The project site has a net developable acreage of 6.3 acres. At the GMCP, the site would yield 119 dwelling units. Although the project is below the GMCP for the R-23 General Plan Land Use designation by 24 dwelling units, the General Plan Land Use Element allows the City to approve residential development at a density that is below the GMCP for the applicable density range provided that the proposed residential density (15.1 du/ac, 95 dwelling units) is within the R-23 density range of 15-23 du/ac.**

Consistent with Program 3.2 of the City's certified General Plan Housing Element, all of the dwelling units which were anticipated toward achieving the City's share of the regional housing needs that are not used by developers in approved projects will be deposited into the City's Excess Dwelling Unit Bank (EDUB). The project will therefore deposit 24 dwelling units into the EDUB, which will then be made available for allocation to other projects in the future. Accordingly, there is no net loss of residential unit capacity and there are adequate properties identified in the Housing Element allowing residential development with a unit capacity, including second dwelling units, adequate to satisfy the City's share of the regional housing need.

- b. Land Use & Community Design Goal 2-G.2 - Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities – **The project will provide new multi-family residential condominiums in the form of 76**

market rate units and 19 affordable units located near jobs, schools, parks and convenient neighborhood-serving commercial services. The project design is limited to an existing graded pad with a large retaining wall (14 to 22 feet in height) downslope from the La Costa Town Square shopping center. The project provides all required parking onsite and has convenient access to public transit via NCTD local bus Route 304, serving Encinitas, Carlsbad, and San Marcos with service along the Rancho Santa Fe Road corridor. Route 304 also connects to the Coaster in Encinitas and the Sprinter in San Marcos providing further regional connectivity.

- c. Land Use & Community Design Goal 2-G.3 - Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses. Ensure that infill properties develop with uses and development intensities supporting a cohesive development pattern – **The project is proposed on an existing graded pad surrounded by existing developments on all sides and is not located within or adjacent to any preserve areas as identified in the City’s HMP. The project would provide future residents with access to convenient neighborhood-serving commercial uses and will also provide housing to support nearby employment centers.**
- d. Land Use & Community Design Goal 2-G.4 - Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic and social needs of residents, while ensuring a cohesive urban form with careful regard for compatibility - **The multi-family residential project with 95 condominium units (76 market rate and 19 affordable), provides for much needed higher density housing located adjacent to convenient neighborhood-serving commercial uses and nearby employment centers.**
- e. Mobility Goal 3-G.3 – Provide inviting streetscapes that encourage walking and promote livable streets – **The proposed project maintains an existing sidewalk along La Costa Avenue and will provide continuous connected sidewalks and pathways throughout the interior of the project site, which will provide pedestrian access to and from the project. Additionally, the project will provide a new sidewalk connection to an existing pedestrian pathway located east of the site and connecting the adjacent shopping center with the adjacent neighborhoods. Bike lanes already exist on La Costa Avenue in front of the project site.**
- f. Mobility Policy 3-P.5 – Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility Element, the Growth Management Plan, and specific impacts associated with their development – **The project does not require additional improvements to the existing street system in that the project’s frontage along La Costa Avenue is fully improved as part the La Costa Town Square development project. Existing La Costa Avenue frontage improvements include full width right-of-way, curb, gutter, sidewalk, bus stop, and landscaped slopes.**
- g. Open Space, Conservation & Recreation Goal 4-G.3 - Protect environmentally sensitive lands, wildlife habitats, and rare, threatened or endangered plant and animal communities - **There is no wildlife habitat, or rare, threatened or endangered plant or animal communities present on the project site, nor adjacent to it.**
- h. Noise Goal 5-G.1 - Protect public health and welfare by eliminating existing noise problems where feasible, maintaining an acceptable indoor and outdoor acoustic environment, and preventing significant degradation of the acoustic environment – **According to the project noise study (Ldn Consulting, June 29, 2017), the principal noise source associated with the**

proposed project will be from future vehicle traffic along La Costa Avenue. An existing 6-foot tall masonry sound wall is presently constructed at the top of slope between the project site and the La Costa Town Square shopping center. All building facades were found to be below the 60 dBA CNEL exterior noise standard, and thus there is no requirement to mitigate exterior noise levels to an interior level of 45 dBA CNEL.

- i. Noise Goal 5-G.2 - Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning - **According to the project noise study (Ldn Consulting, June 29, 2017), the principal noise source associated with the proposed project will be from future vehicle traffic along La Costa Avenue. An existing 6-foot tall masonry sound wall is presently constructed at the top of slope between the project site and the La Costa Town Square shopping center. All building facades were found to be below the 60 dBA CNEL exterior noise standard, and thus there is no requirement to mitigate exterior noise levels to an interior level of 45 dBA CNEL.**
- j. Public Safety Goal 6-G.1 - Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters - **According to the La Costa Town Square Project EIR 01-02, the project site is not located within a flood zone, no hazardous materials were found to exist within the project site or within the vicinity of the project site; and any seismic related geotechnical issues were addressed in the grading of the existing site. Additionally, while the project site does not interface directly with native habitat, and surrounding land uses consist primarily of residential and commercial development, maps produced by the State show the site located within an area containing a very high threat from wildfires. However, the city has adopted the City of Carlsbad Emergency Plan, which addresses the city's planned response to extraordinary emergency situations, including wildfires. The Plan identifies certain open space areas and public buildings to serve as emergency shelters when residents must be relocated. The Emergency Plan also identifies primary road arterials to move people in the event of an emergency. These arterials are El Camino Real, Carlsbad Boulevard, La Costa Avenue, Rancho Santa Fe Road, and Carlsbad Village Drive. Carlsbad Police, Fire, and other personnel would assist in the execution of an Emergency Plan.**
- k. Public Safety Goal 6-G.2 – Minimize safety hazards related to aircraft operations in areas around the McClellan-Palomar Airport - **The proposed project is not located within a safety zone, airspace protection area or noise contour of the ALUCP.**
- l. Public Safety Goal 6-G.4 – Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community – **The proposed project would provide fire hydrants and supporting water infrastructure in accordance with fire marshal requirements; secondary emergency access is provided on site; fire sprinklers are required and provided for on all residential structures built on or after January 2011; and the dwelling units proposed by this project are all within a 5-minute emergency response time as required by the Growth Management Plan.**
- m. Public Safety Policy 6-P.6 – Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions – **The project has been conditioned to develop and implement a program of "best management practices" for the elimination and reduction of pollutants which enter and/or are transported within storm drainage facilities.**

- n. Public Safety Policy 6-P.34 – Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures – **The project is required to comply with all Building and Fire codes to ensure that fire protection standards are met by the proposed structures.**
- o. Public Safety Policy 6-P.39 – Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities – **The project is required to construct or pay applicable fees for necessary improvements, public utilities and facilities in accordance with Growth Management requirements; Fire Station No. 6 is located 1.6 miles away from the project site and is well within emergency response timeframes; and the project will not impact the city’s ability to implement its Emergency Operations Plan.**
- p. Sustainability Policy 9-P.1 – Enforce the Climate Action Plan (CAP) as the city’s strategy to reduce greenhouse gas emissions – **The project implements and is consistent with measures identified in the Climate Action Plan (CAP) through the provision of renewable energy generation (photovoltaic systems), energy conservation (Green Building Code), and by accommodating Zero-Emission vehicles and other greenhouse gas reduction measures and features. The project will also be subject to CAP ordinances that are in effect at the time building permits are issued.**
- q. Housing Goal 10-G.3 – Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate-income households and those with special needs, and a fair share proportion of future lower and moderate-income households – **Per CMC Section 21.85.030, a project is required to provide 15% of the total units as affordable units. Through the 2015 General Plan Update (Planning Commission Resolution No. 7114) the city required this site to provide additional affordable housing (minimum of 20% of the total housing units on the site affordable to low income households at 80% or below the San Diego County Area Median income, or one of two other options that provides a deeper level of affordability (see Attachment 6 of Staff Report dated November 18, 2020)). The project is providing an affordable housing project onsite in the form of 19 affordable units (20%) to low income households at 80% or below the San Diego County Area Median income.**
- r. Housing Policy 10-G.2 – New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth – **The majority of housing in Carlsbad is detached single-family dwellings, occupied by above-moderate income households. The proposed project will increase the diversity of housing in Carlsbad by adding 95 multi-family condominium units to the city’s housing inventory. In addition, the project will increase housing diversity by providing housing offered at a price affordable to low income households (19 units will be provided onsite for low-income households at 80% or below the San Diego County Area Median income).**
- s. Housing Policy 10-P.15 – Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects are exempt) – **Through the 2015 General Plan Update (Planning Commission Resolution No. 7114), the project is meeting a 20% requirement and is providing 19 affordable units to low income households**

at 80% or below the San Diego County Area Median income. Additionally, of those 19 affordable units, six (6) units consist of 3-bedrooms (32%) whereas only 10% are required to be 3-bedroom units.

- t. Housing Policy 10-P.19 – Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate-income households consistent with priorities set by the Housing and Neighborhood Services Division, in collaboration with the Planning Division, as set forth in the city’s Consolidated Plan – **The city currently has a jobs/housing ratio where there are more jobs than housing. The project replaces a previously approved 55,000 square-foot office project with 95 residential condominium units (76 market rate and 19 affordable) in accordance with the General Plan Update (Planning Commission Resolution No. 7114). The project expands the city’s affordable housing stock to assist in meeting its Regional Housing Needs Assessment and provides an adequate number of housing units to meet the needs of low income households.**
2. That all necessary public facilities can be provided concurrent with need and adequate provisions have been provided to implement those portions of the Capital Improvement Program applicable to the subject property, in that **all necessary infrastructure required to support the buildout of the Master Plan has been identified in the La Costa Master Plan and the LFMZ 11 plan and will be provided concurrently with the buildout of the project.**
3. That the residential portions of the community will constitute an environment of sustained desirability and stability, and that it will be in harmony with or provide compatible variety to the character of the surrounding area, and that the sites proposed for public facilities, such as schools, playgrounds, and parks, are adequate to serve the anticipated population and appear acceptable to the public authorities having jurisdiction thereof, in that **the proposed change from an office land use to a residential land use is consistent with the 2015 General Plan update and will provide additional housing in the form of a high density land use that adds to the diversity of housing types within the Plan in close proximity to commercial services, and a major transportation corridor (Rancho Santa Fe Road) and is compatible with the existing commercial, and high density affordable housing.**
4. The City Planner has determined that the potential environmental effects of the project were adequately analyzed by the previously certified Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the construction of La Costa Town Square (EIR 01-02) – La Costa Town Square, City Council Resolution No. 2009-213, dated August 18, 2009). The project has no new significant environmental effect not analyzed as significant in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program; none of the circumstances requiring further environmental compliance under CEQA Guidelines Sections 15162 or 15163 exist; and all feasible mitigation measures identified in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program, which are appropriate to this subsequent project, will be incorporated. The approved EIR and MMRP are on file for review at the Planning Division.
5. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

1. Staff is authorized and directed to make, or require Developer to make, all corrections and modifications to the **Master Plan document(s)** necessary to make them internally consistent and in conformity with final action on the project. Development shall occur substantially as shown in the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.
2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Master Plan Amendment**.
3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.
4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.
5. Developer shall implement or cause the implementation of the **La Costa Town Square (EIR 01-02) Project Mitigation Monitoring and Reporting Program**.
6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Master Plan Amendment**, (b) City's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.
7. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **11** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.
8. **Prior to the issuance of any permits for the project, the applicant shall submit to the City Planner a digital copy and a camera-ready master copy of AMEND 2017-0012 - LA COSTA MASTER PLAN.**

NOTICE

Please take **NOTICE** that approval of your project includes the “imposition” of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as “fees/exactions.”

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **November 18, 2020**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

VELYN ANDERSON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

DON NEU
City Planner

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING AN AMENDMENT TO THE LA COSTA MASTER PLAN (MP-149R) FOR PROPERTY GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF LA COSTA AVENUE AND RANCHO SANTA FE ROAD, AND LOCATED WITHIN THE SOUTHEAST QUADRANT OF THE CITY WITHIN LOCAL FACILITIES MANAGEMENT ZONE 11.

CASE NAME: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

CASE NO.: AMEND 2017-0012

The City Council of the City of Carlsbad, California, does ordain as follows:

WHEREAS, the City Council approved the La Costa Master Plan MP-149 on September 5, 1972 by adopting Ordinance No. 9332, as amended from time to time; and

WHEREAS, the City Council of the City of Carlsbad has reviewed and considered Master Plan Amendment AMEND 2017-0012 for the La Costa Town Square Parcel 3 Residential project; and

WHEREAS, after procedures in accordance with the requirements of law, the City Council has determined that the public interest indicates that said Master Plan Amendment AMEND 2016-0012 be approved.

NOW, THEREFORE, the City Council of the City of Carlsbad ordains as follows that:

1. The above recitations are true and correct.
2. That Master Plan Amendment AMEND 2017-0012 dated November 18, 2020, attached hereto, and incorporated herein by reference, is approved. The Master Plan shall constitute the development plan for the property and all development within the plan area shall conform to the plan.
3. That Master Plan Amendment AMEND 2017-0012 reorganizes and amends the La Costa Master Plan (MP-149R), as shown on the attached Exhibit "AMEND 2017-0012". Removal of text is presented in a ~~striketrough~~ type format, while new additional text is shown in underline type format.
4. That the findings and conditions of the Planning Commission in Planning Commission Resolution No. **7390** shall also constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption; and the city clerk shall certify the adoption of this ordinance and cause the full text of the ordinance or a summary of the ordinance

prepared by the City Attorney to be published at least once in a newspaper of general circulation in the City of Carlsbad within fifteen days after its adoption.

INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the _____ day of _____, 2021, and thereafter.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the day of _____, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM AND LEGALITY:

CELIA A. BREWER, City Attorney

MATT HALL, Mayor

ATTEST:

BARBARA ENGLESON, City Clerk

**LA COSTA
MASTER PLAN
Amendment
~~MP 149(R)~~AMEND 2017-0012**

Prepared by

**Planning Department
City of Carlsbad
1635 Faraday Avenue
Carlsbad, California
92008**

MP-149(R)

La Costa Town Square Project

An adjustment to the neighborhood boundaries separating the local shopping center and residential landuse in neighborhoods SE8, SE13 and SE14 (La Costa Town Square)

APPROVED BY:

Planning Commission Resolution #6579 on July 15, 2009

City Council Ordinance #CS-051 on August 18, 2009

MP-149(S)

An amendment to remove the La Costa Resort and Spa properties from the plan. The area removed will be subject to the La Costa Resort & Spa Master Plan, MP 03-02.

APPROVED BY:

Planning Commission Resolution # 5701, August 4, 2004

City Council Ordinance # NS-721, September 21, 2004

MP-149(T)

An amendment to change the underlying zoning of commercial neighborhoods (SE-13, SE-14, SE-15, and SE-17) from "C-1" (Neighborhood Commercial) and "C-2" (General Commercial) to the new zone "C-L" (Local Shopping Center) for those properties with the "L" (Local Shopping Center) general plan designation. This amendment changes Table III-2 and text in paragraph III.E.1 (Land Use and Development Standards).

APPROVED BY:

Planning Commission Resolution # 5922, June 15, 2005

City Council Ordinance # NS-767, August 9, 2005

MP-149(U)

An amendment to delete from the Master Plan (MP-149), a 0.5 acre vacant city owned site (Assessor Parcel 223-617-24) at 7201 Rancho Santa Fe Road approximately a half mile south of San Elijo Road in Local Facilities Management Zone 11. Subject site is proposed Fire Station No. 6.

APPROVED BY:

Planning Commission Resolution No. 6156, August 16, 2006

City Council Ordinance # NS-818

AMEND 2017-0012

An amendment to change the General Plan Land Use designation and underlying Zone for Neighborhood SE-13B of the Master Plan to reflect a land use change to the property approved as part of the city's comprehensive General Plan Update (City Council Resolution 2015-243, dated Sept. 22, 2015). For Neighborhood SE-13B of the master plan, this amendment changes the General Plan Land Use designation from Office (O) to Residential (R-23, 15-23 du/ac) and the underlying Zone from Office (O) to Residential Density-Multiple (RD-M). This amendment changes Table III-2 and makes several text changes throughout to clarify and distinguish the development process for Neighborhood SE-13B versus SE-13A.

APPROVED BY:

Planning Commission Resolution No. _____, [DATE]

City Council Ordinance No. _____, [DATE]

MP-149(M): Amendment was to change densities and land uses on property generally located in the southwest portion of the La Costa Master Plan. The Planning Commission recommended denial to the amendment to the City Council (Planning Commission Resolution #2277). The amendment was withdrawn before it was heard by the City Council.

August 9, 1985 MP-149(N): Amendment was to request land use change from C to RM on property generally located on the southeast corner of Rancho Santa Fe Road and future Camino de Los Coches. Withdrawn on August 9, 1985, with no formal action taken.

September 4, 1990 MP-149(O): Elimination of any reference to the area previously known as Southwest (Arroyo La Costa), and stipulation that updated EIRs and new Master Plans be required prior to future development occurring in the Northwest and Southeast areas of La Costa. Approved by City Council Ordinance #NS-123.

MP-149(P): Submitted for the La Costa Town Center Project on August 31, 1993. Withdrawn on January 12, 1996, with no formal action taken.

MP-149(Q): An amendment to remove portions of the Northwest and Southeast areas (including the Rancheros) from the plan. The areas removed are subject to the Villages of La Costa Master Plan. Approved by City Council Ordinance #NS-604.

MP-149(R): An amendment to adjust the neighborhood boundaries separating the Local Shopping Center and residential landuse in neighborhoods SE-8, SE-13 and SE-14 (La Costa Town Square).

MP-149(S): An amendment to remove the La Costa Resort and Spa properties from the plan. The area removed will be subject to the La Costa Resort & Spa Master Plan, MP 03-02.

MP-149(T): A City-initiated amendment to change the underlying zoning of commercial neighborhoods (SE-13, SE-14, SE-15, and SE-17) from “C-1” (Neighborhood Commercial) and “C-2” (General Commercial) to the new zone “C- L” (Local Shopping Center) for those properties with the “L” (Local Shopping Center) general plan designation. Approved by City Council Ordinance #NS-767.

MP-149-U: a City-initiated amendment removing a 0.5 acre parcel, identified as Assessor Parcel No. 223-617-24, from the La Costa Master Plan (MP-149) to allow for the approval of proposed Fire Station No. 6 approved by City Council Ordinance NS-818.

AMEND 2017-0012: An amendment to change the General Plan Land Use designation and underlying Zone for Neighborhood SE-13B of the Master Plan to reflect a land use change to the property approved as part of the city’s comprehensive General Plan Update (City Council Resolution 2015-243, dated Sept. 22, 2015). For Neighborhood SE-13B of the master plan, this amendment changes the General Plan Land Use designation from Office (O) to Residential (R-23, 15-23 du/ac) and the underlying Zone from Office (O) to Residential Density-Multiple (RD-M). This amendment changes Table III-2 and makes several text changes throughout to clarify and distinguish the development process for Neighborhood SE-13B versus SE-13A.

F. Existing and Approved Development (See note at end of Section F)

The areas that previously have been developed or committed to development consist of the La Costa Plaza area, La Costa Resort and Recreation area, including golf course, La Costa Valley Condominiums, and developments of various types of living units, such as single family, duplexes, cluster developments, condominiums, and homes of all types from luxury to more modest homes.

The area already developed within old La Costa can be generally defined as located from El Camino Real on the west, Alga Road on the north, Levante on the south and Rancho Santa Fe and Melrose Drive on the east. Outside of the Master Plan area, an industrial park has been constructed east of Rancho Santa Fe Road in the City of San Marcos.

In the Southwest Area of the Master Plan, Neighborhoods previously designated SW 5 and SW 4 have been developed with single family homes.

In the Southwest Area of the Master Plan Neighborhoods SE 20 and SE 21 have been developed with Single Family Homes. Neighborhoods SE 12 and SE 23 have been developed with apartments. Neighborhoods SE 10, SE 16, SE 18, SE 19 have been approved for development with single-family homes. ~~Neighborhood SE-15 has been approved for development as a local shopping center.~~ Neighborhoods SE-13A, SE 15, and SE 17 have been developed as local shopping centers.

No development has been approved in the Northwest portion of the Master Plan.

Except as otherwise specifically indicated in this Plan or exhibits hereto, nothing in this Master Plan shall be deemed to regulate or prohibit the development, redevelopment or rehabilitation of any area in the Master Plan (see Exhibit I-2 [on file in the Planning Department], Existing Zoning). The following eleven areas are zoned P-C but have already been developed or are in the process of being developed and the documents governing such development are described in Section III, Land Use and Development Standards.

1. Existing 27-hole golf course and San Marcos Canyon
2. Estates North
3. Rancheros de la Costa
4. Vale 2 & 3
5. Vale 4
6. Corona La Costa
7. Spanish Village
8. Green Valley Knolls
9. Santa Fe Knolls
10. Santa Fe Glens
11. SMCWD Reservoir

Other than the eleven areas listed above, there exist areas within the 3,200± acres zoned other than P-C. The development of such areas (see Exhibit I-2, Existing Zoning [on file in the Planning Department]) shall be governed by the applicable zoning.

Note: The above information for historical purposes only. See Map on Page I-8 for existing remaining areas of the La Costa Master Plan after the approval of MP 149(S) and adoption of the La Costa Resort and Spa Master Plan MP 03-02.

- i. Santa Fe Glens:
SP-116, Ordinance #9409, 12/3/74
CT 73-2, Resolution #3547, 11/19/74
 - j. SMCWD Reservoir:
PDP-3, Resolution #6080, 2/5/80
2. Areas of existing development (see Section I.E.) zoned other than P-C shall be governed by applicable zoning.

B. Development Review Process

- 1. This Master Plan provides for two alternative processes that may be utilized in the submission and review of individual neighborhood development proposals: the Standard Review Process and the La Costa Development Plan Review Process, hereinafter referred to as the Development Plan. Process selection shall be at the discretion of the applicant as provided herein.
- 2. The Standard Review Process shall utilize the requirements as set forth in Title 21 of the Carlsbad Municipal Code and any other applicable zone and development type for neighborhoods developed under this process are set forth in Tables III-1 and III-2 of this Master Plan. The Standard Review Process may include the utilization of Chapter 21.45 Planned Development Ordinance at the discretion of the applicant. The Standard Review Process shall not be applicable to Neighborhoods SE-10, SE-12, ~~SE-13~~, SE-14, ~~SE-15~~, SE-16 or SE 23, identified in this Master Plan as the Community Core, or to SE-13A, SE-15 and SE-17, designated as a Local Shopping Center.
- 3. The La Costa Development Plan Review Process shall require the submission of a Development Plan, which shall be subject to the general and special development standards, and regulations as set forth in this Master Plan. The processing procedures set forth in Chapter 21.06 Q Qualified Development Overlay Zone shall apply to the Development Plan Review Process of this Master Plan except that:
 - a. A tentative subdivision map, if required by the Subdivision Map Act, shall be submitted in conjunction with the Development Plan.
 - b. The Development Plan shall be acted on by the same decision-making body that acts on the tentative subdivision map. If the City Engineer approves the map for a project, then the Planning Commission shall approve the Development Plan.
 - c. The Planning Director shall be authorized to approve minor amendments to approved Development Plans providing such amendment shall not increase the approved densities or boundaries of the site development plan, permit a new use or group of uses not

be reduced up to but not to exceed ten (10) percent and such reductions shall be considered consistent with this Master Plan.

5. There shall be permitted as part of a tentative subdivision map approval for any residential neighborhood, a model home area containing up to four (4) product types subject to the provisions of Section 21.60.030 of the Carlsbad Municipal Code. The Planning Director may approve more than four units subject to adequate agreements guaranteeing the removal of said units if the subdivision map does not record within the time period allowed by law.
6. The Planning Director may accept neighborhood development applications below the required minimum densities in neighborhoods SE-10 and SE-16 and where significant environmental impacts which cannot be reasonably mitigated would otherwise result.

D. Special Neighborhood Development Standards

Neighborhood development applications utilizing the Development Plan Review Process alternative provided by this Master Plan shall be subject to the following special standards in addition to the Individual Neighborhood Development Regulations of Section III-L and all other applicable requirements of this Master Plan:

1. There shall be permitted in all RL and RLM neighborhoods: single family attached and detached housing including condominiums; accessory structures and buildings incidental to permitted uses; maximum building heights not to exceed thirty five (35) feet; a minimum of two (2) off-street parking not less than one (1) space per dwelling unit.
2. A Development Plan shall be submitted for all L and TS neighborhoods designated on Table and III-2.
3. Development standards, other than those identified in this Master Plan, may be modified by the Development Plan if such modification is found to be consistent with this Master Plan, the General Plan, protection of the environment and the public welfare. All uses, and development standards not addressed in the Development Plan, shall be established per the applicable zoning standards identified for each neighborhood in Table III-2.

Note: Table III-1 is no longer applicable and has been deleted.

E. Community Core and Neighborhood Commercial

1. Neighborhoods SE-10, SE-11, ~~SE-13~~SE-13A, SE-14, SE-15, and SE-16, are designated in this Master Plan as the Community Core. Prior to development of these neighborhoods, a Site Development Plan shall be

approved. Subsequent development shall be subject to said plan. For neighborhoods SE-10, SE-11, SE-14 and SE-16, the Site Development Plan shall be developed and approved pursuant to Municipal Code Chapter 21.06, Q Qualified Development Overlay Zone, and for neighborhoods ~~SE-13~~[SE-13A](#) and SE-15 it shall be developed and approved pursuant to Chapter 21.31, Local Shopping Center Zone of the Carlsbad Municipal Code. For neighborhood SE-13B, it shall be developed and approved pursuant to Chapter 21.24, the Residential Density-Multiple (RD-M) Zone of the Carlsbad Municipal Code.

2. Preparation of all neighborhood development plans within the Community Core shall insure compatibility with adjacent neighborhoods particularly regarding the placement of open spaces, selection and location of landscaping material, continuity of pedestrian and bike paths, siting of structures for view opportunities and architectural harmony.
3. The Development Plan for neighborhoods ~~SE-13~~[SE-13A](#) and SE-15 shall set forth designated land uses pursuant to Table III-2, external and internal traffic circulation, a landscaping plan, building bulk, height and location, exterior architectural style and signing, in addition to other standards of this Master Plan. Also refer to the Individual Neighborhood Development Regulations of Section III.L.
4. The preparation of Development Plans for neighborhoods SE-10, SE-11, SE-12, SE-14, SE-16 and SE-23 shall be governed by the Individual Neighborhood Development Regulations of Section III.L in addition to other standards of this Master Plan.

Note: The area described in Table III-1 below is for reference only and is removed MP 149(S) and by inclusion in MP 03-032.

TABLE III-1
General Neighborhood Development Standards
LA COSTA NORTHWEST

Neighborhood	General Plan	Zone	Zone and Development Type for Standard Review Process	Max. * D.U.	Gross Acres	Open Space	Individual Neighborhood Development Regulations
NW-14	OS	O-S	Golf Course	-	85.0	85.0	1.a. (p.III-13)

Note: This chart does not comply with current City Policies and Growth Control Points. It is for illustrative purposes only.

TABLE III-2
General Neighborhood Development Standards
LA COSTA SOUTHEAST

Neighborhood	General Plan	Zone	Zone and Development Type for Standard Review Process	Max. * D.U.	Gross Acres	Open Space	Individual Neighborhood Development Regulations
SE-8	RLM	R-1	Standard; Detached	484	113	34	2.a. (p. III-11)
SE-8A	RLM	R-1	Single Family	64	24	3.4	2.a. (p. III-11)
SE-10	RM	RD-M**	Clustered Multi-Family	100	10	-	2.b. (p. III-11)
SE-11	OS (STA)	O-S**	Public Park	-	28	28.0	2.c. (p. III-11)
SE-12	RMH (STA)	RD-M**	Clustered Multi-Family	540	27	-	2.d. (p. III-11)
SE-13 A	L	CL**	Local Shopping Center	-	41.58	3.7	2.e. (p.III-11)
SE 13B	Q R-23	Q RD-M	Office Clustered Multi-Family	7.14	7.14	-	2.f, 2.e.(p.III-11)
SE-14	RM (STA)	RD-M**	Single Family Detached	47	9.96	1.9	2.f. (p. III-11)
SE-15	(L) (STA)	C-L**	Local Shopping Center	-	6	-	2.g. (p. III-11)
SE-16	RM (STA)	RD-M**	Clustered Multi-Family	270	27	-	2.h. (p. III-11)
SE-17	L	C-L	Local Shopping Center	-	6	1.6	2.i. (p. III-12)
SE-18	RLM	R-1	Standard, Detached Single Family	204	51	3.2	2.j. (p. III-12)
SE-19	RLM	R-1	Standard, Detached Single Family	172	43	2.3	2.k. (p. III-12)
SE-20	RLM	R-1	Standard, Detached Single Family	116	29	-	2.l. (p. III-12)
SE-21	RLM	R-1	Standard, Detached Single Family	212	53	10.2	2.m. (p. III-12)
SE-22	RL	R-E	Rural Estate S.F.	100	67	1.9	2.n. (p. III-12)
SE-23	RM (STA)	RD-M**	Clustered Multi-Family	140	7	-	2.o. (p. III-12)
Totals	-	-	-	2,530	549.7	90.2	

*Dwelling unit count shown on this table represents the potential maximum number of dwelling units under ideal planning conditions. Refer to Sections III.C, III.D., and III.L.

**See Sections III.B., III.D. and III.E.

L. Individual Neighborhood Development Regulations

The following individual neighborhood development regulations shall apply when neighborhood development proposals utilize the Development Plan Review Process alternative provided by this Master Plan.

1. Individual Regulations for the Northwest Area (See La Costa Resort and Spa Master Plan (MP 03-02).
2. Individual Regulations for the Southeast Area
 - a. (SE-8) Development should: utilize standard detached single family housing oriented to maximize eastward and westward views; minimize grading due to underlying rock conditions; utilize step pads above and below the streets with turn-in driveways or other techniques to minimize grading. A Site Development Plan shall be processed pursuant to Chapter 21.06 (Qualified Development Overlay Zone).
 - b. (SE-10) Development should: utilize multiple dwelling unit development in two cluster; provide access to adjacent Stage Coach Park and open spaces; provide neighborhood entrance/exit from Camino de Los Coches. This area is suitable for low and moderate-income housing. Minimum number of dwelling units for this neighborhood shall be 40. Also see Section III.E.
 - c. (SE-11) Previously developed.
 - d. (SE-12) Previously developed.
 - e. (SE-13 A & B) See Section III.E. above. ~~The site development plan for SE-13A shall be processed concurrent with Neighborhood SE-13B. The square footage reserved for office use shall not be less than 15% of the total square footage of structures in SE-13A and SE-13B.~~
 - f. (SE-14) Development shall: utilize single family detached development. See Section III. E.
 - g. (SE-15) See Section III.E. above.
 - h. (SE-16) Development should: utilize careful grading due to potential archaeological sites; provide dense landscaping and berms for noise attenuation from Rancho Santa Fe Road; utilize view orientation eastward into open space area; provide open space links to Stage Coach Park. This area is suitable for low and moderate-income housing. Minimum number of dwelling units for this neighborhood shall be 108. Also see Section III.E.

PLANNING COMMISSION RESOLUTION NO. 7391

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF A TENTATIVE TRACT MAP, PLANNED DEVELOPMENT PERMIT AND SITE DEVELOPMENT PLAN TO ALLOW FOR THE SUBDIVISION OF A 7.2 ACRE PARCEL INTO TWO LOTS, ONE WITH 76 TOWNHOME CONDOMINIUMS AND ONE WITH 19 AFFORDABLE CONDOMINIUMS, INCLUDING DEVELOPMENT STANDARDS MODIFICATIONS, ON PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF CALLE TIMITEO AND LA COSTA AVENUE WITHIN THE LA COSTA MASTER PLAN, NEIGHBORHOOD SE-13B, IN THE SOUTHEAST QUADRANT OF THE CITY AND LOCAL FACILITIES MANAGEMENT ZONE 11.
CASE NAME: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL
CASE NO.: CT 2017-0003/PUD 2017-0004/SDP 2018-0018
(DEV2017-0178)

WHEREAS, **TRC Retail**, “Developer,” has filed a verified application with the City of Carlsbad regarding property owned by **La Costa Parcels, LLC**, “Owner,” described as

Parcel 3 of City of Carlsbad Minor Subdivision No. 04-08 recorded by the County Recorder of the County of San Diego on July 11, 2012 as Parcel Map No. 20982

(“the Property”); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map, Planned Development Permit, and Site Development Plan as shown on Exhibit(s) “**A**” – “**KK**” dated **November 18, 2020**, on file in the Planning Division **CT 2017-0003/PUD 2017-0004/SDP 2018-0018 – LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL**, as provided by Chapters 20.12, 21.06, 21.45, 21.53 and 21.85 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did, on **November 18, 2020**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map, Planned Development Permit, and Site Development Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

- A) That the foregoing recitations are true and correct.

- B) That based on the evidence presented at the public hearing, the Planning Commission **RECOMMENDS APPROVAL** of **CT 2017-0003/PUD 2017-0004/SDP 2018-0018 – LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL**, based on the following findings and subject to the following conditions:

Findings:

Tentative Tract Map, CT 2017-0003

1. That the proposed map and the proposed design and improvement of the subdivision as conditioned, is consistent with and satisfies all requirements of the General Plan, any applicable specific plans, Titles 20 and 21 of the Carlsbad Municipal Code, and the State Subdivision Map Act, and will not cause serious public health problems, in that **as discussed below the project implements the goals and policies of the General Plan and is consistent with all minimum requirements of the La Costa Master Plan, Title 20, and Title 21, except for requested development standard modifications to allow a reduction in the required amount of active recreation area and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**
2. That the proposed project is compatible with the surrounding future land uses since surrounding properties are designated for **R-15 Residential and Local Shopping Center (L)** development on the General Plan, in that **the proposed project includes permitted uses and development allowed within the Residential (R-23) land use designations. In addition, the project is ideally situated to support the proposed commercial shopping center directly adjacent.**
3. That the site is physically suitable for the type and density of the development since the site is adequate in size and shape to accommodate residential development at the density proposed, in that **all required minimum development standards and design criteria required by the applicable zoning ordinances and the La Costa Master Plan (MP-149R) are incorporated into the project except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**
4. That the design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, or acquired by the public at large, for access through or use of property within the proposed subdivision, in that **the project has been designed and conditioned such that there are no conflicts with established easements.**
5. That the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act).
6. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, in that structures **have been designed to include operable windows where practicable and balconies to maximize exposure of each unit to natural light and ventilation from prevailing breezes.**

7. That the Planning Commission has considered, in connection with the housing proposed by this subdivision, the housing needs of the region, and balanced those housing needs against the public service needs of the city and available fiscal and environmental resources.
8. That the design of the subdivision and improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, in that **the previously graded project site is devoid of sensitive vegetation and wildlife.**
9. That the discharge of waste from the subdivision will not result in violation of existing California Regional Water Quality Control Board requirements, in that **the project has been designed in accordance with the Best Management Practices for water quality protection in accordance with the City's sewer and drainage standards and the project is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) requirements.**

Planned Development Permit, PUD 2017-0004

10. The proposed project is consistent with the general plan, and complies with all applicable provisions of this chapter, and all other applicable provisions of the Carlsbad Municipal Code, in that **the project's overall density of 15.1 dwelling units per net acre is consistent with the R-23 Residential General Plan Land Use designations as discussed below. Additionally, the project complies with the development standards for planned residential development contained in CMC Chapter 21.45 Table C, the development standards in CMC Chapter 21.45 Table E for condominiums, and the provisions of City Council Policy 66, Livable Neighborhoods as described in the project staff report dated November 18, 2020, except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**
11. The proposed project will not be detrimental to existing uses, or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings, or traffic, in that **the condominium project with 95 dwelling units will not be detrimental to, and is compatible with, existing surrounding development. Existing two-story single-family residential lots to the east are buffered by a 170-foot-wide area of open space separating the two projects. The project is self-contained with one vehicular ingress/egress points from La Costa Avenue in line with the existing intersection at Calle Timiteo. The condominiums will not adversely impact the site, surroundings, or traffic circulation. La Costa Avenue, a neighborhood connector street, has adequate capacity to accommodate the 760 Average Daily Trips (ADTs) generated by the overall project, which is a net decrease of 340 ADTs associated with the previously approved 55,000 square foot office project (1100 ADT). The project is adequately parked on-site and does not result in any significant environmental impacts.**
12. The project will not adversely affect the public health, safety, or general welfare, in that **the 95 residential dwelling units has been designed to comply with all applicable development standards and provisions to ensure compatibility with surrounding residential and commercial use, except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**

13. The project's design, including architecture, streets, and site layout a) contributes to the community's overall aesthetic quality, b) includes the use of harmonious materials and colors, and the appropriate use of landscaping, and c) achieves continuity among all elements of the project, in that **the project's proposed architecture consists of contemporary rustic style with architectural design elements that include a variety of roof planes and off-set building projections. Primary building materials include earth tone colored plaster (sand finish); horizontal tongue and groove siding, asphalt roof shingles, exposed wood elements, varied windows and stone veneer accents. The driveway leading up to the residential units from La Costa Avenue is tree lined and includes enhanced decorative paving. The center median trees include up-lighting for nighttime effect. All the existing slope landscaping has been increased for screening effect and additional accent. All elements (i.e. site layout, architecture, landscaping) create continuity in the overall project design.**

Site Development Plan, SDP 2018-0018

14. That the proposed development or use is consistent with the General Plan and any applicable master plan or specific plan, complies with all applicable provisions of Chapter 21.06 of the Carlsbad Municipal Code, and all other applicable provisions of this code, in that **the project is consistent with the various elements and objectives of the General Plan as discussed below and in the project staff report dated November 18, 2020. The affordable condominiums are consistent with the underlying Residential-Density Multiple (RD-M) Zone as outlined in the La Costa Master Plan, Neighborhood SE-13B. The project site is served by existing transit and is directly adjacent to existing community commercial shopping with direct pedestrian connections from the site. The project provides at least 20% of the total housing units onsite as affordable to low income households at 80% or below the San Diego County Area Median Income. The project complies with all applicable standards of the Carlsbad Municipal Code, except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**
15. That the requested development or use is properly related to the site, surroundings and environmental settings, will not be detrimental to existing development or uses or to development or uses specifically permitted in the area in which the proposed development or use is to be located, and will not adversely impact the site, surroundings or traffic circulation, in that **the proposed condominiums within the Residential-Density Multiple (RD-M) Zone will not be detrimental to existing uses or to uses specifically permitted in the area in which the use is located in that multiple-family residential dwellings are a permitted use within the zone. The proposed affordable condominium units are compatible with the proposed multiple-family townhomes onsite in scale, massing and design, the existing multiple-family residential projects located across La Costa Avenue to the south, as well as the existing commercial uses on the adjacent La Costa Town Square shopping center to the north. Existing two-story single-family residential lots to the east are buffered by a 170-foot-wide area of open space separating the two projects. The condominiums will not adversely impact the site, surroundings, or traffic circulation. La Costa Avenue, a neighborhood connector street, has adequate capacity to accommodate the 760 Average Daily Trips (ADTs) generated by the overall project, which is a net decrease of 340 ADTs associated with the previously approved office project (1100 ADT). The project is adequately parked on-site and does not result in any significant environmental impacts.**

16. That the site for the intended development or use is adequate in size and shape to accommodate the use, in that **the condominium project complies with the development standards of the Residential-Density Multiple (RD-M) Zone and Carlsbad Municipal Code, except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19.**
17. That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested development or use to existing or permitted future development or use in the neighborhood will be provided and maintained, in that **the condominium project complies with all of the minimum development standards of the Residential-Density-Multiple (RD-M) Zone and the Carlsbad Municipal Code, except for requested development standard modifications to allow a reduction in the required amount of active recreation and elimination of covered parking on the affordable housing Parcel 2. Justification for allowing the development standard modifications is discussed in the project staff report dated November 18, 2020 and contained below in finding number 19. Landscaping throughout the project site will be provided consistent with the requirements of the city's Landscape Manual.**
18. That the street systems serving the proposed development or use is adequate to properly handle all traffic generated by the proposed use, in that **the proposed project has been designed with one street entry from La Costa Avenue in line with the existing intersection at Calle Timiteo. La Costa Avenue is identified as a neighborhood connector street and is designed to adequately handle the 760 Average Daily Trips (ADTs) generated by the overall project, which is a net decrease of 340 ADTs associated with the previously approved office project (1100 ADT). The project site is served by one NCTD bus route with stops adjacent to the site, and bike lanes are provided on La Costa Avenue. In addition, the applicant will be required to pay traffic impact fees prior to issuance of building permits that will go towards future road improvements.**
19. That with the application of the development standard modifications, the site is physically suitable for the type and density of the development since the site is adequate in size and shape to accommodate residential development at the density proposed. A development standard modification to the recreation area standards is appropriate for the site, in that site topography, limited development pad area and minimum dwelling unit yield have all worked to limit the project's ability to provide for more in the way of active recreational facilities (i.e., large grassy play areas (min. 5,000 sq. ft.), pool/spa areas, basketball and tennis courts, etc.). An offset (standard modification) to the cost of the affordable housing development by not providing covered parking is permitted pursuant to CMC Section 21.85.100. In exchange for providing all of the inclusionary housing onsite, along with providing four (4) additional 3-bedroom affordable units than is required by code, the Housing Policy Team agreed to both a 3,950 sq. ft. reduction in the amount of active recreation amenities being provided as well the elimination of the requirement to provide five covered parking spaces for the affordable housing site. As it relates to the active recreation, the project is still providing 6,738 sq. ft. of common active recreation amenities and will benefit from the project site's close proximity to Stagecoach Park and the adjacent 24-hour Fitness located in the La Costa Town Square commercial center.

General

20. The **Planning Commission** finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan based on the facts set forth in the staff report dated **November 18, 2020** including, but not limited to the following:

- a. **The General Plan Land Use designation for the property is R-23 Residential (R-23). The R-23 land use designation allows for development of multiple-family residential within a density range of 15-23 du/ac with a Growth Management Control Point (GMCP) of 19 du/ac. The project site has a net developable acreage of 6.3 acres. At the GMCP, the site would yield 119 dwelling units. Although the project is below the GMCP for the R-23 General Plan Land Use designation by 24 dwelling units, the General Plan Land Use Element allows the City to approve residential development at a density that is below the GMCP for the applicable density range provided that the proposed residential density (15.1 du/ac, 95 dwelling units) is within the R-23 density range of 15-23 du/ac.**

Consistent with Program 3.2 of the City's certified General Plan Housing Element, all of the dwelling units which were anticipated toward achieving the City's share of the regional housing needs that are not used by developers in approved projects will be deposited into the City's Excess Dwelling Unit Bank (EDUB). The project will therefore deposit 24 dwelling units into the EDUB, which will then be made available for allocation to other projects in the future. Accordingly, there is no net loss of residential unit capacity and there are adequate properties identified in the Housing Element allowing residential development with a unit capacity, including second dwelling units, adequate to satisfy the City's share of the regional housing need.

- b. **Land Use & Community Design Goal 2-G.2 - Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities – The project will provide new multi-family residential condominiums in the form of 75 market rate units and 19 affordable units located near jobs, schools, parks and convenient neighborhood-serving commercial services. The project design is limited to an existing graded pad with a large retaining wall (14 to 22 feet in height) downslope from the La Costa Town Square shopping center. The project provides all required parking onsite and has convenient access to public transit via NCTD local bus Route 304, serving Encinitas, Carlsbad, and San Marcos with service along the Rancho Santa Fe Road corridor. Route 304 also connects to the Coaster in Encinitas and the Sprinter in San Marcos providing further regional connectivity.**
- c. **Land Use & Community Design Goal 2-G.3 - Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses. Ensure that infill properties develop with uses and development intensities supporting a cohesive development pattern – The project is proposed on an existing graded pad surrounded by existing developments on all sides and is not located within or adjacent to any preserve areas as identified in the City's HMP. The project would provide future residents with access to convenient neighborhood-serving commercial uses and will also provide housing to support nearby employment centers.**
- d. **Land Use & Community Design Goal 2-G.4 - Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic and social**

needs of residents, while ensuring a cohesive urban form with careful regard for compatibility - **The multi-family residential project with 95 condominium units (76 market rate and 19 affordable), provides for much needed higher density housing located adjacent to convenient neighborhood-serving commercial uses and nearby employment centers.**

- e. Mobility Goal 3-G.3 – Provide inviting streetscapes that encourage walking and promote livable streets – **The proposed project maintains an existing sidewalk along La Costa Avenue and will provide continuous connected sidewalks and pathways throughout the interior of the project site, which will provide pedestrian access to and from the project. Additionally, the project will provide a new sidewalk connection to an existing pedestrian pathway located east of the site and connecting the adjacent shopping center with the adjacent neighborhoods. Bike lanes already exist on La Costa Avenue in front of the project site.**
- f. Mobility Policy 3-P.5 – Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility Element, the Growth Management Plan, and specific impacts associated with their development – **The project does not require additional improvements to the existing street system in that the project's frontage along La Costa Avenue is fully improved as part the La Costa Town Square development project. Existing La Costa Avenue frontage improvements include full width right-of-way, curb, gutter, sidewalk, bus stop, and landscaped slopes.**
- g. Open Space, Conservation & Recreation Goal 4-G.3 - Protect environmentally sensitive lands, wildlife habitats, and rare, threatened or endangered plant and animal communities - **There is no wildlife habitat, or rare, threatened or endangered plant or animal communities present on the project site, nor adjacent to it.**
- h. Noise Goal 5-G.1 - Protect public health and welfare by eliminating existing noise problems where feasible, maintaining an acceptable indoor and outdoor acoustic environment, and preventing significant degradation of the acoustic environment – **According to the project noise study (Ldn Consulting, June 29, 2017), the principal noise source associated with the proposed project will be from future vehicle traffic along La Costa Avenue. An existing 6-foot tall masonry sound wall is presently constructed at the top of slope between the project site and the La Costa Town Square shopping center. All building facades were found to be below the 60 dBA CNEL exterior noise standard, and thus there is no requirement to mitigate exterior noise levels to an interior level of 45 dBA CNEL.**
- i. Noise Goal 5-G.2 - Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning - **According to the project noise study (Ldn Consulting, June 29, 2017), the principal noise source associated with the proposed project will be from future vehicle traffic along La Costa Avenue. An existing 6-foot tall masonry sound wall is presently constructed at the top of slope between the project site and the La Costa Town Square shopping center. All building facades were found to be below the 60 dBA CNEL exterior noise standard, and thus there is no requirement to mitigate exterior noise levels to an interior level of 45 dBA CNEL.**
- j. Public Safety Goal 6-G.1 - Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters - **According to the La Costa Town Square Project EIR 01-02, the project site is not located within a flood zone, no hazardous materials were found to exist within the project site or within the vicinity of the project site; and any seismic related geotechnical issues were addressed in the grading of the existing**

site. Additionally, while the project site does not interface directly with native habitat, and surrounding land uses consist primarily of residential and commercial development, maps produced by the State however do show the site located within an area containing a very high threat from wildfires. However, the city has adopted the City of Carlsbad Emergency Plan, which addresses the city's planned response to extraordinary emergency situations, including wildfires. The Plan identifies certain open space areas and public buildings to serve as emergency shelters when residents must be relocated. The Emergency Plan also identifies primary road arterials to move people in the event of an emergency. These arterials are El Camino Real, Carlsbad Boulevard, La Costa Avenue, Rancho Santa Fe Road, and Carlsbad Village Drive. Carlsbad Police, Fire, and other personnel would assist in the execution of an Emergency Plan.

- k. Public Safety Goal 6-G.2 – Minimize safety hazards related to aircraft operations in areas around the McClellan-Palomar Airport - **The proposed project is not located within a safety zone, airspace protection area or noise contour of the ALUCP.**
- l. Public Safety Goal 6-G.4 – Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community – **The proposed project would provide fire hydrants and supporting water infrastructure in accordance with fire marshal requirements; secondary emergency access is provided on site; fire sprinklers are required and provided for on all residential structures built on or after January 2011; and the dwelling units proposed by this project are all within a 5-minute emergency response time as required by the Growth Management Plan.**
- m. Public Safety Policy 6-P.6 – Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions – **The project has been conditioned to develop and implement a program of "best management practices" for the elimination and reduction of pollutants which enter and/or are transported within storm drainage facilities.**
- n. Public Safety Policy 6-P.34 – Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures – **The project is required to comply with all Building and Fire codes to ensure that fire protection standards are met by the proposed structures.**
- o. Public Safety Policy 6-P.39 – Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities – **The project is required to construct or pay applicable fees for necessary improvements, public utilities and facilities in accordance with Growth Management requirements; Fire Station No. 6 is located 1.6 miles away from the project site and is well within emergency response timeframes; and the project will not impact the city's ability to implement its Emergency Operations Plan.**
- p. **Sustainability Policy 9-P.1 – Enforce the Climate Action Plan (CAP) as the city's strategy to reduce greenhouse gas emissions – The project implements and is consistent with measures identified in the Climate Action Plan (CAP) through the provision of renewable energy generation (photovoltaic systems), energy conservation (Green Building Code), and by accommodating Zero-Emission vehicles and other greenhouse gas reduction measures and features. The project will also be subject to CAP ordinances that are in effect at the time building permits are issued.**

- q. Housing Goal 10-G.3 – Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate-income households and those with special needs, and a fair share proportion of future lower and moderate-income households – **Per CMC Section 21.85.030, a project is required to provide 15% of the total units as affordable units. Through the 2015 General Plan Update (Planning Commission Resolution No. 7114) the city required this site to provide additional affordable housing (minimum of 20% of the total housing units on the site affordable to low income households at 80% or below the San Diego County Area Median income, or one of two other options that provides a deeper level of affordability (see Attachment 6 of Staff Report dated November 18, 2020)). The project is providing an affordable housing project onsite in the form of 19 affordable units (20%) to low income households at 80% or below the San Diego County Area Median income.**
 - r. Housing Policy 10-G.2 – New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth – **The majority of housing in Carlsbad is detached single-family dwellings, occupied by above-moderate income households. The proposed project will increase the diversity of housing in Carlsbad by adding 95 multi-family condominium units to the city’s housing inventory. In addition, the project will increase housing diversity by providing housing offered at a price affordable to low income households (19 units will be provided onsite for low-income households at 80% or below the San Diego County Area Median income).**
 - s. Housing Policy 10-P.15 – Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects are exempt) – **Through the 2015 General Plan Update (Planning Commission Resolution No. 7114), the project is meeting a 20% requirement and is providing 19 affordable units to low income households at 80% or below the San Diego County Area Median income. Additionally, of those 19 affordable units, six (6) units consist of 3-bedrooms (32%) whereas only 10% are required to be 3-bedroom units.**
 - t. Housing Policy 10-P.19 – Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate-income households consistent with priorities set by the Housing and Neighborhood Services Division, in collaboration with the Planning Division, as set forth in the city’s Consolidated Plan – **The city currently has a jobs/housing ratio where there are more jobs than housing. The project replaces a previously approved 55,000 square-foot office project with 95 residential condominium units (76 market rate and 19 affordable) in accordance with the General Plan Update (Planning Commission Resolution No. 7114). The project expands the city’s affordable housing stock to assist in meeting its Regional Housing Needs Assessment and provides an adequate number of housing units to meet the needs of low income households.**
21. The project is consistent with the Citywide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **11** and all city public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage;

circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

- a. The project has been conditioned to provide proof from the **San Dieguito Unified School District** that the project has satisfied its obligation for school facilities.
 - b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44 and will be collected prior to issuance of building permits, or prior to the sale of the subdivided property, whichever occurs first.
 - c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permits.
 - d. The Local Facilities Management fee for Zone **11** is required by Carlsbad Municipal Code Section 21.90.050 and will be collected prior to issuance of building permits.
22. The project has been conditioned to pay any increase in public facility fee, or new construction tax, or development fees, and has agreed to abide by any additional requirements established by a Local Facilities Management Plan prepared pursuant to Chapter 21.90 of the Carlsbad Municipal Code. This will ensure continued availability of public facilities and will mitigate any cumulative impacts created by the project.
 23. This project has been conditioned to comply with any requirement approved as part of the Local Facilities Management Plan for Zone **11**.
 24. That all necessary public facilities required by the Growth Management Ordinance will be constructed or are guaranteed to be constructed concurrently with the need for them created by this project and in compliance with adopted city standards.
 25. The project is consistent with the adopted Airport Land Use Compatibility Plan for the McClellan-Palomar Airport (ALUCP), dated December 1, 2011, in that, as conditioned, the applicant shall record a notice concerning aircraft noise. The project is compatible with the projected noise levels of the ALUCP and the land use is compatible with the airport, **in that the project site is not located within any identified noise contour of the ALUCP and is located outside all safety zones identified in the ALUCP.**
 26. That the project is consistent with the city's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50).
 27. **The City Planner has determined that the potential environmental effects of the project were adequately analyzed by the previously certified Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the construction of La Costa Town Square (EIR 01-02) – LA COSTA TOWN SQUARE, City Council Resolution No. 2009-213, dated August 18, 2009. The project has no new significant environmental effect not analyzed as significant in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program; none of the circumstances requiring further environmental compliance under CEQA Guidelines Sections 15162 or 15163 exist; and all feasible mitigation measures identified in the certified Environmental Impact Report and Mitigation Monitoring and**

Reporting Program, which are appropriate to this subsequent project, will be incorporated. The approved EIR and MMRP are on file for review at the Planning Division.

28. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **the issuance of a grading or building permit, or approval of the Final Map, whichever occurs first; or pursuant to an approved construction schedule at the discretion of the appropriate division manager or official.**

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Tentative Tract Map, Planned Development Permit and Site Development Plan**.
2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Tentative Tract Map, Planned Development Permit and Site Development Plan** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.
3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.
4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.
5. Developer shall implement, or cause the implementation of, the **LA COSTA TOWN SQUARE (EIR 01-02) Project Mitigation Monitoring and Reporting Program (Planning Commission Resolution No. 6577)**.
6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map, Planned Development Permit**

and Site Development Plan, (b) City's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

7. Prior to submittal of the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner, a 24" x 36" copy of the **(Tentative Map/Site Plan or other)**, conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.
8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **San Dieguito Unified** School District that this project has satisfied its obligation to provide school facilities.
9. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **11** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.
10. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of final project approval.
11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy. **A note to this effect shall be placed on the Final Map.**
12. Prior to the approval of the final map for any phase of this project, or where a map is not being processed, prior to the issuance of building permits for any lots or units, the Developer shall enter into an Affordable Housing Agreement with the city to provide and deed restrict **19** dwelling units **on Parcel 2** as affordable to lower-income households for 55 years, in accordance with the requirements and process set forth in Chapters 21.85 of the Carlsbad Municipal Code **and as set forth in Planning Commission Resolution No. 7114 which requires at a minimum 20% of the total number of homes on the subject property to be affordable to lower income households at 80% or below the San Diego County Area Median income.** The draft Affordable Housing Agreement shall be submitted to the City Planner no later than 60 days prior to the request to final the map and **shall be executed by the Developer and Community Development Director and recorded prior to issuance of the first building permit.** The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.
13. Developer shall construct the required **19** inclusionary units concurrent with the project's **76** market rate units, unless both the final decision-making authority of the city and the Developer agree within an Affordable Housing to an alternate schedule for development.
14. **Prior to issuance of grading permits**, developer shall **make a separate formal landscape construction drawing plan check submittal to the Planning Division** and obtain City Planner

approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the city's Landscape Manual. Developer shall construct and install all landscaping and irrigation as shown on the approved Final Plans. All landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris. All irrigation systems shall be maintained to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.

15. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Division and accompanied by the project's building, improvement, and grading plans.
16. Developer shall establish a homeowner's association and corresponding covenants, conditions and restrictions (CC&Rs). Said CC&Rs shall be submitted to and approved by the City Planner prior to final map approval. Prior to issuance of a building permit, the Developer shall provide the Planning Division with a recorded copy of the official CC&Rs that have been approved by the Department of Real Estate and the City Planner. At a minimum, the CC&Rs shall contain the following provisions:
 - a. General Enforcement by the city: The city shall have the right, but not the obligation, to enforce those Protective Covenants set forth in this Declaration in favor of, or in which the city has an interest.
 - b. Notice and Amendment: A copy of any proposed amendment shall be provided to the city in advance. If the proposed amendment affects the city, the city shall have the right to disapprove. A copy of the final approved amendment shall be transmitted to the city within 30 days for the official record.
 - c. Failure of Association to Maintain Common Area Lots and Easements: In the event that the Association fails to maintain the "Common Area Lots and/or the Association's Easements" as provided in Article _____, Section _____ the city shall have the right, but not the duty, to perform the necessary maintenance. If the city elects to perform such maintenance, the city shall give written notice to the Association, with a copy thereof to the Owners in the Project, setting forth with particularity the maintenance which the city finds to be required and requesting the same be carried out by the Association within a period of thirty (30) days from the giving of such notice. In the event that the Association fails to carry out such maintenance of the Common Area Lots and/or Association's Easements within the period specified by the city's notice, the city shall be entitled to cause such work to be completed and shall be entitled to reimbursement with respect thereto from the Owners as provided herein.
 - d. Special Assessments Levied by the city: In the event the city has performed the necessary maintenance to either Common Area Lots and/or Association's Easements, the city shall submit a written invoice to the Association for all costs incurred by the city to perform such maintenance of the Common Area Lots and or Association's Easements. The city shall provide a copy of such invoice to each Owner in the Project, together with a statement that if the Association fails to pay such invoice in full within the time specified, the city will pursue collection against the Owners in the Project pursuant to the provisions of this Section. Said invoice shall be due and payable by the Association within twenty (20) days of receipt by the Association. If the Association shall fail to pay such invoice in full within the period specified, payment shall be deemed delinquent and shall be subject to a late charge in an amount equal

to six percent (6%) of the amount of the invoice. Thereafter the city may pursue collection from the Association by means of any remedies available at law or in equity. Without limiting the generality of the foregoing, in addition to all other rights and remedies available to the city, the city may levy a special assessment against the Owners of each Lot in the Project for an equal pro rata share of the invoice, plus the late charge. Such special assessment shall constitute a charge on the land and shall be a continuing lien upon each Lot against which the special assessment is levied. Each Owner in the Project hereby vests the city with the right and power to levy such special assessment, to impose a lien upon their respective Lot and to bring all legal actions and/or to pursue lien foreclosure procedures against any Owner and his/her respective Lot for purposes of collecting such special assessment in accordance with the procedures set forth in Article _____ of this Declaration.

- e. Landscape Maintenance Responsibilities: The HOA's and individual lot or unit owner landscape maintenance responsibilities shall be as set forth in Exhibit _____.
 - f. Balconies: The individual unit owner allowances and prohibitions regarding balconies and decks shall be as set forth in Exhibit _____.
 - g. **Parking: All required parking, including townhome two-car garages, parking spaces in the affordable condominium parking lot, and on-street visitor parking spaces throughout, shall be made permanently available and be permanently maintained for parking purposes.**
- 17. Prior to issuance of building permits, the Developer shall submit to the City Planner a recorded copy of the Condominium Plan filed with the Department of Real Estate which is in conformance with the city-approved documents and exhibits.
 - 18. **Prior to issuance of grading and building permits, developer shall list the following condition on all grading and building permit plans.** Construction activities shall take place during the permitted time and day per Carlsbad Municipal Code Chapter 8.48. Developer shall ensure that construction activities for the proposed project are limited to the hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays; no work shall be conducted on Sundays or on federal holidays.
 - 19. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **11**, pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.
 - 20. All roof appurtenances, including air conditioners, shall be architecturally integrated and concealed from view and the sound buffered from adjacent properties and streets, in substance as provided in Building Department Policy No. 80-6, to the satisfaction of the **City Planner and Building Official**.
 - 21. Prior to occupancy of the first dwelling unit, the Developer shall provide all required passive and active recreational areas per the approved plans, including landscaping and recreational facilities.

22. Prior to the **approval of the final map or issuance of the grading permit, whichever occurs first**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Tentative Tract Map, Planned Development Permit, Site Development Plan** by Resolution(s) No. 7391 on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.
23. If satisfaction of the school facility requirement involves a Mello-Roos Community Facilities District or other financing mechanism which is inconsistent with City Council Policy No. 38, by allowing a pass-through of the taxes or fees to individual home buyers, then in addition to any other disclosure required by law or Council policy, the Developer shall disclose to future owners in the project, to the maximum extent possible, the existence of the tax or fee, and that the school district is the taxing agency responsible for the financing mechanism. The form of notice is subject to the approval of the City Planner and shall at least include a handout and a sign inside the sales facility stating the fact of a potential pass-through of fees or taxes exists and where complete information regarding those fees or taxes can be obtained.
24. Developer shall display a current Zoning and Land Use Map, or an alternative, suitable to the City Planner, in the sales office at all times. All sales maps that are distributed or made available to the public shall include but not be limited to trails, future and existing schools, parks, and streets.
25. Developer shall post a sign in the sales office in a prominent location that discloses which special districts and school district provide service to the project. Said sign shall remain posted until ALL of the units are sold.
26. Prior to the recordation of the first final **tract** map or the issuance of building permits, whichever occurs first, the Developer shall prepare and record a Notice that this property may be subject to noise impacts from the proposed or existing Transportation Corridor, in a form meeting the approval of the City Planner and the City Attorney (see Noise Form #1 on file in the Planning Division).
27. Developer shall construct **on Parcel 2** trash receptacle and recycling areas enclosed by a six-foot-high masonry wall with gates pursuant to City Engineering Standards and Carlsbad Municipal Code Chapter 21.105. Location of said receptacles shall be approved by the City Planner. Enclosure shall be of similar colors and/or materials to the project to the satisfaction of the City Planner.
28. No outdoor storage of materials shall occur onsite unless required by the Fire Chief. When so required, the Developer shall submit and obtain approval of the Fire Chief and the City Planner of an Outdoor Storage Plan, and thereafter comply with the approved plan.
29. Developer shall submit and obtain City Planner approval of an exterior lighting plan including parking areas, **pedestrian paths and landscaping within the project site, as well as within the adjacent offsite parcel (APN 223-053-17-00) pedestrian path/landscape areas connecting both the project site and the surrounding neighborhood with the La Costa Town Square shopping center. Lighting within the offsite pedestrian path/landscape areas shall be repaired, upgraded,**

and/or otherwise enhanced to the satisfaction of the City Planner in areas where pedestrian lighting has been damaged, vandalized, removed or is generally lacking sufficient illumination to provide safety and security for pedestrian use. All parking area and pedestrian path lighting shall be designed to reflect downward and avoid any impacts on adjacent homes or property.

30. Prior to issuance of a building permit, all parties involved in the joint use of a parking lot shall provide evidence of agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and the City Planner as to content. Such instrument, when approved as conforming to the provisions of this title, shall be recorded in the office of the county recorder and copies thereof filed with the City Planner.
31. **Mechanical ventilation for each unit shall be shown on the plans submitted for building permit plan check. Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment can generate noise that could affect surrounding residential units, and because the details, specifications, and locations of this equipment are not yet known, the project applicant shall retain an acoustical specialist to review project construction-level plans to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the specification of quieter equipment or provision of acoustical enclosures, that will not exceed relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the issuance of building permits, the acoustical specialist shall certify in writing to the City of Carlsbad that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.**
32. **Stone veneer, consistent with one of the three color schemes presented in the Planning Commission Exhibits and chosen for the multiple-family building on the affordable housing site (Parcel 2), shall be added to the masonry patio walls.**

Engineering

General

33. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed haul route.
34. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.
35. Developer shall submit to the city engineer an acceptable instrument, via CC&Rs and/or other recorded document, addressing the maintenance, repair, and replacement of shared private improvements within this subdivision, including but not limited to private streets, utilities, street trees, sidewalks, landscaping, street lighting, enhanced paving, water quality treatment measures, low impact development features, storm drain facilities, etc., located therein and to distribute the costs of such maintenance in an equitable manner among the owners of the properties within this subdivision.
36. Developer shall prepare, submit and process for city engineer approval a final map to subdivide this project. There shall be one Final Map recorded for this project. Developer shall pay the city

standard map review plan check fees.

37. Developer shall install sight distance corridors at all street intersections and driveways in accordance with City Landscape Manual and City Engineering Standards. The property owner shall maintain this condition.
38. Property owner shall maintain all landscaping (street trees, tree grates, shrubs, groundcover, etc.) and irrigation along the parkway frontage with **La Costa Avenue** as shown on the Tentative Map/Site Plan.

Fees/Agreements

39. Developer shall cause property owner to execute and submit to the city engineer for recordation, the city's standard form Geologic Failure Hold Harmless Agreement.
40. Developer shall cause property owner to execute and submit to the city engineer for recordation the city's standard form Drainage Hold Harmless Agreement.
41. Developer shall cause property owner to submit an executed copy to the city engineer for recordation a city standard Permanent Stormwater Quality Best Management Practice Maintenance Agreement.
42. Developer shall cause property owner to execute and submit to the city engineer for recordation the city's standard form Street Tree Maintenance Agreement.
43. Developer shall cause property owner to execute and submit to the city for recordation a Prepayment Agreement with the city for prepayment of the obligation for funding to improve Rancho Santa Fe Road, which will satisfy the special condition in the Zone 11 LFMP requiring a financing plan guaranteeing construction of Rancho Santa Fe Road. The Prepayment Agreement shall be in a form to the satisfaction of the city attorney and city engineer.

Grading

44. Upon a review of the proposed grading and the grading quantities shown on the tentative map, a grading permit for this project is required. Developer shall prepare and submit plans and technical studies/reports for city engineer review, post security and pay all applicable grading plan review and permit fees per the city's latest fee schedule.
45. This project requires off site grading. No grading for private improvements shall occur outside the project unless developer obtains, records, and submits a recorded copy, to the city engineer, a temporary grading, construction or slope easement or agreement from the owners of the affected properties. If developer is unable to obtain the temporary grading or slope easement, or agreement, no grading permit will be issued. In that case developer must either apply for and obtain an amendment of this approval or modify the plans so grading will not occur outside the project and apply for and obtain a finding of substantial conformance and/or consistency determination from both the city engineer and city planner.
46. Prior to approval of the grading plans, the applicant shall submit a Construction Plan to the city engineer for review and approval. Said Plan may be required to include, but not be limited to, identifying the location of the construction trailer, material staging, material deliveries, bathroom

facilities, parking of construction vehicles, employee parking, construction fencing and gates, obtaining any necessary permission for off-site encroachment, addressing pedestrian safety, and identifying time restrictions for various construction activities. All material staging, construction trailers, bathroom facilities, etc. shall be located outside the public right-of-way unless otherwise approved by the city engineer or Construction Management & Inspection engineering manager.

Storm Water Quality

47. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.
48. Developer shall submit for city approval a Tier 3 Storm Water Pollution Prevention Plan (TIER 3 SWPPP). The TIER 3 SWPPP shall comply with current requirements and provisions established by the San Diego Regional Water Quality Control Board and City of Carlsbad Requirements. The TIER 3 SWPPP shall identify and incorporate measures to reduce storm water pollutant runoff during construction of the project to the maximum extent practicable. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.
49. This project is subject to 'Priority Development Project' requirements. Developer shall prepare and process a Storm Water Quality Management Plan (SWQMP), subject to city engineer approval, to comply with the Carlsbad BMP Design Manual latest version. The final SWQMP required by this condition shall be reviewed and approved by the city engineer with final grading plans. Developer shall pay all applicable SWQMP plan review and inspection fees per the city's latest fee schedule.
50. Developer is responsible to ensure that all final design plans (grading plans, improvement plans, landscape plans, building plans, etc.) incorporate all source control, site design, treatment control BMP, and Low Impact Design (LID) facilities.

Dedications/Improvements

51. Developer shall design the private streets, as shown on the tentative map to the satisfaction of the city engineer. The structural section of all private streets shall conform to City of Carlsbad Standards based on R-value tests. All private streets shall be inspected by the city. Developer shall pay the standard improvement plan check and inspection fees for private streets.
52. Developer shall design the private drainage systems, as shown on the tentative map to the satisfaction of the city engineer. All private drainage systems 12" diameter storm drain and larger shall be inspected by the city. Developer shall pay the standard improvement plan check and inspection fees for private drainage systems.
53. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.

54. Developer shall design all proposed public improvements including but not limited to **driveway approaches** as shown on the tentative map. **Existing pedestrian ramps shall be modified as necessary to meet current accessibility standards for pedestrian facilities within the public right-of-way.** These improvements shall be shown on one of the following, subject to city engineer approval:
- A. Grading plans processed in conjunction with this project; or
 - B. Construction Revision to an existing record public improvement drawing

Developer shall pay plan check and inspection fees using improvement valuations in accordance with the city's current fee schedule. Developer shall execute a city standard Subdivision Improvement Agreement to install said improvements and shall post security in accordance with C.M.C. Section 20.16.070. Developer shall apply for and obtain a right-of-way permit prior to performing work in the city right-of-way

Non-Mapping Notes

55. Add the following notes to the final map as non-mapping data:
- A. Developer has executed a city standard Subdivision Improvement Agreement and has posted security in accordance with C.M.C. Section 20.16.070 to install public improvements shown on the Tentative Map. These improvements include, but are not limited to:
 - 1) **Driveway approaches. Existing pedestrian ramps shall be modified as necessary to meet current accessibility standards for pedestrian facilities within the public right-of-way.**
 - B. Building permits will not be issued for development of the subject property unless the appropriate agency determines that sewer and water facilities are available.
 - C. No structure, fence, wall, tree, shrub, sign, or other object may be placed or permitted to encroach within the area identified as a sight distance corridor as defined by City of Carlsbad Engineering Standards or line-of-sight per Caltrans standards.
 - D. The owner of this property on behalf of itself and all of its successors in interest has agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any diversion of waters, the alteration of the normal flow of surface waters or drainage, or the concentration of surface waters or drainage from the drainage system or other improvements identified in the city approved development plans; or by the design, construction or maintenance of the drainage system or other improvements identified in the city approved development plans.
 - E. There are no public park or recreational facilities to be located in whole or in part within this subdivision. The subdivider is therefore obligated to pay park-in-lieu fees in accordance with section 20.44.050 of the Carlsbad Municipal Code and has either paid or agreed to pay all said park-in-lieu fees in accordance with section 20.16.070 of the Carlsbad Municipal Code

Utilities

56. Developer shall meet with the fire marshal to determine if fire protection measures (fire flows, fire hydrant locations, building sprinklers) are required to serve the project.

57. Prior to issuance of building permits, developer shall pay all fees, deposits, and charges for connection to public facilities.
58. The developer shall design landscape and irrigation plans utilizing recycled water as a source and prepare and submit a colored recycled water use map to the Planning Department for processing and approval by the district engineer.
59. The developer shall meet with and obtain approval from the Leucadia Wastewater District regarding sewer infrastructure available or required to serve this project.
60. The developer shall meet with and obtain approval from the Olivenhain Municipal Water District regarding potable water infrastructure available or required to serve this project.
61. The developer shall meet with and obtain approval from the Olivenhain Municipal Water District regarding recycled water infrastructure available or required to serve this project.
62. The developer shall design and construct public water, and sewer facilities substantially as shown on the tentative map to the satisfaction of the district engineer and city engineer.
63. The developer shall provide separate private potable water sub-meters for each separately owned unit within this subdivision.
64. Developer shall locate utility transformers or water backflow preventers outside the public right-of-way as shown on the Tentative Map to the satisfaction of the city engineer.

Code Reminders

65. This tentative map shall expire two years from the date on which the **City Council** voted to approve this application.
66. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable city ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.
67. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the city engineer.
68. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the city engineer.
69. Prior to the issuance of a building permit, Developer shall pay a Public Facility fee as required by Council Policy No. 17.
70. Prior to the issuance of a building permit, Developer shall pay the Local Facilities Management fee for Zone **11** as required by Carlsbad Municipal Code Section 21.90.050.
71. Developer shall pay park-in-lieu fees in accordance with Section 20.44 of the City of Carlsbad Municipal Code to the satisfaction of the city engineer.
72. Developer shall pay traffic impact based on Section 18.42 of the City of Carlsbad Municipal Code,

respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the tentative map are for planning purposes only.

73. Developer shall pay a landscape inspection fee as required by Section 20.08.050 of the Carlsbad Municipal Code.
74. Developer shall report, in writing, to the City Planner within 30 days, any address change from that which is shown on the permit application, any change in the telecommunications provider, or any transfer in ownership of the site.
75. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal Code Section 18.04.320.
76. Any signs proposed for this development shall at a minimum be designed in conformance with the city's Sign Ordinance and shall require review and approval of the City Planner prior to installation of such signs.
77. Developer acknowledges that the project is required to comply with the city's greenhouse gas (GHG) reduction ordinances and requirements. GHG reduction requirements are in accordance with, but are not limited to, Carlsbad Municipal Code Chapters 18.21, 18.30, and 18.51 in addition to the California Green Building Standards Code (CCR, Title 24, Part 11 – CALGreen), as amended from time to time. GHG reduction requirements may be different than what is proposed on the project plans or in the Climate Action Plan Checklist originally submitted with this project. Developer acknowledges that new GHG reduction requirements related to energy efficiency, photovoltaic, electric vehicle charging, water heating and traffic demand management requirements as set forth in the ordinances and codes may impact, but are not limited to, site design and local building code requirements. If incorporating GHG reduction requirements results in substantial modifications to the project, then prior to issuance of development (grading, building, etc.) permits, Developer may be required to submit and receive approval of a Consistency Determination or Amendment for this project through the Planning Division. Compliance with the applicable GHG reduction requirements must be demonstrated on or with the construction plans prior to issuance of the applicable development permits

NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a) and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **November 18, 2020**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

VELYN ANDERSON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

DON NEU
City Planner

PLANNED DEVELOPMENTS (CMC SECTION 21.45.060)					
TABLE C: GENERAL DEVELOPMENT STANDARDS					
APPLICABLE TO ALL PLANNED DEVELOPMENTS					
REF. NO.	SUBJECT	DEVELOPMENT STANDARD			COMPLIANCE COMMENT
C.1	Density	Per the underlying General Plan designation. When two or more general plan land use designations exist within a planned development, the density may be transferred from one general plan designation to another with a general plan amendment.			NA.
C.2	Arterial Setbacks	All dwelling units adjacent to any arterial road shown on the Circulation Element of the General Plan shall maintain the following minimum setbacks from the right-of-way:			La Costa Avenue is considered a Secondary Arterial requiring a 30-foot setback. A 30-foot landscaped setback is being provided. Project complies.
		Prime Arterial	50 Feet		
		Major Arterial	40 Feet		
Secondary Arterial	30 Feet			A single retaining wall is located within the required landscape portion of the 30-foot-wide arterial setback. The portions of the retaining wall that are located within the required landscaped arterial setback do not exceed 42-inches in height. Project complies.	
Carlsbad Boulevard	20 Feet				
C.2	Arterial Setbacks	Half (50%) of the required arterial setback area located closest to the arterial shall be fully landscaped to enhance the street scene and buffer homes from traffic on adjacent arterials, and:			The required 30-foot arterial setback along La Costa Avenue is proposing landscape in accordance with this provision. All common area landscape and open space will be maintained by an HOA as established by condition of approval. Project complies.
		<ul style="list-style-type: none">Shall contain a minimum of one 24” box tree for every 30 lineal feet of street frontage; andShall be commonly owned and maintained			
C.2	Arterial Setbacks	Project perimeter walls greater than 42 inches in height shall not be located in the required landscaped portion of the arterial setback, except noise attenuation walls that:			A single retaining wall is located within the required landscape portion of the 30-foot-wide arterial setback. The portions of the retaining wall that are located within the required landscaped arterial setback do not exceed 42-inches in height. Project complies.
		<ul style="list-style-type: none">Are required by a noise study, andDue to topography, are necessary to be placed within the required landscaped portion of the arterial setback.			
C.3	Permitted Intrusions into Setbacks/ Building Separation	Permitted intrusions into required building setbacks shall be the same as specified in Section 21.46.120 of this code. The same intrusions specified in Section 21.46.120 shall be permitted into required building separation.			NA.
C.4	Streets	Private	Minimum right-of-way width	56 feet	NA.
			Minimum curb-to-curb width	34 feet	
			Minimum parkway width (curb adjacent)	5.5 feet, including curb	
			Minimum sidewalk width	5 feet (setback 6 inches from property line)	
		Public	Minimum right-of-way width	60 feet	NA.
			Minimum curb-to-curb width	34 feet	
			Minimum parkway width (curb adjacent)	7.5 feet, including curb	
			Minimum sidewalk width	5 feet (setback 6 inches from property line)	

		Street Trees within parkways	One-family dwellings and twin homes on small-lots	A minimum of one street tree (24-inch box) per lot is required to be planted in the parkway along all streets.	NA.	
			Condominium projects	Street trees shall be spaced no further apart than 30 feet on center within the parkway.	NA.	
			Tree species should be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage and minimize water consumption.			NA.
C.5	Drive-aisles	3 or fewer dwelling units	Minimum 12 feet wide when the drive-aisle is not required for emergency vehicle access, as determined by the Fire Chief.		NA.	
			If the drive-aisle is required for emergency vehicle access, it shall be a minimum of 20 feet wide.			
		4 or more dwelling units	Minimum 20 feet wide.			All proposed drive-aisles are a minimum 20 feet wide. Project complies.
		All projects	No parking shall be permitted within the minimum required width of a drive-aisle.			No parking is proposed within the minimum required drive-aisle width. Project complies.
			A minimum 24-foot vehicle back-up/maneuvering area shall be provided in front of garages, carports or uncovered parking spaces (this may include driveway area, drive-aisles, and streets).			Each garage and surface parking space provides a minimum 24-foot vehicle back-up/maneuvering area. Project complies.
			Additional width may be required for vehicle/emergency vehicle maneuvering area.			NA.
			Parkways and/or sidewalks may be required.			A parkway is provided along the north side of Drive Aisle "B".
			No more than 24 dwelling units shall be located along a single-entry drive-aisle.			No more than 24 dwelling units are proposed along a drive-aisle.
			All drive-aisles shall be enhanced with decorative pavement.			Drive Aisle "A", leading up to the project from La Costa Avenue, will be enhanced with decorative paving, as will Drive Aisles "C" through "H". Project complies.
		C.6	Number of Visitor Parking Spaces Required ⁽¹⁾	Projects with 10 units or fewer	A .30 space per each unit.	
Projects 11 units or more	A .25 space per each unit.			The proposed 95-unit project is required to provide 24 visitor parking spaces. The project is providing 24 visitor parking spaces along Drive Aisle "B". Project complies.		
When calculating the required number of visitor parking spaces, if the calculation results in a fractional parking space, the required number of visitor parking spaces shall always be rounded up to the nearest whole number.						

C.7	Location of Visitor Parking	On Private/ Public Streets	On-street visitor parking is permitted on private/public streets, subject to the following: <ul style="list-style-type: none">• The private/public street is a minimum 34-feet wide (curb-to-curb)• There are no restrictions that would prohibit on-street parking where the visitor parking is proposed• The visitor parking spaces may be located:<ul style="list-style-type: none">○ Along one or both sides of any private/public street(s) located within the project boundary, and○ Along the abutting side and portion of any existing public/private street(s) that is contiguous to the project boundary		NA.
			In parking bays along public/private streets within the project boundary, provided the parking bays are outside the minimum required street right-of-way width.		NA.
			When visitor parking is provided as on-street parallel parking, not less than 24 lineal feet per space, exclusive of driveway/drive-aisle entrances and aprons, shall be provided for each parking space, except where parallel parking spaces are located immediately adjacent to driveway/drive-aisle aprons, then 20 lineal feet may be provided.		NA.
			Within the Beach Area Overlay Zone, on-street parking shall not count toward meeting the visitor parking requirement.		NA.
		On Drive-aisles	Visitor parking must be provided in parking bays that are located outside the required minimum drive-aisle width.		All visitor parking spaces are provided in parking bays located outside the required minimum drive-aisle width. Project complies.
		On a Driveway	Outside the Beach Area Overlay Zone	One required visitor parking space may be credited for each driveway in a project that has a depth of 40 feet or more.	NA.
				For projects with 10 or fewer units, all required visitor parking may be located within driveways (located in front of a unit’s garage), provided that all dwelling units in the project have driveways with a depth of 20 feet or more.	NA.
			Within the Beach Area	One required visitor parking space may be credited for each driveway in a project that has a depth of 40 feet or more.	NA.

			Overlay Zone	If the streets within and/or adjacent to the project allow for on-street parking on both sides of the street, then visitor parking may be located in a driveway, subject to the following: <ul style="list-style-type: none">• All required visitor parking may be located within driveways (located in front of a unit’s garage), provided that all dwelling units in the project have driveways with a depth of 20 feet or more.• If less than 100% of the driveways in a project have a depth of 20 feet or more, then a .25 visitor parking space will be credited for each driveway in a project that has a depth of 20 feet or more (calculations resulting in a fractional parking space credit shall always be rounded down to the nearest whole number).	NA.
			All projects	The minimum driveway depth required for visitor parking (20 feet or 40 feet) applies to driveways for front or side-loaded garages, and is measured from the property line, back of sidewalk, or from the edge of the drive-aisle, whichever is closest to the structure.	NA.
		Compact Parking	For projects of more than 25 units, up to 25% of visitor parking may be provided as compact spaces (8 feet by 15 feet). No overhang is permitted into any required setback area or over sidewalks less than 6 feet wide.		NA.
			For all projects within the Beach Area Overlay Zone, up to 55% of the visitor parking may be provided as compact spaces (8 feet by 15 feet).		NA.
		Distance from unit	Visitor parking spaces must be located no more than 300 feet as measured in a logical walking path from the entrance of the unit it could be considered to serve.		Visitor parking spaces are spread throughout the project site along Drive aisle “B” and are located closer than 300 feet to the unit it is intended to serve. Project complies.
		C.8	Screening of Parking Areas	Open parking areas should be screened from adjacent residences and public rights-of-way by either a view-obscuring wall, landscaped berm, or landscaping, except parking located within a driveway.	

C.9	Community Recreational Space ⁽¹⁾	Community recreational space shall be provided for all projects of 11 or more dwelling units, as follows:			The project is located within an R-23 General Plan Land Use designation; and therefore, must provide a minimum of 14,250 square feet of community recreational space (95 units x 150 sq. ft. = 14,250 sq. ft). The project is proposing 14,655 square feet of common open space. Project complies.
		Minimum community recreational space required	Project is NOT within R-23 general plan designation	200 square feet per unit	
			Project IS within R-23 general plan designation	150 square feet per unit	
		Projects with 11 to 25 dwelling units	Community recreational space shall be provided as either (or both) passive or active recreation facilities.		NA.
		Projects with 26 or more dwelling units	Community recreational space shall be provided as both passive and active recreational facilities with a minimum of 75% of the area allocated for active facilities.		NA.
		Projects with 50 or more dwelling units	Community recreational space shall be provided as both passive and active recreational facilities for a variety of age groups (a minimum of 75% of the area allocated for active facilities).		Of the required 14,250 square feet of common recreational space provided, 10,688 square feet (75%) is required to be active, while 3,563 square feet (25%) is required to be passive. The project is proposing 6,738 square feet of active (47%), and 7,917 square feet of passive (56%). Site topography, limited development pad and minimum dwelling unit yield have all worked to limit the project's ability to provide more in the way of active recreational facilities (i.e., large grassy play areas (min. 5,000 sq. ft.), pool/spa areas, basketball and tennis courts, etc.). Also, because the project site is providing its affordable housing onsite, development standards can be waived to help achieve this goal. The project will still provide two (2) play structures for children ages 2-5 and 5-12, as well as a bocce ball court and two (2) horseshoe pit game areas. From an active recreation standpoint, the project will benefit from its close proximity to Stagecoach Park and also the 24-hour Fitness located in the adjacent La Costa Town Square commercial center. Project complies.

			<p>For projects consisting of one-family dwellings or twin homes on small-lots, at least 25% of the community recreation space must be provided as pocket parks.</p> <ul style="list-style-type: none"> Pocket park lots must have a minimum width of 50 feet and be located at strategic locations such as street intersections (especially “T-intersections”) and where open space vistas may be achieved. 	NA.
		All projects (with 11 or more dwelling units)	Community recreational space shall be located and designed so as to be functional, usable, and easily accessible from the units it is intended to serve.	All community recreational space is located and designed to be functional, useable and easily accessible from all units in the complex.
			Credit for indoor recreation facilities shall not exceed 25% of the required community recreation area.	NA.
			Required community recreation areas shall not be located in any required front yard and may not include any streets, drive-aisles, driveways, parking areas, storage areas, slopes of 5% or greater, or walkways (except those walkways that are clearly integral to the design of the recreation area).	All community recreational space is properly located to comply with this requirement.
		Recreation Area Parking	In addition to required resident and visitor parking, recreation area parking shall be provided, as follows: 1 space for each 15 residential units, or fraction thereof, for units located more than 1,000 feet from a community recreation area.	NA.
			The location of recreation area parking shall be subject to the same location requirements as for visitor parking, except that required recreation area parking shall not be located within a driveway(s).	NA.
		Examples of recreation facilities include, but are not limited to, the following:		
		Active	Swimming pool area Children’s playground equipment Spa Courts (tennis, racquetball, volleyball, basketball) Recreation rooms or buildings Horseshoe pits Pitch and putt Grassy play areas with a slope of less than 5% (minimum area of 5,000 square feet and a minimum dimension of 50 feet) Any other facility deemed by the City Planner to satisfy the intent of providing active recreational facilities	
		Passive	Benches Barbecues Community gardens Grassy play areas with a slope of less than 5%	

C.10	Lighting	Lighting adequate for pedestrian and vehicular safety shall be provided.	Project provides pedestrian scaled bollard lighting located throughout the project along walking paths and within recreation areas; decorative up-lighting of the median landscaping is provided at the main project entrance (Drive Aisle "A"); and 20-foot-tall pole mounted street lights are provided along all vehicular drive-aisles. Project complies.
C.11	<i>Reserved</i>		
C.12	Recreational Vehicle (RV) Storage ⁽¹⁾	Required for projects with 100 or more units, or a master or specific plan with 100 or more planned development units. Exception: RV storage is not required for projects located within the R-15 or R-23 land use designations.	NA.
		20 square feet per unit, not to include area required for driveways and approaches.	
		Developments located within master plans or residential specific plans may have this requirement met by the common RV storage area provided by the master plan or residential specific plan.	NA.
		RV storage areas shall be designed to accommodate recreational vehicles of various sizes (i.e. motorhomes, campers, boats, personal watercraft, etc.).	
		The storage of recreational vehicles shall be prohibited in the front yard setback and on any public or private streets or any other area visible to the public. A provision containing this restriction shall be included in the covenants, conditions and restrictions for the project. All RV storage areas shall be screened from adjacent residences and public rights-of-way by a view-obscuring wall and landscaping.	NA.
C.13	Storage Space	480 cubic feet of separate storage space per unit.	All affordable condominium units located within Building No. 16 on Parcel 2 are provided with a minimum 480 cubic feet of storage space. Project complies.
		If all storage for each unit is located in one area, the space may be reduced to 392 cubic feet.	
		Required storage space shall be separately enclosed for each unit and be conveniently accessible to the outdoors.	
		Required storage space may be designed as an enlargement of a covered parking structure provided it does not extend into the area of the required parking stall and does not impede the ability to utilize the parking stall (for vehicle parking).	
		A garage (12'x20' one-car, 20'x20' two-car, or larger) satisfies the required storage space per unit.	All condominium buildings on Parcel 1 provide a two-car garage for each dwelling unit. For these buildings, each two-car garage space meets the minimum 20 ft. x 20 ft. interior dimension, and thus satisfies the storage space requirements for these units. Project complies.
		This requirement is in addition to closets and other indoor storage areas.	

⁽¹⁾ This standard does not apply to housing for senior citizens (see Chapter 21.84 of this code).

PLANNED DEVELOPMENTS (CMC SECTION 21.45.080)
TABLE E: CONDOMINIUM PROJECTS

REF. NO.	SUBJECT	DEVELOPMENT STANDARD			COMPLIANCE COMMENT
E.1	Livable Neighborhood Policy	Must comply with City Council Policy 66, Principles for the Development of Livable Neighborhoods.			SEE SEPARATE COMPLIANCE CHART
E.2	Architectural Requirements	One-family and two-family dwellings	Must comply with City Council Policy 44, Neighborhood Architectural Design Guidelines		NA.
		Multiple-family dwellings	There shall be at least three separate building planes on all building elevations. The minimum offset in planes shall be 18 inches and shall include, but not be limited to, building walls, windows, and roofs.		The buildings proposed in this project provide at least three (3) separate planes per elevation, with minimum 18-inch offsets between planes. Project complies.
			All building elevations shall incorporate a minimum of four complimentary design elements, including but not limited to: <ul style="list-style-type: none">• A variety of roof planes;• Windows and doors recessed a minimum of 2 inches;• Decorative window or door frames;• Exposed roof rafter tails;• Dormers;• Columns;• Arched elements;• Varied window shapes;• Exterior wood elements;• Accent materials such as brick, stone, shingles, wood, or siding;• Knee braces; and• Towers.		The project architecture proposes varied roof planes, recessed windows (minimum 2 inches), and cultured stone. In addition, the architecture includes front porch stoops, metal entry awnings, exterior wood elements, such as trellising over windows, horizontal wood siding and exposed wood rafter tails and fascia boards. Project complies.
E.3	Maximum Coverage	60% of total project net developable acreage.			Parcel 1 = 25.3%; Parcel 2 = 20.6%; Combined = 45.9% Project complies.
E.4	Maximum Building Height	Same as required by the underlying zone, and not to exceed three stories (1)(7)			NA.
		Projects within the R-23 general plan designation (1)(7)	40 feet, if roof pitch is 3:12 or greater		The project site is located within a R-23 General Plan designation. All buildings include a roof design with a roof pitch that consists of 2:12 and 4:12 combination, or a 3:12 and 4:12 combination. For those portions of the roof with a 2:12 roof pitch, all portions are under the 35-foot maximum height limit. For those portions of the roof with a 3:12 or 4:12 pitch, all portions are under the 40-foot maximum height limit. Overall, the maximum height for the proposed buildings range from 35'-9¾" to 37'-7⅞". Project complies.
			35 feet, if roof pitch is less than 3:12		
			Building height shall not exceed three stories		
E.5		From a private or	Residential structure	10 feet	NA.

PLANNED DEVELOPMENTS (CMC SECTION 21.45.080)

TABLE E: CONDOMINIUM PROJECTS

REF. NO.	SUBJECT	DEVELOPMENT STANDARD			COMPLIANCE COMMENT
	Minimum Building Setbacks	public street ⁽²⁾⁽³⁾	Direct entry garage	20 feet	
		From a drive-aisle ⁽⁴⁾	Residential structure (except as specified below)	5 feet, fully landscaped (walkways providing access to dwelling entryways may be located within required landscaped area)	5 feet provided (fully landscaped). Project complies.
			Residential structure – directly above a garage	0 feet when projecting over the front of a garage.	Buildings 1-15 and 17-18 all include a 2 nd and 3 rd floor overhang that projects beyond the face of garage below, but not closer than 0 feet to the drive-aisle. Project complies.
			Garage	3 feet	All garages provide the minimum 3-foot setback from a drive-aisle. Project complies.
				Garages facing directly onto a drive-aisle shall be equipped with an automatic garage door opener.	All floor plans showing a garage includes a note that electric garage door opener with remote is provided. Project complies.
			Projects of 25 units or less within the R-15 and R-23 general plan designations	0 feet (residential structure and garage)	NA.
				Garages facing directly onto a drive-aisle shall be equipped with an automatic garage door opener.	
			Balconies/decks (unenclosed and uncovered)	0 feet	No balconies or decks are proposed on a side of a building located adjacent to a drive-aisle. Project complies.
				May cantilever over a drive-aisle, provided the balcony/deck complies with all other applicable requirements, such as: <ul style="list-style-type: none">• Setbacks from property lines• Building separation• Fire and Engineering Department requirements	
		From the perimeter property lines of the project site (not adjacent to a public/private street)			The building setback from an interior side or rear perimeter property line shall be the same as required by the underlying zone for an interior side or rear yard setback.
E.6	Minimum Building Separation	10 feet			All buildings provide a minimum 10-feet of separation. Project complies.
E.7	Resident Parking ⁽⁶⁾	All dwelling types	If a project is located within the R-23 general plan designation, resident parking shall be provided as specified below, and may also be provided as follows: <ul style="list-style-type: none">• 25% of the units in the project may include a tandem two-car garage (minimum 12 feet x 40 feet).		NA.

PLANNED DEVELOPMENTS (CMC SECTION 21.45.080)

TABLE E: CONDOMINIUM PROJECTS

REF. NO.	SUBJECT	DEVELOPMENT STANDARD		COMPLIANCE COMMENT
			<ul style="list-style-type: none"> Calculations for this provision resulting in a fractional unit may be rounded up to the next whole number. 	
	One-family and two-family dwellings		2 spaces per unit, provided as either: <ul style="list-style-type: none"> a two-car garage (minimum 20 feet x 20 feet), or 2 separate one-car garages (minimum 12 feet x 20 feet each) In the R-W Zone, the 2 required parking spaces may be provided as 1 covered space and 1 uncovered space ⁽⁵⁾ 	NA.
	Multiple-family dwellings	Studio and one-bedroom units	1.5 spaces per unit, 1 of which must be covered ⁽⁵⁾	The project includes five units that are one-bedroom in size and 90 units that are two or more bedrooms. The project is required to provide eight (8) parking spaces for the one-bedroom units and 180 parking spaces for the units with two or more bedrooms for a total of 188 parking spaces. The project provides a total of 212 parking spaces onsite (covered/uncovered). The 76 townhome units each provide a two-car garage for 152 parking spaces (covered). The remaining 60 parking spaces consist of surface parking. Of these 60 spaces, 24 spaces are dedicated to meeting the project's visitor parking requirements, while the remaining 36 spaces accommodate the parking demands for the 19 affordable units. In exchange for 5 covered parking spaces associated with the requirements for one-bedroom units, the Housing Policy Team was convened and allowed a waiver of the requirement pursuant to CMC Section 21.53.120.B in exchange for four additional three-bedroom affordable units (beyond the two that are required per the inclusionary housing ordinance). Project complies.
			When calculating the required number of parking spaces, if the calculation results in a fractional parking space, the required number of parking spaces shall always be rounded up to the nearest whole number.	
		Units with two or more bedrooms	2 spaces per unit, provided as either: <ul style="list-style-type: none"> a one-car garage (12 feet x 20 feet) and 1 covered or uncovered space; or ⁽⁵⁾ a two-car garage (minimum 20 feet x 20 feet), or 2 separate one-car garages (minimum 12 feet x 20 feet each) In the R-W Zone and the Beach Area Overlay Zone, the 2 required parking spaces may be provided as 1 covered space and 1 uncovered space ⁽⁵⁾ 	
			Required parking may be provided within an enclosed parking garage with multiple, open parking spaces, subject to the following: <ul style="list-style-type: none"> Each parking space shall maintain a standard stall size of 8.5 feet by 20 feet, exclusive of supporting columns; and A backup distance of 24 feet shall be maintained in addition to a minimum 5 feet turning bump-out located at the end of any stall series. 	NA.

PLANNED DEVELOPMENTS (CMC SECTION 21.45.080)

TABLE E: CONDOMINIUM PROJECTS

REF. NO.	SUBJECT	DEVELOPMENT STANDARD					COMPLIANCE COMMENT		
			Required resident parking spaces shall be located no more than 150 feet as measured in a logical walking path from the entrance of the units it could be considered to serve.					All units, as currently designed, include a two-car garage attached directly to the unit; or in the case of Building 16, surface parking is provided within a surrounding parking lot located closer than 150 feet. Project complies.	
E.8	Private Recreational Space	One-family, two-family, and multiple-family dwellings	Required private recreational space shall be designed so as to be functional, usable, and easily accessible from the dwelling it is intended to serve.					All units are meeting their private recreational space through private decks. Each deck is connected directly to the dwelling unit it is intended serve; is located outside of required setbacks; and does not include driveways, parking area, storage area or common walkways.	
			Required private recreational space shall be located adjacent to the unit the area is intended to serve.						
			Required private recreational space shall not be located within any required front yard setback area, and may not include any driveways, parking areas, storage areas, or common walkways.						
		One-family and two-family dwellings	Minimum total area per unit	Projects not within the R-15 or R-23 general plan designations		400 square feet		NA.	
				Projects within the R-15 or R-23 general plan designations		200 square feet			
			May consist of more than one recreational space.					NA.	
			May be provided at ground level and/or as a deck/balcony on a second/third floor or roof.					NA.	
			If provided at ground level	Minimum dimension	Not within the R-15 or R-23 general plan designations		15 feet		NA.
					Within the R-15 or R-23 general plan designations		10 feet		
				Shall not have a slope gradient greater than 5%.					NA.
				Attached solid patio covers and decks/balconies may project into a required private recreational space, subject to the following: <ul style="list-style-type: none">The depth of the projection shall not exceed 6 feet (measured from the wall of the dwelling that is contiguous to the patio/deck/balcony). The length of the projection shall not be limited, except as required by any setback or lot coverage standards.					NA.
				Open or lattice-top patio covers may be located within the required private recreation space (provided the patio					NA.

PLANNED DEVELOPMENTS (CMC SECTION 21.45.080)

TABLE E: CONDOMINIUM PROJECTS

REF. NO.	SUBJECT	DEVELOPMENT STANDARD				COMPLIANCE COMMENT
				cover complies with all applicable standards, including the required setbacks).		
			If provided above ground level as a deck/ balcony or roof deck	Minimum dimension	6 feet	NA.
				Minimum area	60 square feet	
		Multiple-family dwellings	Minimum total area per unit (patio, porch, or balcony)		60 square feet	All units provide a minimum 60 square foot private deck. Project complies.
			Minimum dimension of patio, porch or balcony		6 feet	Each deck on all units provides the 6-foot minimum dimension. Project complies.
			Projects of 11 or more units that are within the R-23 general plan designation may opt to provide an additional 75 square feet of community recreation space per unit (subject to the standards specified in Table C of this Chapter), in lieu of providing the per unit private recreational space specified above.			NA.

- ⁽¹⁾ If a project is located within the Beach Area Overlay Zone, building height shall be subject to the requirements of Chapter 21.82 of this code.
- ⁽²⁾ See Table C in Section 21.45.060 for required setbacks from an arterial street.
- ⁽³⁾ Building setbacks shall be measured from the outside edge of the required street right-of-way width, whichever is closest to the building.
- ⁽⁴⁾ Building setbacks shall be measured from one of the following (whichever is closest to the building): a) the outside edge of the required drive-aisle width; b) the back of sidewalk; or c) the nearest side of a parking bay located contiguous to a drive-aisle (excluding parking located in a driveway in front of a unit's garage).
- ⁽⁵⁾ Any uncovered required parking space in the R-W zone may be located within a required front yard setback and may be tandem.
- ⁽⁶⁾ This standard does not apply to housing for senior citizens (see Chapter 21.84 of this code).
- ⁽⁷⁾ Protrusions above the height limit shall be allowed pursuant to Section 21.46.020 of this code. Such protrusions include protective barriers for balconies and roof decks.

CITY COUNCIL POLICY 66 – LIVABLE NEIGHBORHOODS

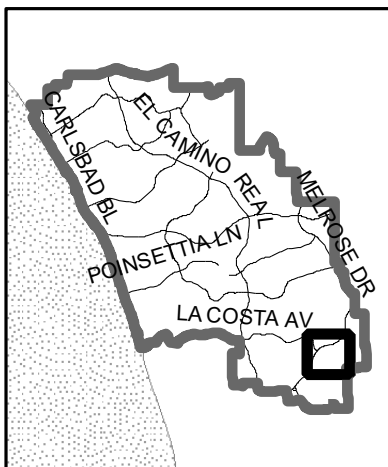
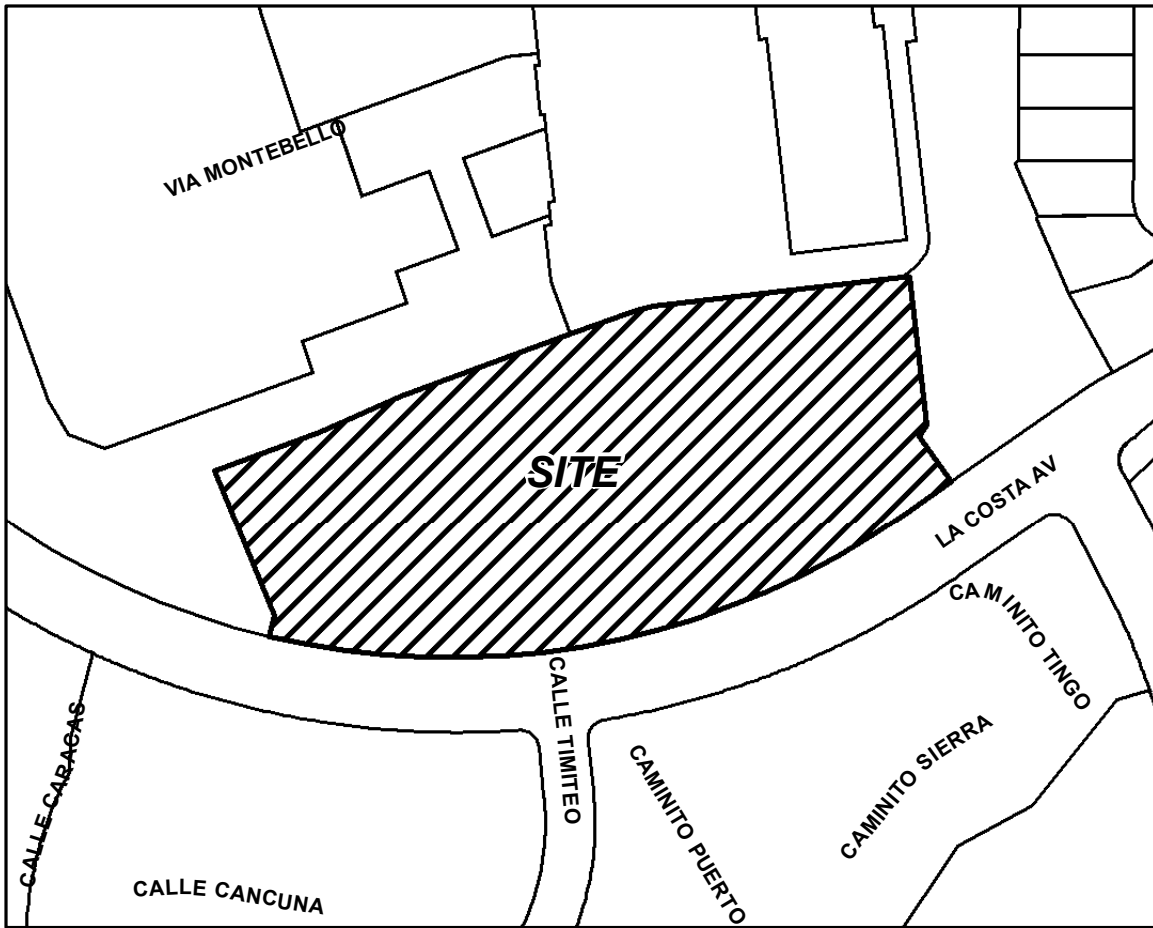
Principle		Compliance Comments
1	<p><u>Building Facades, Front Entries, Porches</u></p> <p>Facades create interest and character and should be varied and articulated to provide visual interest to pedestrians. Clearly identifiable front doors and porches enhance the street scene and create opportunities for greater social interaction within the neighborhood. Building entries and windows should face the street. Front porches, bay windows, courtyards and balconies are encouraged.</p>	<p>The topography of the project site is such that the pad elevations of proposed buildings are elevated approximately 15-to-30-feet above the street elevation of La Costa Avenue, the closest adjacent public street. However, even though the project site does not provide the opportunity to offer a traditional connection to La Costa Avenue, the proposed buildings that are fronting this adjacent street are oriented in such a manner that front doors, porches, windows and balconies are visible and clearly identifiable. The design of the proposed buildings include articulated surfaces, both in their general massing and variation of materials, which will provide visual interest to pedestrians passing by the site. Additionally, common open space areas, with both active and passive recreation facilities, have been located along parts of this street frontage, resulting in greater activity and social connection to the adjacent street and neighborhood.</p>
2	<p><u>Garages</u></p> <p>Homes should be designed to feature the residence as the prominent part of the structure in relation to the street. A variety of garage configurations should be used to improve the street scene. This may include tandem garages, side-loaded garages, front-loaded garages, alley-loaded garages and recessed garages.</p>	<p>For the townhome portion of the development offering individual garages for each unit, the garages have been placed on internal private drives-aisles, not visible to the public way. This allows for a clear designation of pedestrian and vehicle spaces. Residences are oriented away from the private drives to encourage social interactions and reduce the presence of vehicles.</p>

CITY COUNCIL POLICY 66 – LIVABLE NEIGHBORHOODS

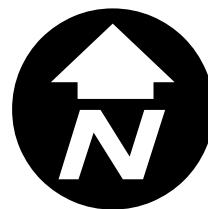
Principle		Compliance Comments
3	<p><u>Street Design</u></p> <p>An interconnected, modified (grid) street pattern should be incorporated into project designs when there are no topographic or environmental constraints. Interconnected streets provide pedestrians and automobiles many alternative routes to follow, disperse traffic and reduce the volume of cars on any one street in the neighborhood. Streets should be designed to provide both vehicular and pedestrian connectivity by minimizing the use of cul-de-sacs.</p> <p>The street network should also be designed to create a safer, more comfortable pedestrian and bicycling environment. Local residential streets should have travel and parking lanes, be sufficiently narrow to slow traffic, provide adequate access for emergency and service vehicles and emergency evacuation routes for residents and include parkways with trees to form a pleasing canopy over the street. Local residential streets are the public open space in which children often play and around which neighborhoods interact. Within this context, vehicular movement should be additionally influenced through the use of City-accepted designs for traffic calming measures.</p>	<p>Due to the project sites elevated position above the surrounding community, its private drive-aisles cannot interconnect with the existing street pattern in a traditional manner other than the entry drive leading uphill from La Costa Avenue. Once within the private development, internal drive-aisles offer easy access to resident parking and garages, as well as to both emergency and service vehicles.</p> <p>Within the community, sidewalks provide residents and visitors a safe and enjoyable environment to interact in the onsite amenities. Sidewalks connect the individual units to all the amenities as well as the adjacent public street and the adjacent La Costa Town Square Shopping Center. The placement of the recreational open space allows residents comfortable areas oriented away from both the internal private drive-aisles and the public street. The landscaping throughout the site provides shading and welcoming areas.</p>
4	<p><u>Parkways</u></p> <p>Street trees should be planted in the parkways along all streets. Tree species should be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage and minimize water consumption.</p>	<p>All landscaping conforms to the requirements of the City of Carlsbad Landscape Manual. The slopes abutting La Costa Avenue are planted and provide a vegetated buffer of the project above. Tree species have been selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage and minimize water consumption.</p>
5	<p><u>Pedestrian Walkways</u></p> <p>Pedestrian walkways should be located along or visible from all streets. Walkways (sidewalks or trails) should provide clear, comfortable and direct access to neighborhood schools, parks/plazas and transit stops. Primary pedestrian routes should be bordered by residential fronts, parks or plazas. Where street connections are not feasible (at the end of cul-de-sacs), pedestrian paths should also be provided.</p>	<p>A pedestrian walk along the access road and pedestrian ramp from La Costa Avenue are provided to the elevated site, creating the pedestrian connection to the adjacent community below. There is also a proposed pedestrian walk on the east side of the project that provides access to the existing stairs leading up to the La Costa Town Square Shopping Center.</p>

CITY COUNCIL POLICY 66 – LIVABLE NEIGHBORHOODS

Principle		Compliance Comments
6	<p><u>Centralized Community Recreation Areas</u></p> <p>Park or plazas, which serve as neighborhood meeting places and as recreational activity centers should be incorporated into all planned unit developments. As frequently as possible, these parks/plazas should be designed for both active and passive uses for residents of all ages and should be centrally located within the project. Parks and plazas should not be sited on residual parcels, used as buffers from surrounding developments or to separate buildings from streets.</p>	<p>The entry road to the project terminates at a central passive recreation area. Interconnected pedestrian walks and paseos link each passive and active recreation area to the residences. The buildings are oriented such that the units open out toward the paseos and recreation areas and encourage interactions and connection to other units onsite. The common recreation areas provided throughout offer both active and passive uses for residents of all ages.</p>



SITE MAP



NOT TO SCALE

LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

AMEND 2017-0012 / CT 2017-0003 / PUD 2017-0004 / SDP 2018-0018



DISCLOSURE STATEMENT P- 1(A)

Development Services

Planning Division
1635 Faraday Avenue
(760) 602-4610
www.carlsbadca.gov

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:

Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person <u>Carlos Palafox</u>	Corp/Part <u>TRC Retail</u>
Title <u>SVP of Development</u>	Title _____
Address <u>4695 MacArthur Ct, Suite 700, Newport Beach</u>	Address <u>Same</u>

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person <u>Carlos Palafox</u>	Corp/Part <u>TRC-Retail</u>
Title <u>SVP of Development</u>	Title _____
Address <u>4695 MacArthur Ct, Suite 700</u>	Address <u>4695 MacArthur Ct, Suite 700</u>
<u>Newport Beach, CA 92660</u>	<u>Newport Beach, CA 92660</u>

3. NON-PROFIT ORGANIZATION OR TRUST

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust _____

Non Profit/Trust _____

Title _____

Title _____

Address _____

Address _____

4. Have you had more than \$500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☒ No If yes, please indicate person(s): _____

NOTE: Attach additional sheets if necessary.

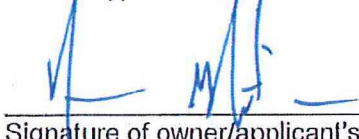
I certify that all the above information is true and correct to the best of my knowledge.


Signature of owner/date


Signature of applicant/date

CARLOS PALAFOX
Print or type name of owner

CARLOS PALAFOX
Print or type name of applicant


Signature of owner/applicant's agent if applicable/date

RYAN MARTIN
Print or type name of owner/applicant's agent

PLANNING COMMISSION RESOLUTION NO. 7114

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ALLOCATION FROM THE EXCESS DWELLING UNIT BANK FOR RESIDENTIAL PROPERTIES DESCRIBED HEREIN AND FOR WHICH A RESIDENTIAL LAND USE CHANGE IS RECOMMENDED FOR APPROVAL PER PLANNING COMMISSION RESOLUTION NO. 7112.

CASE NAME: GENERAL PLAN UPDATE

CASE NO.: GPA 07-02

WHEREAS, the **City Planner** has filed a verified application with the City of Carlsbad regarding a comprehensive update to the city's General Plan, which affects properties citywide; and

WHEREAS, per City Council direction at its meeting of September 11, 2012 and November 5, 2013, staff utilized the Preferred Plan in the preparation of the General Plan update, and said Preferred Plan and City Council direction included proposals to increase allowed residential densities on various properties; and

WHEREAS, to approve any of the proposed residential density increases requires an allocation of units from the city's Excess Dwelling Unit Bank as established in City Council Policy No. 43; and

WHEREAS, City Council Policy No. 43 identifies that an allocation of excess dwelling units is an "incentive", as defined by Carlsbad Municipal Code (CMC) Section 21.86.020.A.12 and Government Code Section 65915(k), in that it is a regulatory concession that modifies the requirements of CMC Chapter 21.90 by permitting development with more dwelling units than otherwise permitted by the growth management control point established in CMC Chapter 21.90; the allocation of excess dwelling units to a property will permit more dwelling units on a site than would otherwise be allowed by the existing underlying General Plan land use designation, which reduces land cost per dwelling unit and results in identifiable, financially sufficient and actual cost reductions to development of the property; and

WHEREAS, City Council Policy No. 43 requires, in return for the incentive of receiving an allocation of excess dwelling units, that a percentage of the housing units developed on a site, which has been subject to an allocation of excess dwelling units, be provided at a cost affordable to lower income

households per the city's Inclusionary Housing Ordinance (CMC Chapter 21.85) or as otherwise specified by the decision-maker; and

Whereas, staff and the Planning Commission recommend that excess dwelling units be allocated to properties as identified in Table A below and as further described in Attachment 8 of the Planning Commission Staff Report dated July 18, 2015:

TABLE A – RECOMMENDED ALLOCATION OF EXCESS DWELLING UNITS

Quadrant	Site Name	Assessor's Parcel Number	Recommended Land Use Changes		Units to be Allocated from EDUB
			From (Existing)	To (Recommended)	
Northeast	Basin BJ	168-05-036	RLM/OS	R-30/OS	94
	Robertson Ranch PA22	168-360-16	O/OS	R-23/OS (20 du/ac. min.)	98
	Sunny Creek Commercial	209-090-11	L (17.6 ac.)	L (8ac.) R-15 (9.6 ac. @ 12 du/ac. min.)	115
Northwest	Marja Residential	207-101-35	RLM	R-15 (12 du/ac. min.)	100
Southeast	La Costa Town Square	223-060-61	O	R-23	120
Southwest	Aviara Farms	212-040-56	UA	R-30	224
	Ponto Residential	216-140-43	UA	R-23	124
	Ponto Mixed Use		UA	GC	12
TOTAL					887

WHEREAS, the Planning Commission did on **July 18, 2015**, hold a duly noticed public hearing and received public testimony and thereafter continued said public hearing to July 22, 23 and 24, 2015, as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all evidence relating to the General Plan Amendment and proposed residential land use changes.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad that:

- A) The foregoing recitations are true and correct.
- B) Based on the evidence presented at the public hearing and based on the following findings, the Planning Commission **RECOMMENDS**:

- 1) THAT THE CITY COUNCIL APPROVE THE ALLOCATION OF EXCESS DWELLING UNITS PER TABLE A OF THIS RESOLUTION, SUPPORTED BY THE FINDINGS BELOW.

Findings:

1. The location and density of the sites to be allocated excess dwelling units are compatible with existing adjacent residential neighborhoods and/or nearby existing or planned uses in that the sites: are within close proximity to neighborhood services (shopping, employment, parks, schools, etc.); are not located in areas that contain significant natural or manmade hazards; are adjacent to or near properties with similar densities.
2. The location and density of the sites are in accordance with the applicable provisions of the General Plan and any other applicable planning document in that the allocation of excess dwelling units will enable implementation of the land use designations proposed by the General Plan update and the sites help to ensure the availability of sufficient land in all residential densities to accommodate varied housing types to meet Carlsbad's 2010-2020 Regional Housing Needs Assessment (RHNA), as identified in the Housing Element.
3. The proposed residential land use changes comply with the findings stated in the General Plan for projects that exceed the growth management control point for the applicable density range in that the General Plan EIR did not identify any significant impacts to public facilities resulting from buildout of the subject properties at the proposed densities; and future development at the proposed densities will be subject to the city's growth management ordinance, which requires the provision of adequate public facilities concurrent with development; and the proposed densities will not result in exceeding any quadrant dwelling limit.

NOW, THEREFORE, the Planning Commission of the City of Carlsbad resolves that:

- A) The density increases provided in Table A herein are substantial and well above the density bonus limits established by Carlsbad Municipal Code (CMC) Section 21.86.030.B, and constitute an "offset" as defined by Carlsbad Municipal Code (CMC) Section 21.85.020. In exchange for making such offset available, the city council finds it is appropriate to require, in accordance with Carlsbad Municipal Code (CMC) Section 21.85.100, any residential development (rental or for-sale) on the properties identified in Table A of this resolution to enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20 percent of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income. At the sole discretion of the City of Carlsbad and following completion of an alternate public benefit analysis, any residential development (rental or for-sale) on the properties identified in Table A of this resolution may be permitted to produce affordable housing units on the site of the residential development that meet one of the following minimum requirements as an alternative to satisfy the lower income affordable housing requirement set forth above:

1. A minimum of 15 percent of the total projects housing units shall be affordable to lower income households at 80% or below the San Diego County Area Median Income and an additional 10 percent shall be affordable to moderate income households at 100% or below of the San Diego County Area Median Income; or

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2. A minimum of 15 percent of the total project housing units shall be affordable to very low income households at 50% or below the San Diego County Area Median Income.

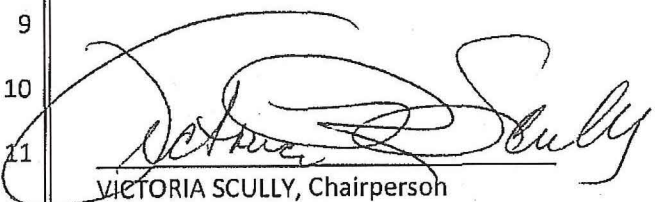
1 PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of
2 the City of Carlsbad, California, held on July 24, 2015 by the following vote, to wit:
3

4 AYES: Chairperson Scully, Commissioner Anderson, Black, L'Heureux,
5 Montgomery, Segall and Siekmann

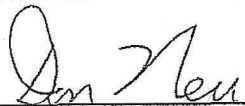
6 NOES:

7 ABSENT:

8 ABSTAIN:

9
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11 
12 VICTORIA SCULLY, Chairperson
CARLSBAD PLANNING COMMISSION

13
14 ATTEST:

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16 DON NEU
17 City Planner
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**LA COSTA
MASTER PLAN
Amendment
MP 149(R)**

Prepared by

**Planning Department
City of Carlsbad
1635 Faraday Avenue
Carlsbad, California
92008**

Planning Department Staff:

Michael Holzmillier, Planning Director
Don Neu Assistant Planning Director
Eric Munoz, Senior Planner
(760) 602-4600
Van Lynch, Senior Planner
(760) 602-4613

Information Supplied by:

KSC Development
2111 Costa del Mar Road
Carlsbad, CA 92009

Amendment MP 149 (R)
Information supplied by
Ladwig Design Group, Inc.
Bob Ladwig
2234 Faraday Avenue
Carlsbad, CA 92008
Phone: (760) 438-3182
Fax: (760) 438-0173
ldg@dwilsoneng.com

LA COSTA MASTER PLAN
MP-149 (MP-6)

2900 acres, located east of El Camino Real and northerly of
Olivenhain Road (La Costa Land Development Co.).

ADOPTED BY:

City Council Ordinance # 9322, September 5, 1972

AMENDED to delete an indicated school site shown westerly of El Fuerte
Street in an area known as La Costa Estates North (CT 73-10, SP 112)

APPROVED BY:

Planning Commission Resolution # 1019, December 11, 1973

City Council Ordinance # 9376, January 15, 1974

MP-149(A)

Referred back to Planning Commission for partial amendment to allow for "continual" (concurrent)
processing of Rancheros De La Costa, La Costa Vale Unit #2, Green Valley Knolls, and Santa Fe Knolls
while a new PC zone was being developed. The processing of the remainder of the Master Plan area was
delayed until adoption of the PC zone. No formal action by City Council.

APPROVED BY:

Planning Commission Resolution # 1253, May 19, 1976

MP-149(B)

Repealed Ordinance # 9376. Adopted an interim Master Plan for La Costa area.
Referred to new exhibit for type of development which reflected La Costa's plans for more single family
development and less condominium development. Established a circulation plan, school site plan, park
site plan, and development standards for Santa Fe Knolls, Rancheros De La Costa, La Costa Vale #2, and
Green Valley Knolls.

ADOPTED BY:

City Council Ordinance # 9469, November 2, 1976

MP-149(C)

No action taken

MP-149(D)

Deletes 45 acres from MP-149(B). Deleted property is located generally east of
El Fuerte on both sides of the extension of Alga Road (Hidden Meadows,
Meadow Crest, and Meadowlark areas).

APPROVED BY:

Planning Commission Resolution # 1567, November 14, 1979

City Council Ordinance # 9546, March 18, 1980

MP-149(E)

Amended the La Costa Master Plan to provide for conformance with the newly revised General Plan Elements for Parks and for Public Facilities.

APPROVED BY:

Planning Commission Resolution # 1719,
City Council Ordinance # 9570, December 16, 1980

MP-149(F)

Deleted 4.5 acres from the La Costa Master Plan. Property deleted was located on Centella Street south of Levante.

APPROVED BY:

Planning Commission Resolution # 1757,
City Council Ordinance # 9579, March 17, 1981

MP-149(G)

Revised the Land Use Plan of the La Costa Northwest area and made minor administrative changes to the Master Plan text and maps on property ...located generally east of El Camino Real and north of Alga Road. Changes to land use included the golf course which was reduced in size from 105 acres to 85 acres, increased unit count by 100, and increased area of proposed park from 21 to 23.5 acres.

APPROVED BY:

Planning Commission Resolution # 1954, City Council Ordinance # 9628, June 29, 1982

MP-149(H)

WITHDRAWN on August 31, 1981, with no action taken.

MP-149(I)

Minor amendment to the La Costa Master Plan to allow for separate development of neighborhood SE-13.

ADOPTED BY:

Planning Commission Resolution # 1935, March 24, 1982

MP-149(J)

Revised the Land Use Plan of La Costa Southeast and made minor administrative changes to the Master Plan text and maps on property generally located at the intersection of Rancho Santa Fe Road and future Camino de Los Coches.

APPROVED BY:

Planning Commission Resolution # 2011,
City Council Ordinance # 9647, October 19, 1982

MP-149(K)

Changed Master Plan designation of a parcel from RLM to RMH on property generally located on the northeast corner of El Camino Real and Levante.

APPROVED BY:

Planning Commission Resolution # 2083,
City Council Ordinance # 9676-9677, dated April 5, 1983

MP-149(L)

WITHDRAWN on June 27, 1983. No action taken.

MP-149(M)

Amendment to change densities and land uses on property generally located in the southwest portion of La Costa Master Plan. The Planning Commission recommended denial of the amendment (P.C. Resolution # 2277). Amendment was WITHDRAWN before it was heard by City Council.

MP-149(N)

Amendment to request land use change from C to RM on property generally located on the southeast corner of Rancho Santa Fe Road and future Camino de Los Coches.

WITHDRAWN on August 9, 1985. No action taken.

MP-149(O)

Elimination of any reference to the area previously known as Southwest (Arroyo La Costa), and stipulation that updated EIRs and new Master Plans be required prior to future development occurring in the Northwest and Southeast areas of La Costa.

APPROVED BY:

Planning Commission Resolution # 3028, June 20, 1990
City Council Ordinance # NS-123, September 4, 1990

MP-149(P)

Submitted for the La Costa Town Center Project on August 31, 1993.

WITHDRAWN on January 12, 1996. No action taken.

MP-149(Q)

An amendment to remove portions of the Northwest and Southeast areas (including the Rancheros) from the plan. The areas removed are subject to the Villages of La Costa Master Plan.

APPROVED BY:

Planning Commission Resolution #5012, September 5, 2001
City Council Ordinance #NS-604, November 6, 2001

MP-149(R)

La Costa Town Square Project

An adjustment to the neighborhood boundaries separating the local shopping center and residential landuse in neighborhoods SE8, SE13 and SE14 (La Costa Town Square)

APPROVED BY:

Planning Commission Resolution #6579 on July 15, 2009

City Council Ordinance #CS-051 on August 18, 2009

MP-149(S)

An amendment to remove the La Costa Resort and Spa properties from the plan. The area removed will be subject to the La Costa Resort & Spa Master Plan, MP 03-02.

APPROVED BY:

Planning Commission Resolution # 5701, August 4, 2004

City Council Ordinance # NS-721, September 21, 2004

MP-149(T)

An amendment to change the underlying zoning of commercial neighborhoods (SE-13, SE-14, SE-15, and SE-17) from "C-1" (Neighborhood Commercial) and "C-2" (General Commercial) to the new zone "C-L" (Local Shopping Center) for those properties with the "L" (Local Shopping Center) general plan designation. This amendment changes Table III-2 and text in paragraph III.E.1 (Land Use and Development Standards).

APPROVED BY:

Planning Commission Resolution # 5922, June 15, 2005

City Council Ordinance # NS-767, August 9, 2005

MP-149(U)

An amendment to delete from the Master Plan (MP-149), a 0.5 acre vacant city owned site (Assessor Parcel 223-617-24) at 7201 Rancho Santa Fe Road approximately a half mile south of San Elijo Road in Local Facilities Management Zone 11. Subject site is proposed Fire Station No. 6.

APPROVED BY:

Planning Commission Resolution No. 6156, August 16, 2006

City Council Ordinance # NS-818

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Topographic Map	II-1	**
Land Use	III-1	**
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**On file in the Planning Department

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Phasing Schedule		
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Southeast	V-2	V-2

I. INTRODUCTION

A. Purpose

This Master Plan constitutes an amendment to the La Costa Master Plan first adopted by the City Council on September 5, 1972 (Ordinance #9322). This Master Plan is intended to comply with the requirement for a Master Plan contained in the Planned Community Zone Ordinance and, therefore, provides the basis for further decisions by the City on future land use for the La Costa community.

Historically, the La Costa community was divided among three local governmental agencies of general jurisdiction: the City of Carlsbad, the County of San Diego and the City of San Marcos. Approximately 5,287 acres, consisting of both developed and undeveloped lands, of the La Costa community are within the City of Carlsbad. Of this 5,287 acres, 3,200± already have been developed or approved for development.

The historic La Costa community also includes an additional approximately 240 acres in the City of San Marcos and approximately 157 acres in the unincorporated area of the County of San Diego. This Master Plan is not applicable to the portion of La Costa in the City of San Marcos or the unincorporated area of the County of San Diego.

The portion of the historic La Costa Master Plan located within Carlsbad can be divided into four portions.

1. Old La Costa consisting of approximately 2,888 acres centered around the La Costa Golf Course. Most of this area has been built out. Any remaining development will basically be infill development of the few remaining vacant lots. Properties in this area have a variety of different zonings. All future development in this area will comply with the requirements of Chapter 20 of the Carlsbad Municipal Code. (See also the La Costa Resort and Spa Master Plan, MP 03-02, adopted by City Council September 21, 2004.)
2. The Southwest Area consisting of approximately 529 acres is located south of Levante Street, east of El Camino Real and west of Rancho Santa Fe Road. All development within the Southwest Area of the La Costa Master Plan shall comply with the requirements of MP 88-1, the Arroyo La Costa Master Plan.
3. The Southwest Area consisting of approximately 1,121 acres is bisected by Rancho Santa Fe Road and San Marcos Canyon. The Southeast Area also includes the Rancheros estate area located east of El Fuerte Drive.
4. The Northwest Area consists of approximately 744 acres and is located north of Alga Road and east of El Camino Real. The Northwest Area is bisected by the northern extension of the La Costa Golf Course.

B. General Provisions

1. Nonvesting of Rights

Individual development projects shall be governed by the specific land use and development standards set forth in this Master Plan and by applicable provisions of the Carlsbad Municipal Code including, but not limited to, Title 20, Subdivisions, and Title 21, Zoning. Where a conflict in development standards occurs, the most restrictive and limiting regulation and standards shall control. Approval and construction of a development project pursuant to this Master Plan shall not vest any rights to construct any other development projects nor create any vested rights to the approval of any subsequent development projects.

2. Amendments to the Master Plan

Approval of this Master Plan indicates acceptance by the City Council of a basic framework for development of the subject property. It is part of an on-going planning process and is subject to amendment in the future by the City. Said amendments may be initiated by either the City Council or the land owner at any time.

3. Availability of Public Services

Approval of this Master Plan does not constitute any guarantee that individual development projects within the Master Plan area will be approved nor that the availability of public facilities and services will necessarily coincide with the developer's timetable for construction. The adopted Citywide Facilities and Improvement Plan and the Local Facilities Management Plans for Zones 6, 10, 11, and 12 address adequacy of public facilities. Availability of public services will be evaluated in the context of subsequent approvals of individual development projects as well as compliance with the City of Carlsbad's Growth Management Program and all other policies or ordinances in effect at the time of approval.

4. Dedications

All dedications to the City of Carlsbad of land and/or easements required by this Master Plan and the adopted Local Facilities Management Plan for Zones 6, 10, 11, and 12 shall be granted to the City without cost to the City and free of all liens and encumbrances except (a) nondelinquent taxes and (b) liens and encumbrances in favor of public agencies.

C. Location

The historical La Costa community, within the City of Carlsbad, comprises 5,287 acres of land located 2.6 miles inland from the Pacific Ocean at the easterly end of Batiquitos Lagoon and approximately 6.5 miles southeast from the commercial center of Carlsbad. It is located approximately 7 miles south of the City of

Oceanside, 5 miles southwest of the City of San Marcos, 10 miles west of the City of Escondido and 30 miles north of downtown San Diego. The property is bounded on the west by El Camino Real, on the south by Olivenhain Road, and bisected by Rancho Santa Fe Road. It is bounded on the east by the City of San Marcos and on the north by the Bressi Ranch property.

D. Legal Description

The historical La Costa community, which is located in the City of Carlsbad, County of San Diego, State of California, is as shown on Exhibit I-1 [on file in the Planning Department] Legal Map, and described as follows:

Fractional Section 23, Fractional Section 24, Section 25, portions of Section 26 and 35, Section 36 and a portion of Lot A of Rancho Agua Hedionda, Map No. 823 on file in the Office of the County Recorder of San Diego County, State of California, all in Township 12 South, Range 4 West, of the San Bernardino Meridian; Fractional Section 1, a portion of Fractional Section 2, Lots 1, 2, 3 and 10 of Rancho Las Encinitas, Map No. 848 on file in the Office of the County Recorder of San Diego County, State of California, all in Township 13 South, Range 4 West, of the San Bernardino Meridian; portions of Section 19 and Section 29, Section 30, Fractional Section 31, a portion of Section 32, all in Township 12 South, Range 3 West; and Fractional Section 6, Lots 4, 5, 6, 8 and 9 of said Rancho Las Encinitas, all in Township 13 South, Range 3 West, of the San Bernardino Meridian.

E. Legislative Background

The following, in chronological order, represents official actions pertaining to those areas covered by this Master Plan or adjacent areas thereto:

August 1, 1972 Pre-annexation of changes of zone (ZC-26) with a Specific Plan, adopted by Carlsbad City Council Ordinance #9318 on 1190 acres.

September 5, 1972 City Council adoptions of pre-annexation change of zone (ZC-26) to Planning Community Zone on 2900 acres by Ordinance #9323.

September 5, 1972 Adoption of Master Plan (MP-6) for 2900 acres subject to annexation by City Council Ordinance #9322.

September 5, 1972 Annexation of East Carlsbad Annexation #2.12 to City of Carlsbad, composed of 4090 acres, by adoption of City Council Ordinance #1147.

May 15, 1973 Pre-annexation of change of zone (ZC-106) to Planned Community for Rancho Ponderosa, 124.5 acres, adopted by City Council Ordinance #9351

June 5, 1973 Pre-annexation change of zone (ZC-105) to Planned Community for El Camino Glens, 311 acres, adopted by City Council Ordinance #9354.

August 7, 1973 Adoption of Master Plan (MP-128) for 717 acres on property generally located north of Alga Road, east of El Camino Real, known as Kratter property (La Costa North), by City Council Resolution #3183.

August 7, 1973 Annexation of East Carlsbad Annexation #2.16, Kratter property (La Costa North), 717 acres, adopted by City Council Resolution #3184.

August 8, 1973 Annexation of East Carlsbad Annexation #2.15 by City Council Resolution #3185, El Camino (Ayres) (Weigand), 435.5 acres, of which 311 acres is a La Costa annexation and 124.5 acres is a Ponderosa annexation.

August 21, 1973 Pre-annexation change of zone (ZC-124) to Planning Community of 717 acres (Kratter property) by City Council Ordinance #9359.

September 4, 1973 Amendment to General Plan (GPA-16) for property generally located north of Alga Road, east of El Camino Real, known as Kratter property (La Costa North), by City Council Ordinance #3207.

October 2, 1973 Pre-annexation change of zone (ZC-116) to Planning Community for La Costa Northeast, 182 acres, adopted by City Council Ordinance #9361.

January 15, 1974 Amendment to Ordinance #9322 by adoption of a revised Master Plan (MP-149) for the La Costa area (2900 acres), by City Council Ordinance #9376.

March 16, 1974 Annexation of East Carlsbad Annexation #2.19 by City Council Ordinance #1167 (La Costa Northeast), 182 acres.

October 16, 1974 Amendment to the Carlsbad General Plan (GPA 28-A) by adoption of a revised Land Use Element for entire City by City Council Resolution #3527.

March 23, 1976 Annexation of uninhabited territory designated as South City (Byron White, et al.) Annexation No. CA 74-30 to the City of San Marcos by San Marcos City Council Ordinance #76-358. The amount of La Costa lands annexed to the City of San Marcos is approximately 240 acres.

April 27, 1976 Carlsbad City Council certification of Final Environmental Impact Report (EIR-307) for the La Costa Master Plan (MP-149(A)) and General Plan Amendment (GPA-38).

May 4, 1976 Amendment of Land Use Element Text and Plan and Circulation Element of the General Plan (GPA-38) by City Council Resolution #3896.

June 15, 1976 Revision of the P.C. (Planned Community) zone by City Council Ordinance #9458.

November 2, 1976 Adoption of an interim Master Plan (MP-149-B) for La Costa area by City Council Ordinance #9546.

March 18, 1980 Change of zone (ZC-206) from P-C to RD-M-Q on approximately 134 acres in La Costa Northeast area and deletion of that portion of the rezoning covered by a Master Plan (MP-149(D)) by City Council Ordinance #9546.

December 16, 1980 Adoption of MP-149(E) for the La Costa area by City Council Ordinance #9570.

March 17, 1981 Adoption of MP-149(F) deleted 4.5 acres from the La Costa Master Plan as amended MP-149(E). Property deleted was located on Centella Street south of Levante in La Costa. Concurrent zone change (ZC 225) was processed changing the zoning on the above property from C-2 and PC to RDM, Adopted by City Council Ordinance #9579.

June 29, 1982 Adoption of MP-149(G) revised the Land Use Plan of the La Costa Northwest area and made minor administrative changes to the Master Plan text and maps on property located generally east of El Camino Real and north of Alga. Changes to land uses included the golf course, which was reduced in size from 105 acres to 85 acres, increased unit count by 100, and increased area of proposed park from 21 to 23.5 acres. Adopted by City Council Ordinance #9628.

August 31, 1981 MP-149(H) was withdrawn on August 31, 1981, with no action taken.

March 24, 1982 Adoption of MP-149(I) a minor amendment to the La Costa Master Plan. Allowed for separate development of neighborhood SE-13. Adopted by Planning Commission Resolution #1935.

October 19, 1982 Adoption of MP-149(J) revised the Land Use Plan of La Costa Southeast and made minor administrative changes to the Master Plan text and maps on property generally located at the intersection of Rancho Santa Fe Road and future Camino de Los Coches. This changed the land use designation from TS to C [see GPA 64(A)]. Amended Ordinance #9570 as amended by Ordinance #9628 and MP 149(E). Adopted by City Council Resolution #7030 and City Council Ordinance #9647.

April 5, 1983 Adoption of MP-149(K) changed Master Plan designation of a parcel from RLM to RMH on property generally located on the northeast corner of El Camino Real and Levante. This amendment was consistent with the existing General Plan land use designation of RMH on the property. This was formerly part of SP-171, which had provided for lower intensity land uses for this parcel along with 98 acres to the east to accommodate the Green Valley Knolls Development. The parcel had been the site of 6 model homes for the 98-acre development to the east. Adopted by City Council Ordinance #9676-9677.

June 27, 1983 MP-149(L) was intended to change 14 acres of office and 37 acres of commercial to 34 acres of RMH and 17 acres of commercial located on the northeast corner of future La Costa Avenue and Rancho Santa Fe Road. Withdrawn on June 27, 1983. No action was taken.

MP-149(M): Amendment was to change densities and land uses on property generally located in the southwest portion of the La Costa Master Plan. The Planning Commission recommended denial to the amendment to the City Council (Planning Commission Resolution #2277). The amendment was withdrawn before it was heard by the City Council.

August 9, 1985 MP-149(N): Amendment was to request land use change from C to RM on property generally located on the southeast corner of Rancho Santa Fe Road and future Camino de Los Coches. Withdrawn on August 9, 1985, with no formal action taken.

September 4, 1990 MP-149(O): Elimination of any reference to the area previously known as Southwest (Arroyo La Costa), and stipulation that updated EIRs and new Master Plans be required prior to future development occurring in the Northwest and Southeast areas of La Costa. Approved by City Council Ordinance #NS-123.

MP-149(P): Submitted for the La Costa Town Center Project on August 31, 1993. Withdrawn on January 12, 1996, with no formal action taken.

MP-149(Q): An amendment to remove portions of the Northwest and Southeast areas (including the Rancheros) from the plan. The areas removed are subject to the Villages of La Costa Master Plan. Approved by City Council Ordinance #NS-604.

MP-149(R): An amendment to adjust the neighborhood boundaries separating the Local Shopping Center and residential landuse in neighborhoods SE-8, SE-13 and SE-14 (La Costa Town Square).

MP-149(S): An amendment to remove the La Costa Resort and Spa properties from the plan. The area removed will be subject to the La Costa Resort & Spa Master Plan, MP 03-02.

MP-149(T): A City-initiated amendment to change the underlying zoning of commercial neighborhoods (SE-13, SE-14, SE-15, and SE-17) from “C-1” (Neighborhood Commercial) and “C-2” (General Commercial) to the new zone “C-L” (Local Shopping Center) for those properties with the “L” (Local Shopping Center) general plan designation. Approved by City Council Ordinance #NS-767.

MP-149-U: a City-initiated amendment removing a 0.5 acre parcel, identified as Assessor Parcel No. 223-617-24, from the La Costa Master Plan (MP-149) to allow for the approval of proposed Fire Station No. 6 approved by City Council Ordinance NS-818.

F. Existing and Approved Development (See note at end of Section F)

The areas that previously have been developed or committed to development consist of the La Costa Plaza area, La Costa Resort and Recreation area, including golf course, La Costa Valley Condominiums, and developments of various types of living units, such as single family, duplexes, cluster developments, condominiums, and homes of all types from luxury to more modest homes.

The area already developed within old La Costa can be generally defined as located from El Camino Real on the west, Alga Road on the north, Levante on the south and Rancho Santa Fe and Melrose Drive on the east. Outside of the Master Plan area, an industrial park has been constructed east of Rancho Santa Fe Road in the City of San Marcos.

In the Southwest Area of the Master Plan, Neighborhoods previously designated SW 5 and SW 4 have been developed with single family homes.

In the Southwest Area of the Master Plan Neighborhoods SE 20 and SE 21 have been developed with Single Family Homes. Neighborhoods SE 12 and SE 23 have been developed with apartments. Neighborhoods SE 10, SE 16, SE 18, SE 19 have been approved for development with single-family homes. Neighborhood SE 15 has been approved for development as a local shopping center.

No development has been approved in the Northwest portion of the Master Plan.

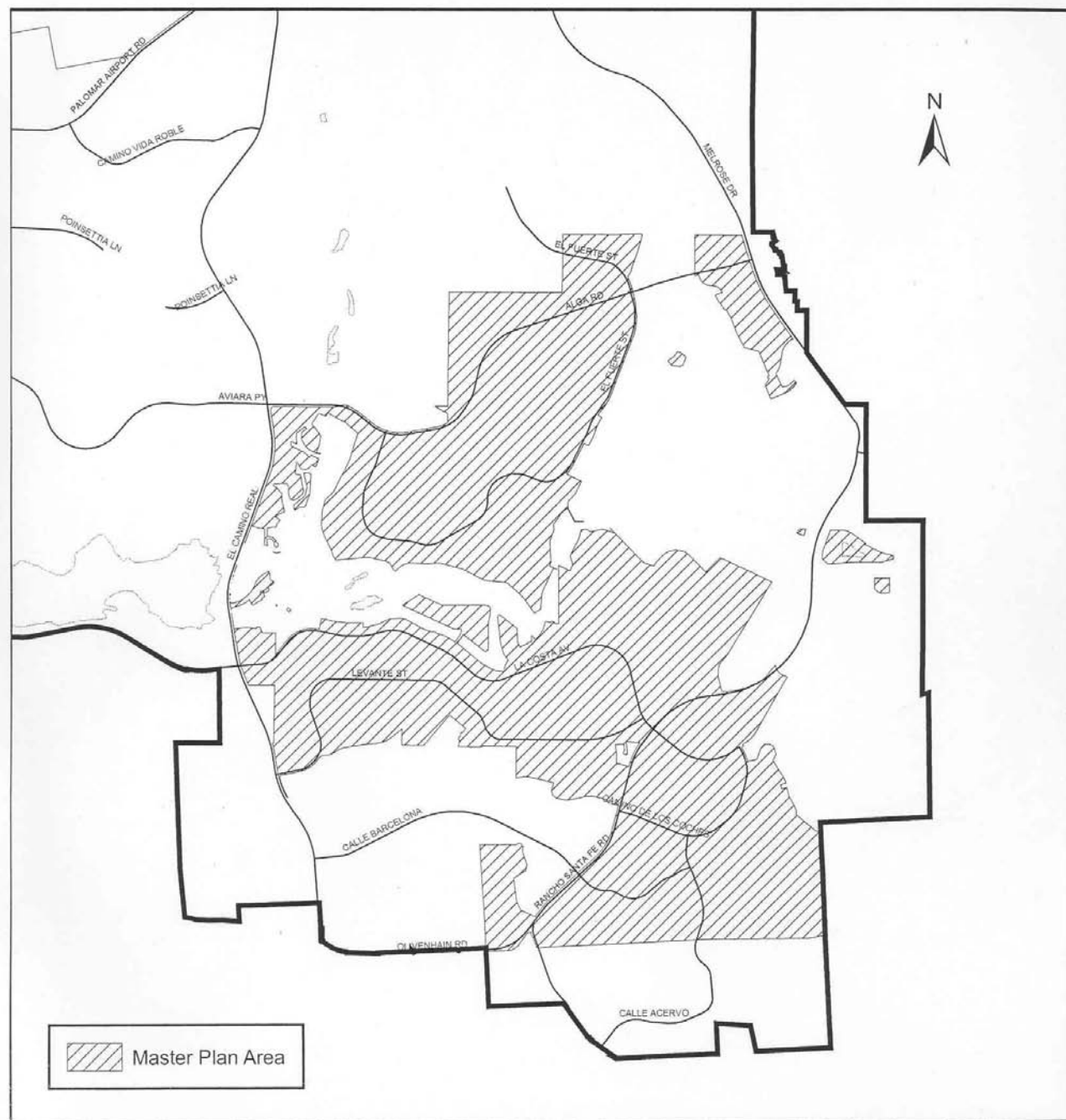
Except as otherwise specifically indicated in this Plan or exhibits hereto, nothing in this Master Plan shall be deemed to regulate or prohibit the development, redevelopment or rehabilitation of any area in the Master Plan (see Exhibit I-2 [on file in the Planning Department], Existing Zoning). The following eleven areas are zoned P-C but have already been developed or are in the process of being developed and the documents governing such development are described in Section III, Land Use and Development Standards.

1. Existing 27-hole golf course and San Marcos Canyon
2. Estates North
3. Rancheros de la Costa
4. Vale 2 & 3
5. Vale 4
6. Corona La Costa
7. Spanish Village
8. Green Valley Knolls
9. Santa Fe Knolls
10. Santa Fe Glens
11. SMCWD Reservoir

Other than the eleven areas listed above, there exist areas within the 3,200± acres zoned other than P-C. The development of such areas (see Exhibit I-2, Existing Zoning [on file in the Planning Department]) shall be governed by the applicable zoning.

Note: The above information for historical purposes only. See Map on Page I-8 for existing remaining areas of the La Costa Master Plan after the approval of MP 149(S) and adoption of the La Costa Resort and Spa Master Plan MP 03-02.

MASTER PLAN 149 VICINITY MAP



Rev. 9/04

II. ENVIRONMENTAL CONSTRAINTS

The following mitigation measures were identified in the conditions of approval for MP-149(B) and were developed from EIR-307 for La Costa. They shall be implemented when applicable and apply to each neighborhood unless otherwise noted or unless superseded by a subsequently certified EIR. All development within the southwest portion of the La Costa Master Plan shall comply with the mitigation measures of the Arroyo La Costa Environmental Impact Report EIR 86-2.

A. Tentative Map Approval

1. Additional Review

Prior to approval of neighborhood development within the Master Plan, the applicant shall submit the following reports as part of the Initial Study. Said reports may cover more than one neighborhood.

- a. Detailed soil and geologic investigations.
- b. Detailed archaeological investigations.
- c. Detailed biological surveys.
- d. Mitigation measures and alternatives for all areas which have significant resources.
- e. A discussion of impacts attributable to the individual developments which have not been adequately assessed in the Master Plan EIR-307.
- f. Detailed drainage reports based on the Master Drainage Plan.

2. Maximization of Open Space

Future developments within the Master Plan area shall maximize open space areas based on the following criteria:

- a. All riparian habitats and floodplains defined in EIR-307 shall be preserved.
- b. All areas with significant numbers of rare plant species shall be preserved or mitigated to the satisfaction of the Planning Director.
- c. All archaeological or historic areas which cannot be satisfactorily salvaged shall be covered or preserved as open space.

- d. All areas with extremely unstable soil conditions (as identified in detailed soil and geologic investigations) shall be preserved as open space.
- e. Development in areas of twenty-five (25) percent or greater slopes 15' or more shall be designed to maximize hillside integrity.

3. Preservation of San Marcos Canyon

The preservation of San Marcos Canyon has been addressed in the Villages of La Costa Master Plan (MP 03-02).

4. Accommodation of Public Transit

All major cultural, commercial and recreational facilities shall accommodate public bus systems in their design.

5. Street Lighting

All new street lights in the Master Plan shall be of a type which conserve energy. Maximum spacing of street lights shall be utilized consistent with City standards and subject to the approval of the City Engineer.

B. Grading Permit Issuance

Prior to the issuance of grading permits for the various neighborhoods, provisions to the satisfaction of the City Engineer shall be made for the following:

1. Construction Timing

All construction in the project area shall occur during normal daytime working hours.

2. Protection of Batiquitos Lagoon

The following conditions are designed to reduce impacts of grading, siltation and water pollution on the Batiquitos Lagoon:

- a. Grading shall be limited to the minimum areas necessary to accomplish the planned development. Where impacts are excessive, alternatives (such as less intensive uses) shall be considered. This requirement shall be met to the satisfaction of the City Engineer.
- b. Vegetation clearing operations shall be made no more than 2 weeks in advance of grading unless clearing is required because of bird nesting restrictions.
- c. All grading shall be completed in accordance with an approved grading plan per Carlsbad Grading Ordinance, Carlsbad Municipal

Code, Chapter 15. (**Note: See current Municipal Code for grading restrictions window.**)

- d. All drainage facilities shall be constructed concurrent with grading activities.
 - e. All graded surfaces shall be watered and rolled to form a compacted cap of soil.
 - f. Surfaces shall be graded to direct runoff toward planned drainages and, wherever possible, away from cut and fill slopes.
 - g. Ground cover shall be planted on all slopes upon completion of any grading activities. This ground cover shall be irrigated to the satisfaction of the City Engineer.
 - h. During construction, City Building and Engineering Inspectors shall attempt to ensure that all waste chemicals (especially paints, fuels and lubricants) are properly contained and transported off-site where they can be recycled or destroyed.
3. Additional grading guidelines are detailed in the section on General Grading Standards, Section III-H.

C. Building Permit Issuance

Prior to the issuance of building permits for the various neighborhoods, provisions to the satisfaction of the Planning Director shall be made for the following:

1. Undergrounding of Utilities

All utilities, including provisions for cable television, shall be placed underground.

2. Use of Native Landscaping

Native landscaping shall be used wherever possible in the project area.

3. Energy Conservation

All future developments within the Master Plan area shall utilize, wherever possible, the following energy-saving techniques:

- a. Architectural design which reduces window and door openings and takes advantage of winter sun and summer shade.
- b. Insulation for all structures according to State standards.

- c. Solar heating for both space and water heating.
- d. Landscaping using deciduous trees (to shade in summer and allow sunlight in winter) and windbreaks.

III. LAND USE AND DEVELOPMENT STANDARDS

A. Overall Design Concepts

1. Areas of existing development (see Section I.E.) zoned P-C shall be governed by the following previously approved actions. If desired, amendments in these areas can be accomplished by only amending said actions. No amendment to this Master Plan shall be necessary. If desired, amendments in these areas require a General Plan Amendment, and the area is to remain in the P-C zone, this Master Plan shall also be amended to incorporate the approved changes.
 - a. Existing 27-hole golf course and San Marcos Canyon:
MP-6, Ordinance #9322, 9/5/72
MP-149, Ordinance #9376, 1/15/74
MP-149(B), Ordinance #9469, 11/2/76
(Removed – See La Costa Resort & Spa Master Plan (MP 03-02))
 - b. Estates North:
SP-169, Ordinance #9435, 8/19/75
CT 75-4, Resolution #3709, 8/5/75
 - c. Vale 2 & 3:
SP-38, Resolution #3128, 6/5/73
SP-159, Ordinance #9405, 10/1/74
CT 72-20, Resolution #3129, 6/5/73
 - d. Vale 4:
SP-176, Ordinance #9462, 7/6/76
CT 76-3, Resolution #3925, 6/15/76
 - e. Corona La Costa:
PUD-7, Resolution #4081, 2/1/77
CT 76-17, Resolution #4080, 12/1/77
 - f. Spanish Village:
SP-37, Ordinance #9339, 1/2/73
CT 72-24, Resolution #3031, 12/19/72
 - g. Green Valley Knolls:
SP-171, Ordinance #9447, 1/6/76
SP-171(A), Ordinance #9476, 2/1/77
CT 75-7, Resolution #3809, 12/16/75
CT 76-10, Resolution #4033, 11/16/76
 - h. Santa Fe Knolls:
SP-178 withdrawn (processing allowed by MP-149(B))
CT 75-9, Res. #4072 & #6200, 1/4/77 & 6/3/80

- i. Santa Fe Glens:
SP-116, Ordinance #9409, 12/3/74
CT 73-2, Resolution #3547, 11/19/74
 - j. SMCWD Reservoir:
PDP-3, Resolution #6080, 2/5/80
- 2. Areas of existing development (see Section I.E.) zoned other than P-C shall be governed by applicable zoning.

B. Development Review Process

- 1. This Master Plan provides for two alternative processes that may be utilized in the submission and review of individual neighborhood development proposals: the Standard Review Process and the La Costa Development Plan Review Process, hereinafter referred to as the Development Plan. Process selection shall be at the discretion of the applicant as provided herein.
- 2. The Standard Review Process shall utilize the requirements as set forth in Title 21 of the Carlsbad Municipal Code and any other applicable zone and development type for neighborhoods developed under this process are set forth in Tables III-1 and III-2 of this Master Plan. The Standard Review Process may include the utilization of Chapter 21.45 Planned Development Ordinance at the discretion of the applicant. The Standard Review Process shall not be applicable to Neighborhoods SE-10, SE-12, SE-13, SE-14, SE-15, SE-16 or SE 23, identified in this Master Plan as the Community Core, or to SE-17, designated as a Local Shopping Center.
- 3. The La Costa Development Plan Review Process shall require the submission of a Development Plan, which shall be subject to the general and special development standards, and regulations as set forth in this Master Plan. The processing procedures set forth in Chapter 21.06 Q Qualified Development Overlay Zone shall apply to the Development Plan Review Process of this Master Plan except that:
 - a. A tentative subdivision map, if required by the Subdivision Map Act, shall be submitted in conjunction with the Development Plan.
 - b. The Development Plan shall be acted on by the same decision-making body that acts on the tentative subdivision map. If the City Engineer approves the map for a project, then the Planning Commission shall approve the Development Plan.
 - c. The Planning Director shall be authorized to approve minor amendments to approved Development Plans providing such amendment shall not increase the approved densities or boundaries of the site development plan, permit a new use or group of uses not

shown on the approved Development Plan, rearrange the uses within the neighborhood or change more than ten percent of the approved yards, coverage, heights, open space, landscaping, parking or other development standards.

- d. The hearings for the Development Plan and tentative subdivision map shall be duly noticed public hearings.
- e. Notwithstanding the above provisions, development processing in all neighborhoods for which the C-L (Local Shopping Center) zone is shown in Table III-2 as the zoning reference for the Standard Review Process shall follow the standards and process established by Carlsbad Municipal Code Chapter 21.31, Local Shopping Centers. Chapter 21.31 calls for processing a Site Development Plan for local shopping centers pursuant to Chapter 21.06 Q Qualified Development Overlay Zone, but with certain changes, including a provision that the City Council shall approve the Site Development Plan.

C. General Neighborhood Development Standards

- 1. Tables III-1 and III-2, General Neighborhood Development Standards, designate neighborhood zoning standards, development types and open space requirements applicable when utilizing the Standard Development Process alternative provided by this Master Plan.
- 2. Neighborhood development applications provided by this Master Plan shall have residential densities as established in the General Plan Land Use Element.
- 3. Neighborhood development applications utilizing the Development Plan Review Process alternative provided by this Master Plan shall be guaranteed, as minimum, those residential densities set forth in 2 above, except as may be reduced by environmental constraints and provided all other applicable requirements of this Master Plan have been met, and may achieve but not exceed the maximum dwelling units indicated in Tables III-1 and III-2 except as provided in Section III.K.
- 4. The locations designated in this Master Plan of neighborhood boundaries, area boundaries, school sites, park sites, library sites, fire station sites, open spaces, major and secondary arterial alignments, and other facilities and improvements are approximate. The precise location will be established through the approval of the individual neighborhood development projects. A variation of up to but not exceeding ten (10) percent in such locations as shown on the Master Plan or in the boundaries or area of individual neighborhoods shall be considered consistent with this Master Plan. To provide flexibility in the design of each neighborhood, open space areas as set forth in Tables III-1 and III-2 may

be reduced up to but not to exceed ten (10) percent and such reductions shall be considered consistent with this Master Plan.

5. There shall be permitted as part of a tentative subdivision map approval for any residential neighborhood, a model home area containing up to four (4) product types subject to the provisions of Section 21.60.030 of the Carlsbad Municipal Code. The Planning Director may approve more than four units subject to adequate agreements guaranteeing the removal of said units if the subdivision map does not record within the time period allowed by law.
6. The Planning Director may accept neighborhood development applications below the required minimum densities in neighborhoods SE-10 and SE-16 and where significant environmental impacts which cannot be reasonably mitigated would otherwise result.

D. Special Neighborhood Development Standards

Neighborhood development applications utilizing the Development Plan Review Process alternative provided by this Master Plan shall be subject to the following special standards in addition to the Individual Neighborhood Development Regulations of Section III-L and all other applicable requirements of this Master Plan:

1. There shall be permitted in all RL and RLM neighborhoods: single family attached and detached housing including condominiums; accessory structures and buildings incidental to permitted uses; maximum building heights not to exceed thirty five (35) feet; a minimum of two (2) off-street parking not less than one (1) space per dwelling unit.
2. A Development Plan shall be submitted for all L and TS neighborhoods designated on Table and III-2.
3. Development standards, other than those identified in this Master Plan, may be modified by the Development Plan if such modification is found to be consistent with this Master Plan, the General Plan, protection of the environment and the public welfare. All uses, and development standards not addressed in the Development Plan, shall be established per the applicable zoning standards identified for each neighborhood in Table III-2.

Note: Table III-1 is no longer applicable and has been deleted.

E. Community Core and Neighborhood Commercial

1. Neighborhoods SE-10, SE-11, SE-13, SE-14, SE-15, and SE-16, are designated in this Master Plan as the Community Core. Prior to development of these neighborhoods, a Site Development Plan shall be

approved. Subsequent development shall be subject to said plan. For neighborhoods SE-10, SE-11, SE-14 and SE-16, the Site Development Plan shall be developed and approved pursuant to Municipal Code Chapter 21.06, Q Qualified Development Overlay Zone, and for neighborhoods SE-13 and SE-15 it shall be developed and approved pursuant to Chapter 21.31, Local Shopping Center Zone of the Carlsbad Municipal Code.

2. Preparation of all neighborhood development plans within the Community Core shall insure compatibility with adjacent neighborhoods particularly regarding the placement of open spaces, selection and location of landscaping material, continuity of pedestrian and bike paths, siting of structures for view opportunities and architectural harmony.
3. The Development Plan for neighborhoods SE-13 and SE-15 shall set forth designated land uses pursuant to Table III-2, external and internal traffic circulation, a landscaping plan, building bulk, height and location, exterior architectural style and signing, in addition to other standards of this Master Plan. Also refer to the Individual Neighborhood Development Regulations of Section III.L.
4. The preparation of Development Plans for neighborhoods SE-10, SE-11, SE-12, SE-14, SE-16 and SE-23 shall be governed by the Individual Neighborhood Development Regulations of Section III.L in addition to other standards of this Master Plan.

Note: The area described in Table III-1 below is for reference only and is removed MP 149(S) and by inclusion in MP 03-032.

TABLE III-1
General Neighborhood Development Standards
LA COSTA NORTHWEST

Neighborhood	General Plan	Zone	Zone and Development Type for Standard Review Process	Max. * D.U.	Gross Acres	Open Space	Individual Neighborhood Development Regulations
NW-14	OS	O-S	Golf Course	-	85.0	85.0	1.a. (p.III-13)

Note: This chart does not comply with current City Policies and Growth Control Points. It is for illustrative purposes only.

TABLE III-2
General Neighborhood Development Standards
LA COSTA SOUTHEAST

Neighborhood	General Plan	Zone	Zone and Development Type for Standard Review Process	Max. * D.U.	Gross Acres	Open Space	Individual Neighborhood Development Regulations
SE-8	RLM	R-1	Standard; Detached	484	113	34	2.a. (p. III-11)
SE-8A	RLM	R-1	Single Family	64	24	3.4	2.a. (p. III-11)
SE-10	RM	RD-M**	Clustered Multi-Family	100	10	-	2.b. (p. III-11)
SE-11	OS (STA)	O-S**	Public Park	-	28	28.0	2.c. (p. III-11)
SE-12	RMH (STA)	RD-M**	Clustered Multi-Family	540	27	-	2.d. (p. III-11)
SE-13 A	L	CL**	Local Shopping Center	-	41.58	3.7	2.e. (p.III-11)
SE 13B	0	0	Office	-	7.14	-	2.f (p111-11)
SE-14	RM (STA)	RD-M**	Single Family Detached	47	9.96	1.9	2.f. (p. III-11)
SE-15	(L) (STA)	C-L**	Local Shopping Center	-	6	-	2.g. (p. III-11)
SE-16	RM (STA)	RD-M**	Clustered Multi-Family	270	27	-	2.h. (p. III-11)
SE-17	L	C-L	Local Shopping Center	-	6	1.6	2.i. (p. III-12)
SE-18	RLM	R-1	Standard, Detached Single Family	204	51	3.2	2.j. (p. III-12)
SE-19	RLM	R-1	Standard, Detached Single Family	172	43	2.3	2.k. (p. III-12)
SE-20	RLM	R-1	Standard, Detached Single Family	116	29	-	2.l. (p. III-12)
SE-21	RLM	R-1	Standard, Detached Single Family	212	53	10.2	2.m. (p. III-12)
SE-22	RL	R-E	Rural Estate S.F.	100	67	1.9	2.n. (p. III-12)
SE-23	RM (STA)	RD-M**	Clustered Multi-Family	140	7	-	2.o. (p. III-12)
Totals				2,530	549.7	90.2	

*Dwelling unit count shown on this table represents the potential maximum number of dwelling units under ideal planning conditions. Refer to Sections III.C, III.D., and III.L.

**See Sections III.B., III.D. and III.E.

F. Recreational Storage Parks

1. Prior to the recordation of the first final subdivision map in the Southeast area of this Master Plan, there shall be an approved comprehensive recreational storage park plan to accommodate recreational vehicles including horse trailers, campers, boats, mobile homes or similar equipment which are restricted from being stored on home sites by the various neighborhood covenants, conditions and restrictions (CC&Rs). A proposed plan shall be submitted with the tentative map for the first neighborhood and it shall utilize one of the following approaches:
 - a. Provision for an ultimate site location or locations with necessary improvements which shall serve the projected needs of all neighborhoods within the Southeast area, individually or collectively; or
 - b. Provision for an ultimate site location(s) together with only those improvements necessary to serve the initial neighborhood included in the final subdivision map together with a phasing program for completion of improvements in conjunction with subsequent submittal of future neighborhood development proposals; or
 - c. Provision for an interim site location(s) and only those necessary improvements to serve the initial neighborhood together with a program for ultimate relocation of this interim park facility to a permanent site(s) in conjunction with a phased program of future neighborhood development. Reuse of the interim site(s) shall be in accordance with development standards set forth in this Master Plan for the neighborhood in which the interim site(s) is located.
2. Standards shall be established as part of comprehensive recreational storage park plan or plans for the Southeast area collectively or individually which shall be periodically revised to reflect economic, energy or other factors which alter ownership and use patterns and have an impact upon demand for and location of recreational storage space needs.
3. This comprehensive recreational storage park program shall include the concept of phasing of improvements in recognition of changes in demand over time and shall also include the concept of transferability from interim to permanent facilities as development phasing of various neighborhoods warrant. Nothing herein shall require transfer or ownership of such improvements or sites.
4. Provision shall be made for the maintenance and operation of the recreational storage parks in the CC&Rs.

G. Homeowners' Associations

1. The essential design characteristics of the La Costa residential communities will be adhered to as set forth in this Master Plan in and through the use of Covenants, Conditions and Restrictions (CC&Rs) to be established by the developer. These CC&Rs shall provide regulations known as Architectural Committee Rules and Guidelines which shall be administered by an Architectural Committee. The essential design characteristics of the La Costa residential Communities will be adhered to as set forth in the respective Master Plans (Southeast, Northwest and Southwest (Arroyo La Costa and Villages of La Costa) through the use of covenants, conditions, and Restrictions (CC&Rs) established by the Developer and subject to the approval of the Planning Director. This Committee's responsibility shall only be in matters more restrictive than the minimum standards allowed by this Master Plan and the City. This Committee's approval shall be required on all building plans prior to review by the City unless the Planning Director determines there are extenuating circumstances that would allow the City to accept the plans without the Committee's prior approval. The City shall not participate as a member of this committee.
2. The CC&Rs shall incorporate by reference this Master Plan, and shall state expressly that the declarations are subject to the provisions of this Master Plan and that the City shall have the right to enforce the provisions of this Master Plan through its normal enforcement procedures if the City Council determines such enforcement is necessary to protect the public welfare.
3. CC&Rs for subsequent developments shall be submitted to the Planning Director for his approval as to consistency with the paragraphs 1. and 2., above.

H. General Grading Guidelines

Exhibits III-2 to III-16 inclusive, in addition to those standards set forth in Sections II.B. and C. above and in Title 15 of the Carlsbad Municipal Code, shall be utilized when reviewing Development Plans for each of the neighborhoods in this Master Plan.

I. Noise Attenuation

1. Purpose

There shall be incorporated into the development of the areas included in this Master Plan physical designs which insofar as practical attenuate the adverse impact noise has on residential neighborhoods, schools, parks and other recreational areas and open space.

2. Physical Design Standards

- a. Suitable mitigating measures shall be taken to minimize the effects of noise generators such as prime, major and secondary arterials on residential areas, schools, parks and other recreational areas and open space areas.
- b. Where opportunities exist, street, school and active park and other recreational areas shall be designed to achieve a depressed elevation separation from adjacent areas requiring noise attenuation.
- c. Where opportunities for depressed elevation design do not exist, berms and/or noise attenuation walls shall be used where space permits to provide noise attenuation to adjacent areas.
- d. Dense evergreen landscaping shall be considered for supplementary noise attenuation purposes to all of the above physical design standards.
- e. Example of various installations are shown in Exhibit III-17 through III-21 inclusive (See pages III-25 to III-27.)

J. Fire Suppression Standards

1. There shall be continuously maintained firebreaks of at least thirty feet or greater between structures and native vegetation areas as may be required by the Fire Marshal. Responsibility for maintenance of these firebreaks shall reside with the appropriate homeowner's association or owners.
2. Clearance of heavily vegetated open space areas containing concentrations of volatile fire fuels shall be cleared for fire suppression purposes as required by the Fire Marshal commensurate with appropriate protection of sensitive environmental habitats.
3. There shall be provided adequate accessibility to open space areas for fire suppression purposes as required by the Fire Marshal through fire vehicle roads or other forms of special access easements.
4. Natural or manufactured slopes shown in Exhibits III-8 through III-16 inclusive which have been cleared and replanted shall be irrigated by a homeowner's associations, rather than individual property owners, wherever practicable.

K. Affordable Housing

Section III.L. of this Master Plan has identified those neighborhoods that would be suitable for low or moderate income housing because of their accessibility to necessary services such as shopping and public transit. During the development

review of any of these neighborhoods, the developer and the City should consider the feasibility of developing affordable housing consistent with the Housing Element of the Carlsbad General Plan. Densities of affordable housing projects may be approved above the maximum densities established by this Master Plan through the approval of a Development Plan as described in Section III.B. and if found consistent with the Housing Element of the Carlsbad General Plan. The conditions of approval for such a project shall include provisions that guarantee the ongoing availability of the units to low and moderate-income persons.

Mobilehome park development should also be considered within the following neighborhood of this Master Plan: SE-18. When considering mobile-home parks in the RLM areas, the allowable densities may be twice the amount established by this Master Plan. Said mobilehome parks would be processed per requirements established by the City and must be consistent with the Housing Element of the Carlsbad General Plan.

A requirement of The City of Carlsbad's General Plan Housing Element is to provide sufficient affordable housing. The Housing Element sets forth goals, policies, and a variety of methods to meet this General Plan requirement, however, specific programs to meet the goal are a product of the continuing development process Citywide.

As a part of this process, The Fieldstone Company or successor in interest has agreed to enter into a "Housing Element Agreement" as follows:

1. The City of Carlsbad shall develop a definition of affordable housing using, but not restricted to, the options set forth in the City's Housing Element, which shall include, among other things, the estimated "fair share" of affordable housing which should reasonably be required of all La Costa Master Plans. If it is determined that a fair share contribution to Affordable Housing is to be calculated with reference to the amount of an applicant's property approved for development, the Southeast area of the La Costa Master Plan shall all be included within that calculation. This calculation shall be determined prior to approval of future Master Plans for the Southeast portion of La Costa. Said Master Plans shall require developer's agreement to provide the specified ratio of affordable housing within the Master Plan areas.
2. The City of Carlsbad, with the assistance and cooperation of the Developer, shall compile an inventory of affordable housing units within the City consistent with the definition of affordable housing to be established in Item 1 above (preceding paragraph). This inventory is necessary to determine future need.
3. All of the foregoing shall be documented in an Agreement between the City of Carlsbad and the Developer. This Agreement shall be recorded as a lien on the Developer's Southeast Master Plan Property to insure compliance.

L. Individual Neighborhood Development Regulations

The following individual neighborhood development regulations shall apply when neighborhood development proposals utilize the Development Plan Review Process alternative provided by this Master Plan.

1. Individual Regulations for the Northwest Area (See La Costa Resort and Spa Master Plan (MP 03-02).
2. Individual Regulations for the Southeast Area
 - a. (SE-8) Development should: utilize standard detached single family housing oriented to maximize eastward and westward views; minimize grading due to underlying rock conditions; utilize step pads above and below the streets with turn-in driveways or other techniques to minimize grading. A Site Development Plan shall be processed pursuant to Chapter 21.06 (Qualified Development Overlay Zone).
 - b. (SE-10) Development should: utilize multiple dwelling unit development in two cluster; provide access to adjacent Stage Coach Park and open spaces; provide neighborhood entrance/exit from Camino de Los Coches. This area is suitable for low and moderate-income housing. Minimum number of dwelling units for this neighborhood shall be 40. Also see Section III.E.
 - c. (SE-11) Previously developed.
 - d. (SE-12) Previously developed.
 - e. (SE-13 A & B) See Section III.E. above. The site development plan for SE-13A shall be processed concurrent with Neighborhood SE-13B. The square footage reserved for office use shall not be less than 15% of the total square footage of structures in SE-13A and SE13B.
 - f. (SE-14) Development shall: utilize single family detached development. See Section III. E.
 - g. (SE-15) See Section III.E. above.
 - h. (SE-16) Development should: utilize careful grading due to potential archaeological sites; provide dense landscaping and berms for noise attenuation from Rancho Santa Fe Road; utilize view orientation eastward into open space area; provide open space links to Stage Coach Park. This area is suitable for low and moderate-income housing. Minimum number of dwelling units for this neighborhood shall be 108. Also see Section III.E.

- i. (SE-17) Development should: carefully plan access from Rancho Santa Fe Road and Camino de Los Coches at locations which will minimize traffic congestion and hazards.
- j. (SE-18) Development should: utilize standard, detached single family housing on 7,500 square feet and attached single family housing on lots to a minimum of 4,000 square feet with zero lot lines; utilize turn-in driveways to reduce set-backs and minimize grading.
- k. (SE-19) Same as j. above.
- l. (SE-20) Previously developed.
- m. (SE-21) Previously developed.
- n. (SE-22) Same as j. above.
- o. (SE-23) Previously developed.

3. Individual Regulations for the Southwest Area

See Chapter IV of the Arroyo La Costa Master Plan MP 88-1.

General Grading Guidelines

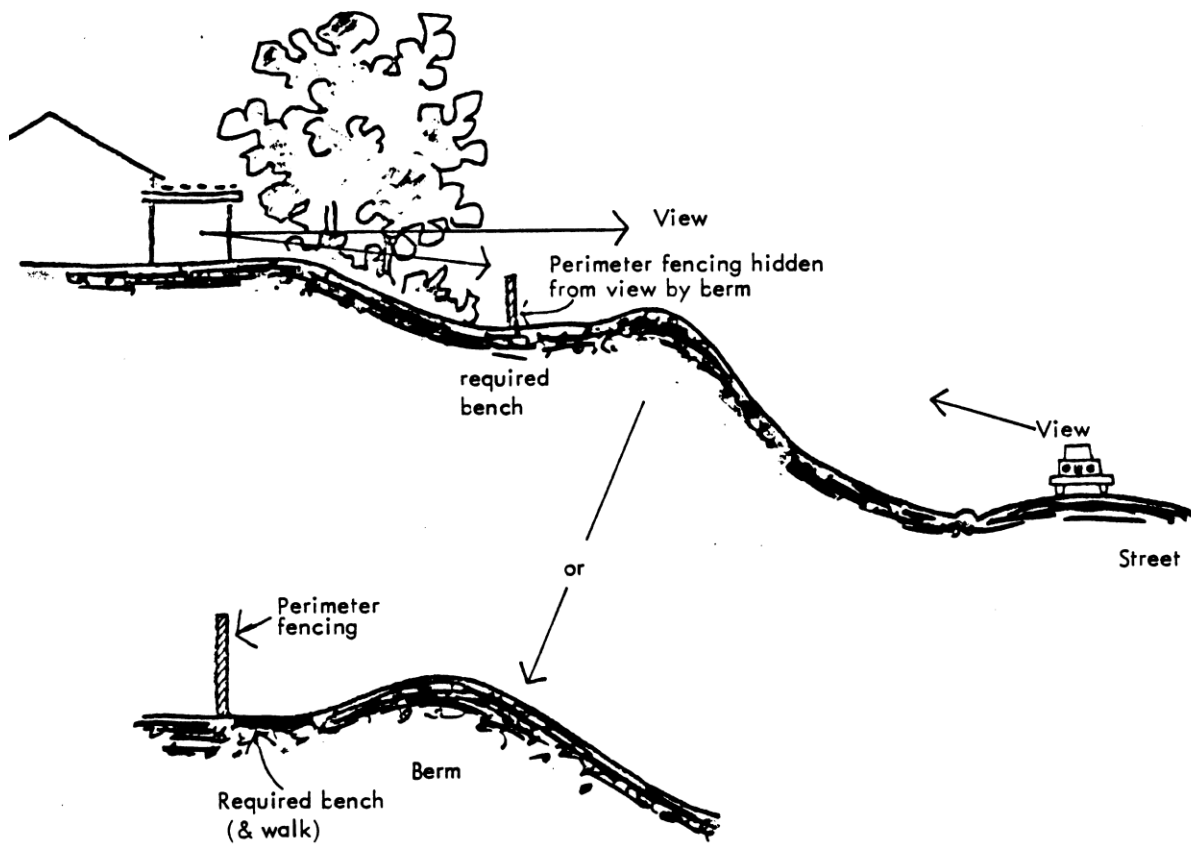


EXHIBIT III-2

General Grading Guidelines

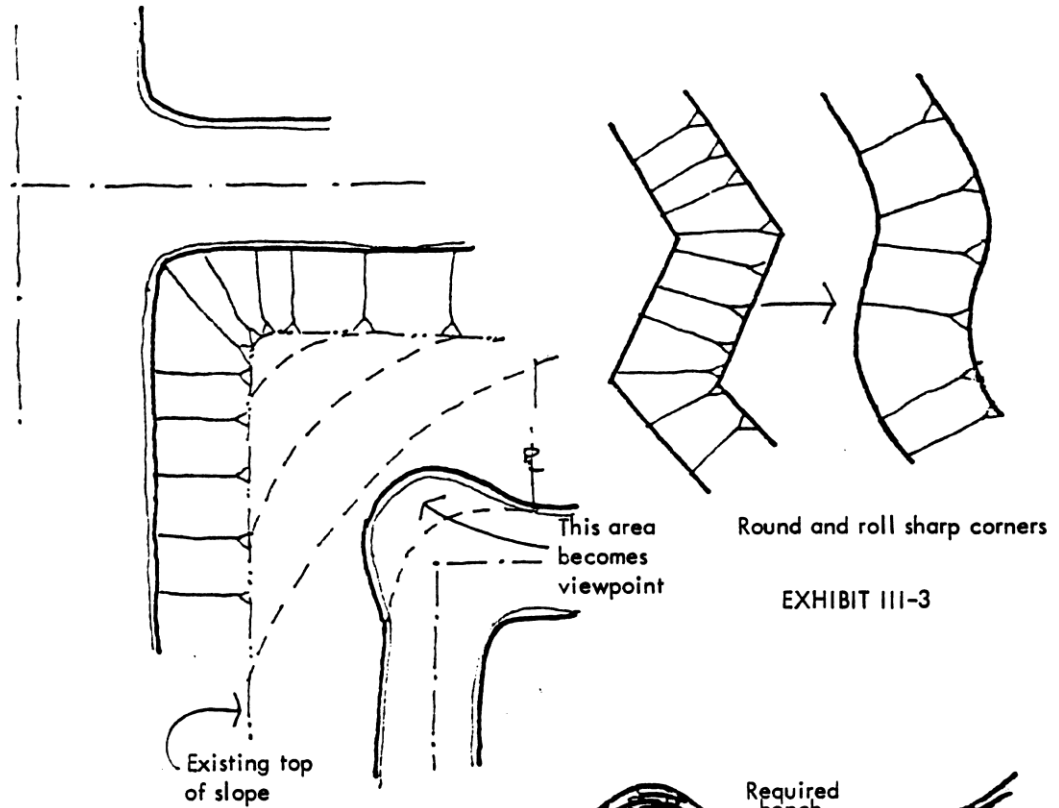


EXHIBIT III-3

EXHIBIT III-4

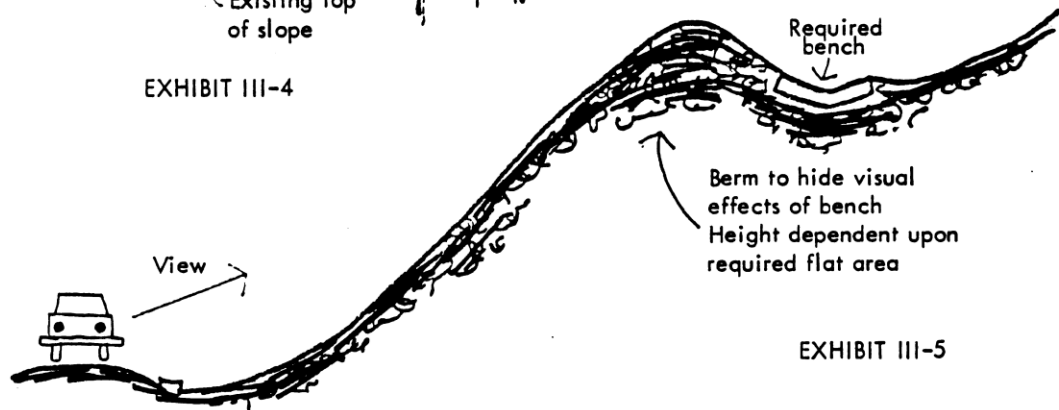
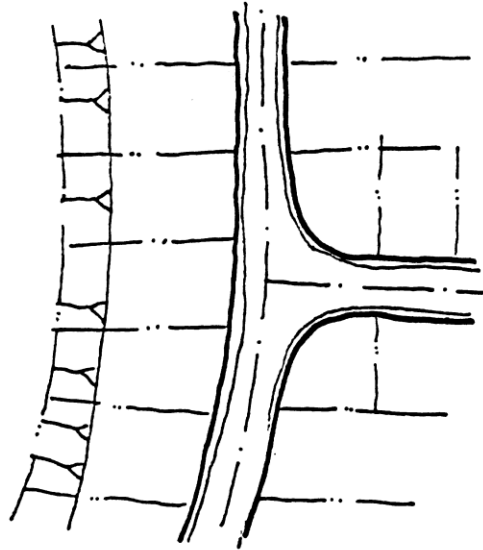
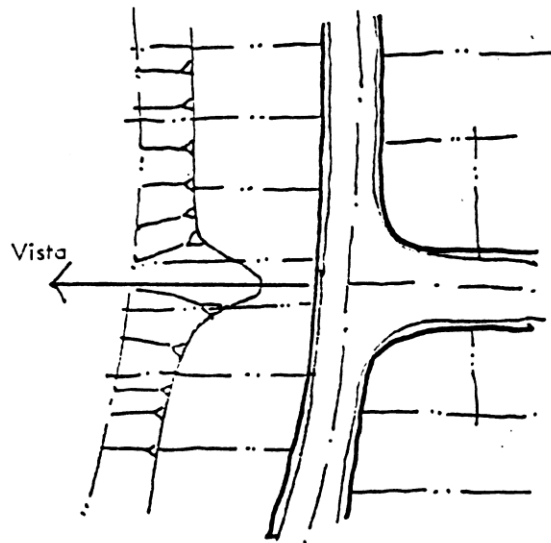


EXHIBIT III-5

General Grading Guidelines



NOT THIS
Continuous repetition
of lots



BUT THIS
Revise lot layout to
include open green area
to break monotony of
repetition of lots.
The green "slot" should
be aligned at terminus of
T-intersection to provide
a vista.

EXHIBIT III-6

General Grading Guidelines

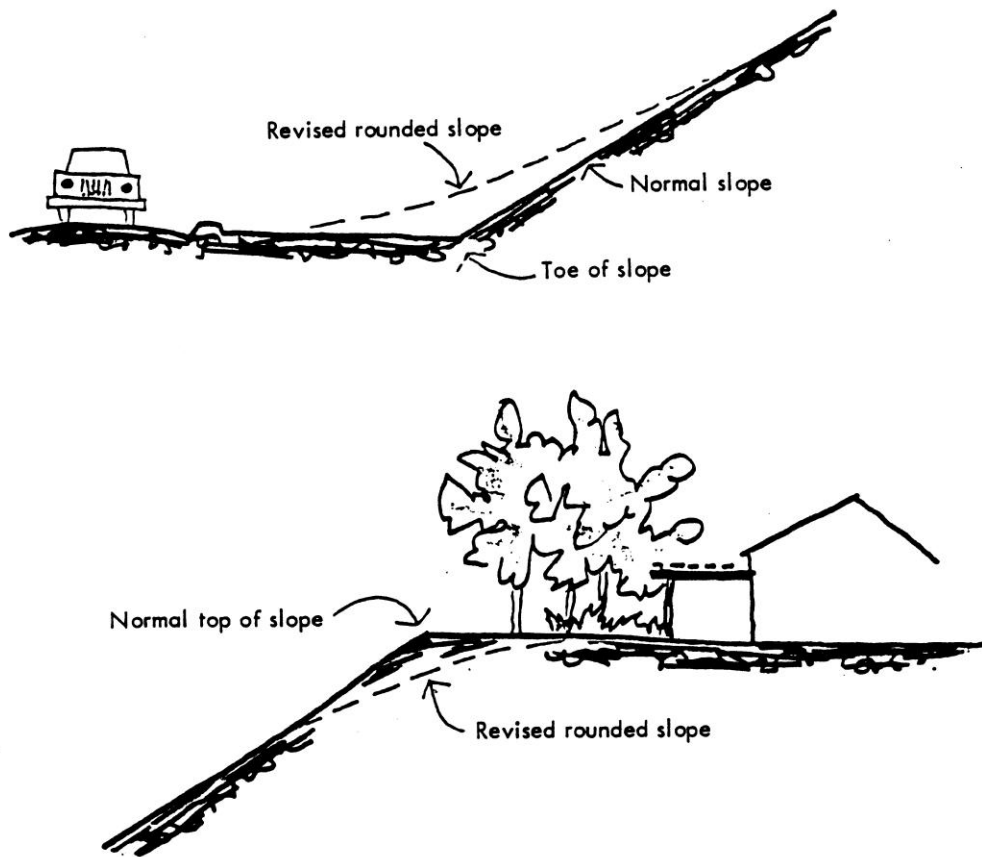


EXHIBIT III-7

General Grading Guidelines

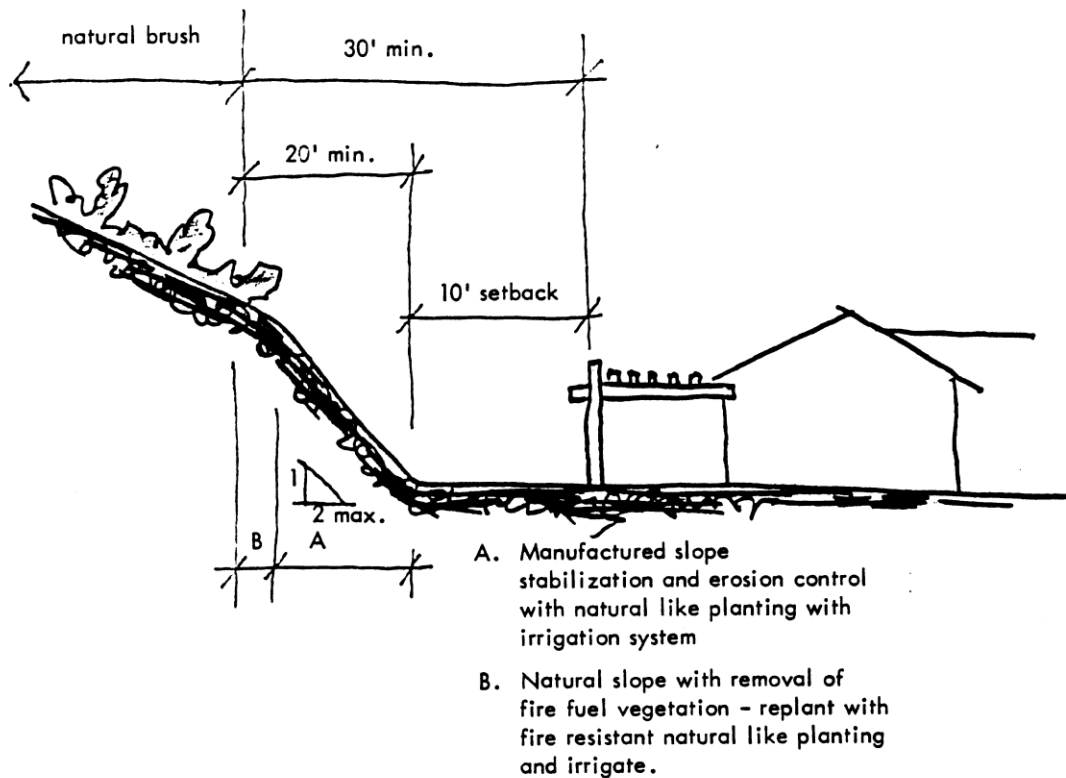


EXHIBIT III-8

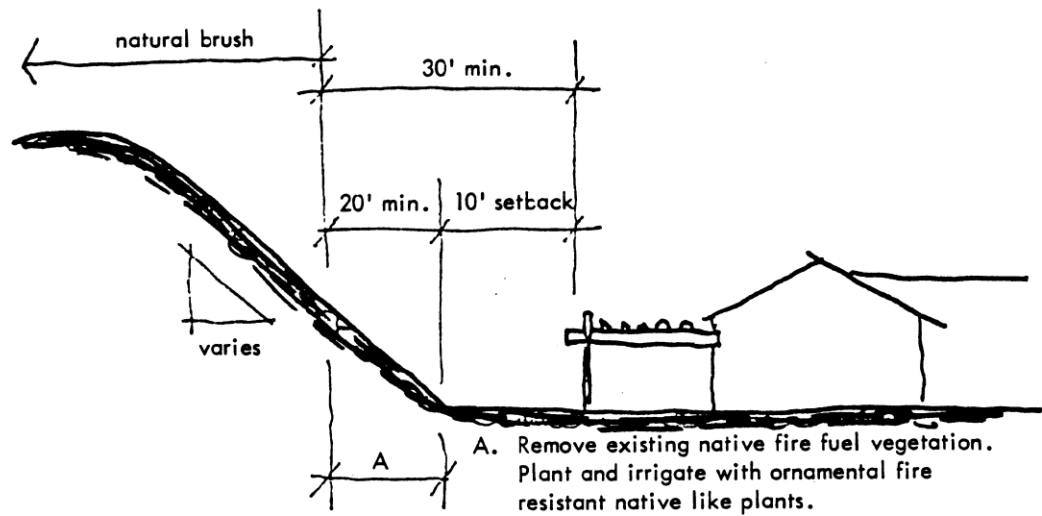


EXHIBIT III-9

General Grading Guidelines

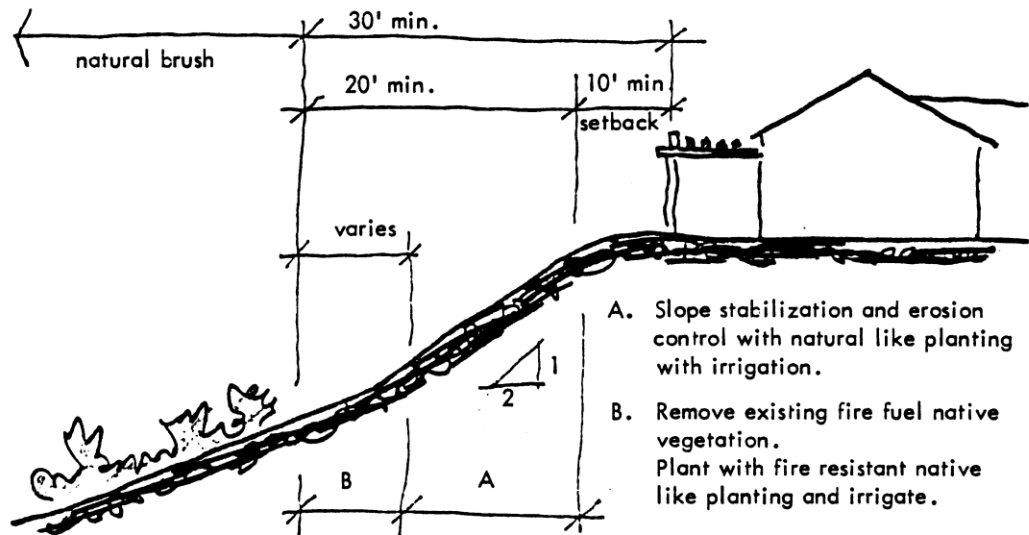
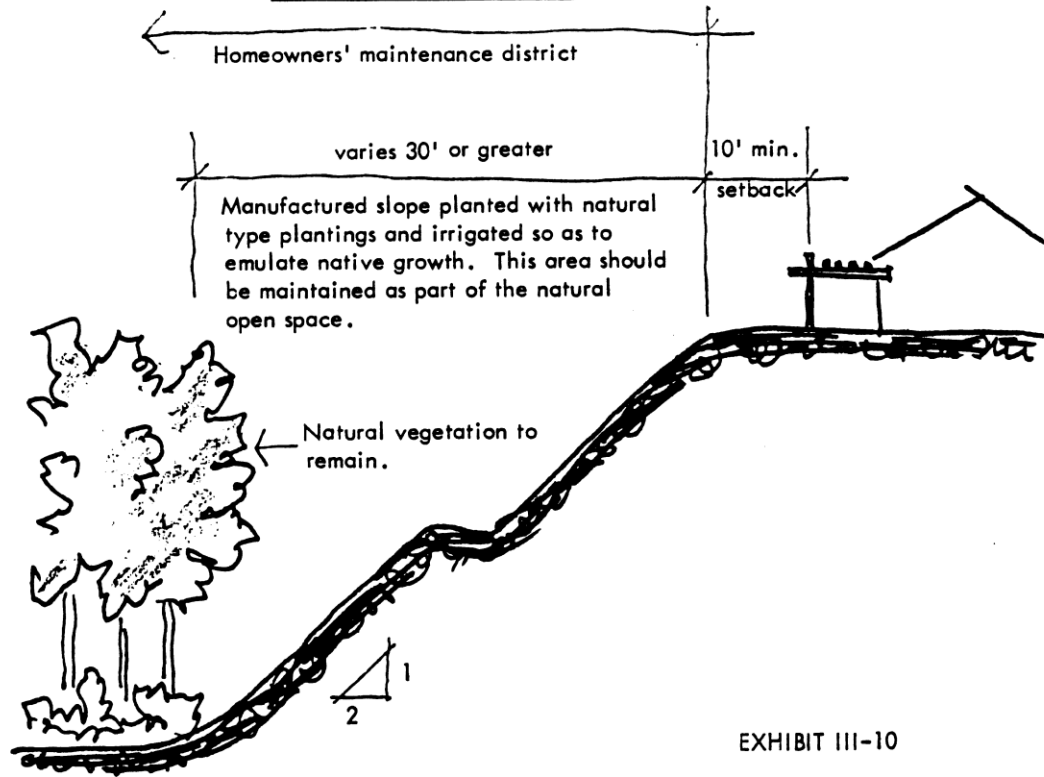


EXHIBIT III-11

General Grading Guidelines

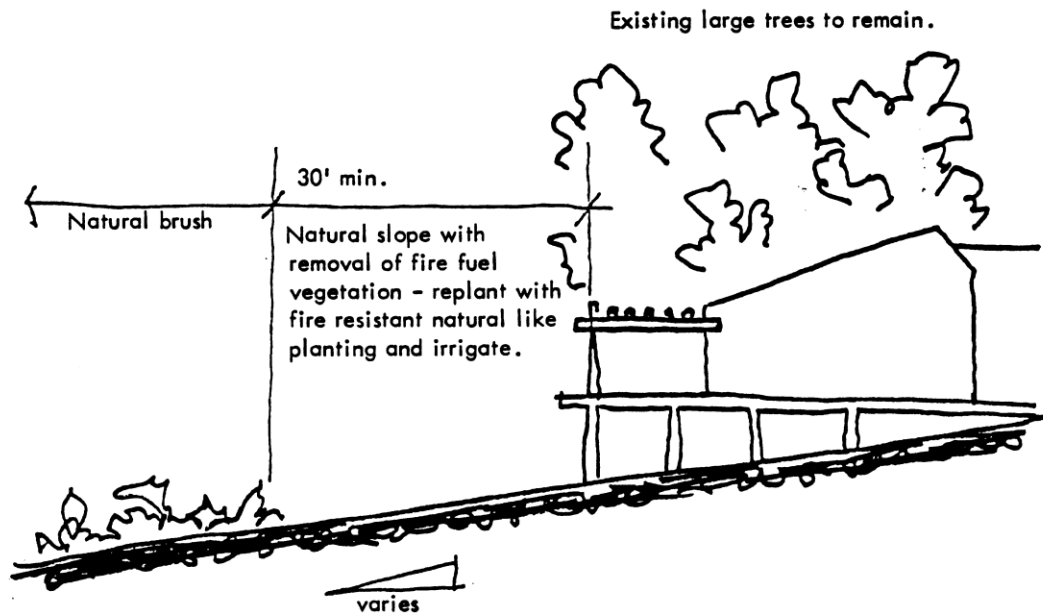


EXHIBIT III-12

General Grading Guidelines

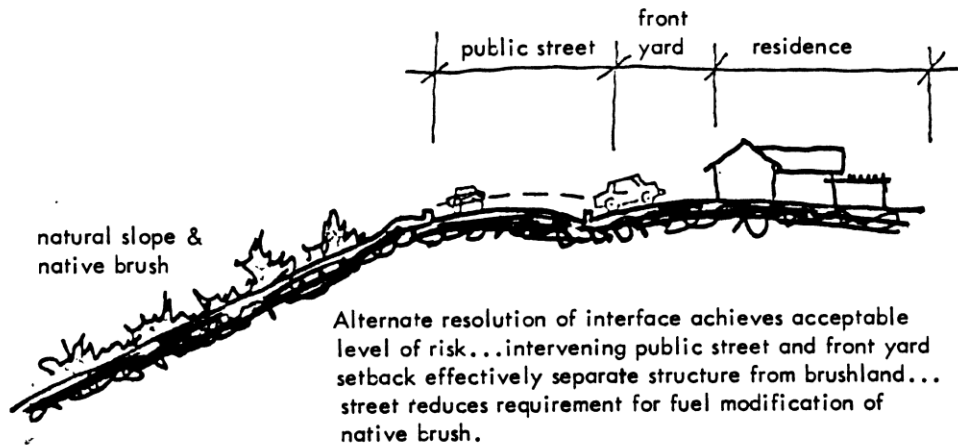


EXHIBIT III-13

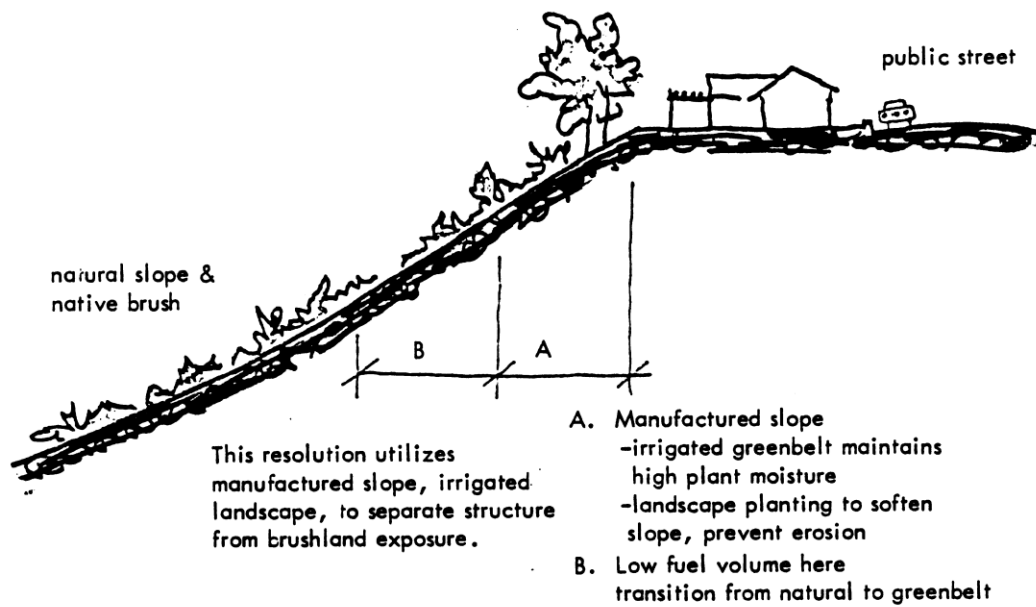


EXHIBIT III-14

General Grading Guidelines

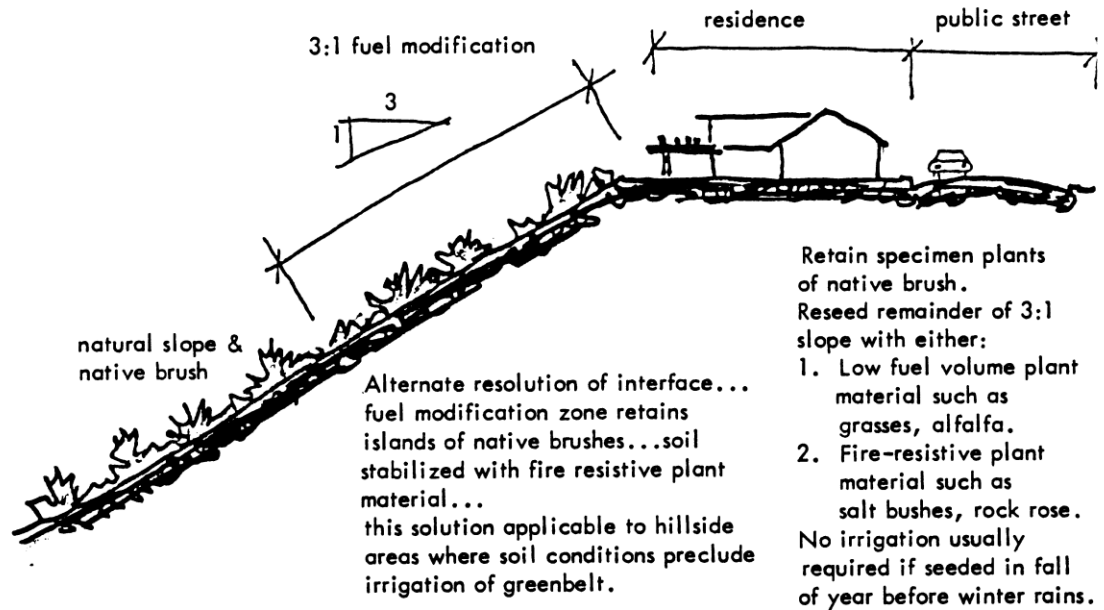


EXHIBIT III-15

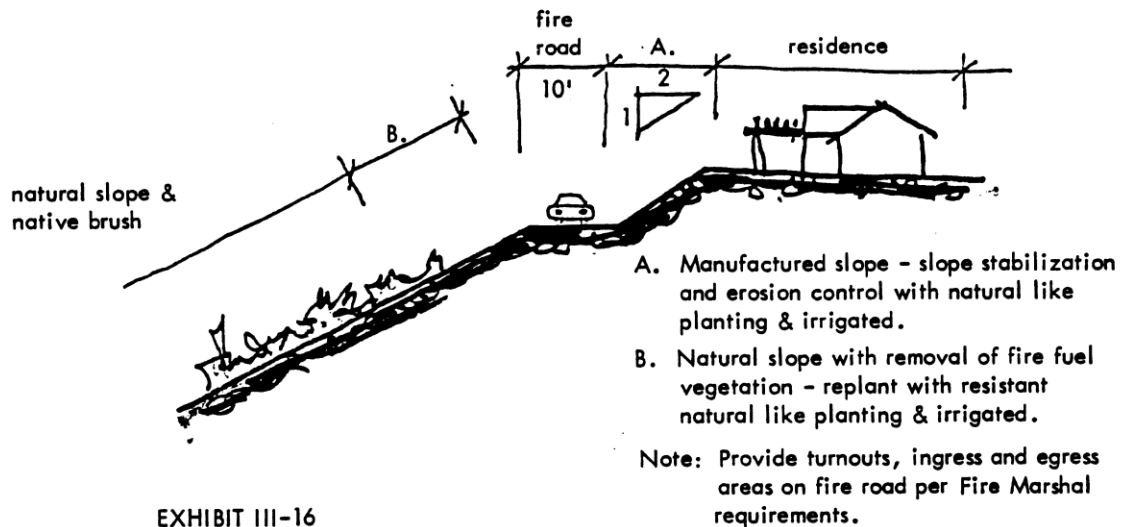


EXHIBIT III-16

Noise Attenuation Guidelines

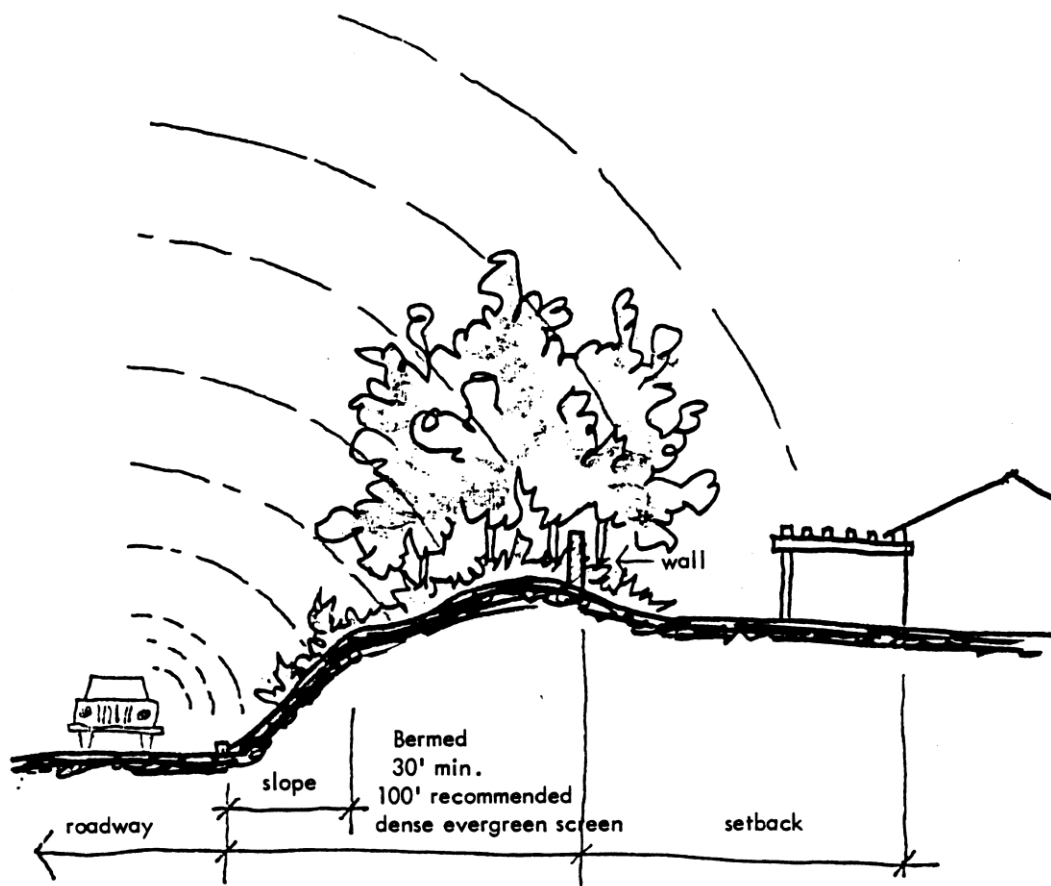
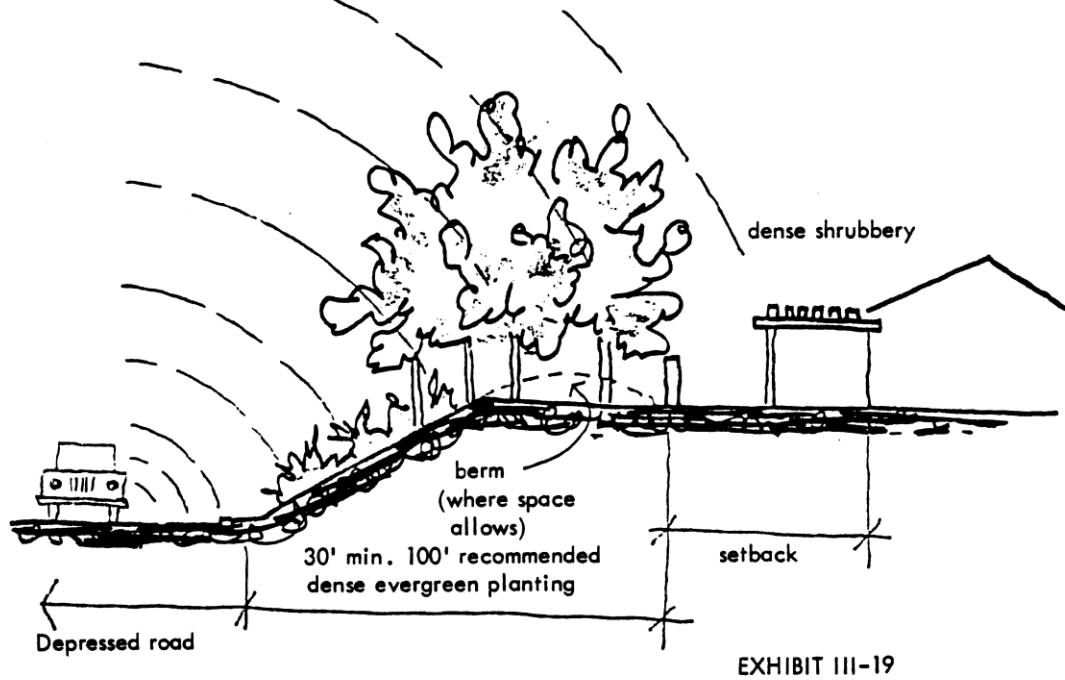
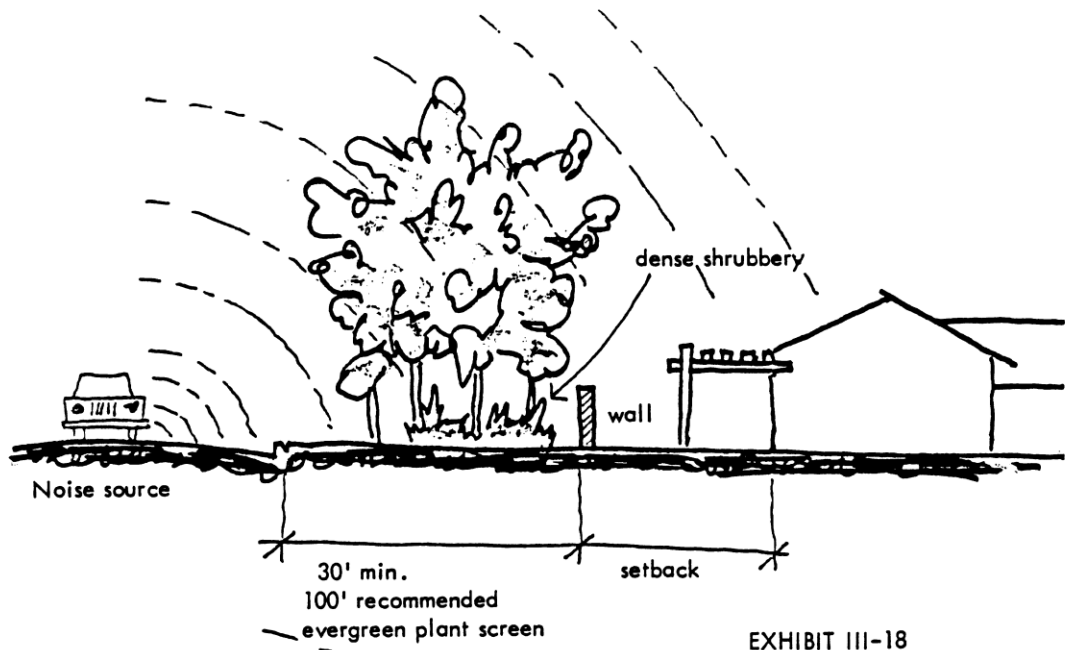
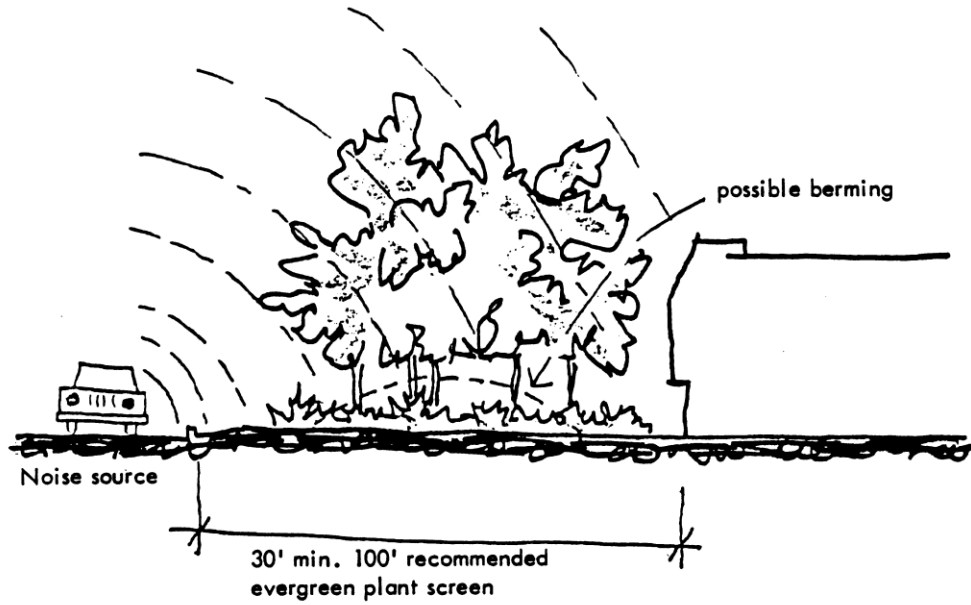


EXHIBIT III-17

Noise Attenuation Guidelines



Noise Attenuation Guidelines



At schools or commercial buildings - walls facing sound source should have extra insulation and insulated, non-opening or no windows.

EXHIBIT III-20

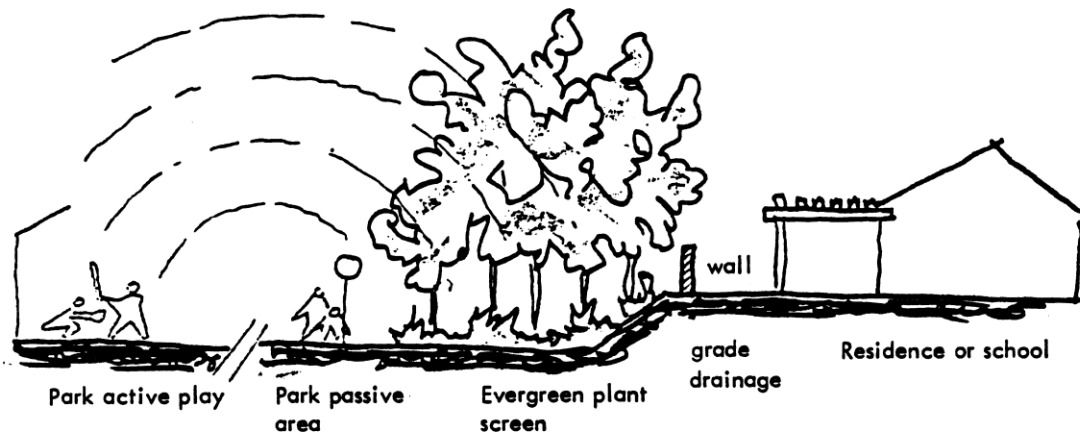


EXHIBIT III-21

IV. OPEN SPACE

A. Introduction

This Master Plan for La Costa designated 228 acres to be set-aside as open space prior to the various amendments, which have removed areas from the plan. These open space areas, as shown on Exhibit IV-1 [on file in the Planning Department], Open Space Plan, provide buffers between residential areas and roads and commercial and public areas as well as define neighborhoods. A system of pedestrian trails will traverse these open space corridors to connect schools, parks and the community core with the housing areas. These trails may connect to a broader citywide circulation system. This Master Plan also includes the improvement of two public parks totaling 51.5 acres. (See the La Costa Resort and Spa Master Plan (MP 03-02) for updated references to the golf course.)

The open space trails requirements of this chapter shall be applicable to all areas of the La Costa Master Plan except for the southwest area which has its own detailed open space/trails program delineated in the Arroyo La Costa Master Plan and the Villages of La Costa Master Plan.

B. Dedication

Approval of development of each neighborhood shall include the dedication of an open space easement over its respective open space area as shown on Exhibit IV-1 [on file in the Planning Department]. Approval of development of each neighborhood containing a portion of the pedestrian trail shown on Exhibit IV-1 [on file in the Planning Department] shall include an offer to dedicate a public access easement covering that portion of the pedestrian trail located within that neighborhood. This offer to dedicate shall provide that the pedestrian trail shall not be open for public use unless and until the City accepts the offer to dedicate and assumes liability and maintenance responsibility for the pedestrian trail. Adjoining areas, including but not limited to slopes, shall not be included in this offer to dedicate. If the City does not accept this offer to dedicate by a recorded written instrument within five years from the date of recordation of the final map for each neighborhood, the offer to dedicate shall expire and the owner shall have no further obligation to offer to dedicate or dedicate a public access easement and the use and maintenance of the property shall be governed by the CC&Rs.

The width and location of the open space corridors shall be as shown on Exhibit IV-1 [on file in the Planning Department]. A deviation of ten percent (+/- 10%) shall be allowed when determining said width and location. The minimum width allowed shall be twenty feet. Additional open space areas may be required within each neighborhood development.

C. Improvements

1. Landscaping and Grading

The landscaping in the open space corridors will be Undisturbed Native Vegetation, Restored Native Vegetation or Fire Control Vegetation as described below. Efforts shall be made to retain existing natural landforms. Wherever grading is necessary the general grading guidelines in Section III shall apply.

a. Undisturbed Native Vegetation

Areas of native or naturalized vegetation to be left in their natural state, as described in Section III.

- 1) No installation
- 2) Maintenance
 - a) Litter control
 - b) Firebreaks
- 3) No irrigation

b. Restored Native Vegetation

Areas of native and naturalized vegetation disturbed by construction or grading should be restored to their natural state. Replanting of species like those naturally occurring or which are adjacent with provision to install slope stabilization procedures until permanent plants become established, as described in Section III.

- 1) Installation
 - a) Temporary irrigation system that would be salvaged or abandoned
 - b) Erosion prevention measures
 - c) Ground cover
 - d) Trees and shrubs
- 2) Maintenance
 - a) Litter control
 - b) Firebreaks
 - c) Irrigation repair until removed
 - d) First year fertilization
- 3) Irrigation System

For areas of restored native vegetation the use of “rain for rent” type Rainbird sprinklers with aluminum pipe are recommended. With this system, the natural areas are not

trenched and removal of the system leaves the area in a natural condition. Another alternative would be to install permanent systems to assist in additional fire prevention and control. These systems would be used only during emergency periods or extreme drought.

c. Fire Control Vegetation

Areas shall be 30' or greater as may be required by the Fire Marshal between structures and the natural areas, as described in Section III.

1) Installation

Plant material usage can vary according to the desired effect. It is recommended that plants selected be representative of the natural existing material as far as form, color and texture are concerned. Specific plant varieties should be selected for their fire resistant quality.

- a) Generally preferred are shrubs of low growth habit and fuel volume which have low heat output when they burn, can be easily established, and will grow under native site conditions.
- b) Some low volume and low profile native shrubs that are recommended for the conditions of the site include:

- Salvia sonomensis, Creeping Sage
- Atriplex gardneri, Gardner's Saltbush
- Atriplex cuneata, Castlevalley Saltbush
- Atriplex canescens, Fourwing Saltbush

Other low growing plants introduced from other countries that are also suitable to reduce fire hazards include: Cistus albidus and C. crispus, hybrid rockrose; Galenia pubescens, green galenia; Mesembryanthemum edule, iceplant; Artemisia caucasica and Atriplex ssp., saltbushes, other than the above.

- c) Pelargonium peltatum, gazania uniflora, Osteospermum fruticosum, iceplant varieties, and Vinca major may be used for color accent.

- 2) Maintenance
 - a) Litter control
 - b) Irrigation repair
 - c) Fertilization
 - d) Weed and pest control
 - e) Pruning and arboriculture
 - f) Irrigation water
 - g) Electricity
 - h) Turf mowing
- 3) Irrigation System

Complete sprinkler systems. All areas shall receive a moisture sensing override at the controller to avoid over-watering and provide plant material with the proper soil-moisture relationship required in the root zone. All sprinklers having potential “run-off” from a higher elevation of sprinkler heads should be supplied with check valves to avoid erosion and wasted water run-off. Systems should be designed to operate in the hours 11 p.m. to 6 a.m. Drip irrigation for any area, using the proper system, should be considered if designed correctly. It is recommended only as automatic irrigation and each area, by its merit, should be determined for drip potential. This is the irrigation designer’s role in pursuing alternative methods.

2. Bikeways and Bikepaths

All of the arterial streets within this Master Plan shall provide on-street bikeways as required by the City Engineer. Off-street bikepaths shall follow the standards contained herein. The everyday use of the bikeways and other trails as an alternative mode of transportation shall be encouraged through the review of each subdivision. Bicycle racks and related facilities shall be provided in the community core, parks and similar areas to encourage the use of this transportation mode.

Bikeways shall be improved in accordance with the standards established by the California Department of Transportation unless otherwise approved by the City Engineer. A typical cross-section of an off-street bikepath is shown on Exhibit IV-2

3. Pedestrian Trails

Pedestrian trails shall be provided within the open space corridors as shown on Exhibit IV-1 [on file in the Planning Department].

The trails shall consist of compacted soil cement, suitably compacted native material or decomposed granite four feet in width. The trails shall

have a constantly curving alignment and shall follow the contours or switch back where required to prevent grades exceeding fifteen percent (15%).

Rest stops for relaxation and picnicking shall be located at significant points along the trail or bikepath, such as a viewpoint. They shall consist of areas of approximately two hundred (200) square feet of suitably compacted native material by the topography, small retaining walls. Trees not requiring irrigation shall be incorporated where feasible to provide shade. Rest stops shall be provided along the trails approximately as shown on Exhibit IV-1 [on file in the Planning Department], Open Space Plan.

4. Standards Common to Bikepaths and Pedestrian Trails

Construction of the bikepaths and pedestrian trails have several standards in common. Both shall be constructed to provide good drainage. A cross slope shall be maintained with a minimum two percent (2%) grade, with berms and ditches utilized to prevent washouts of cuts and fills. Neither cut nor fill slopes shall exceed 2:1. Signs displaying the symbol of a pedestrian for pedestrian trails and a bicycle for the bikepaths shall be spaced approximately every 1,000 feet. Trail entrance signs shall be posted at trail entrances and street crossings. For any trail crossing a roadway, a crossing sign warning motorists is to be set 300 feet before the crossing.

5. Uses in General

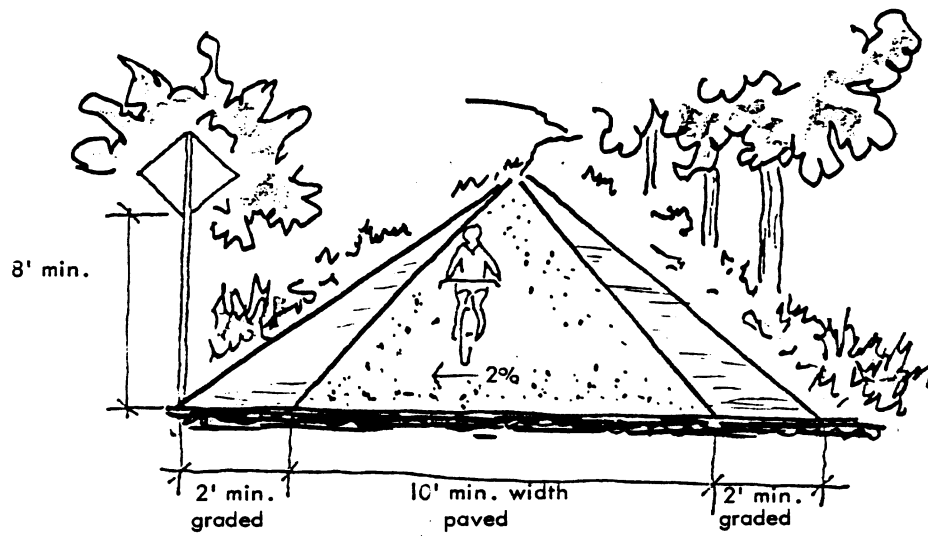
All uses and improvements within the open space corridors shown on Exhibit IV-1 [on file in the Planning Department] shall be governed by the Open Space Zone (O-S) development standards. Streets may cross open space areas where required to provide internal and external neighborhood access.

6. Maintenance

Prior to issuance of building permits for development within the Master Plan, there shall be established a homeowners' association(s) which shall include provision for the maintenance of land and improvements by the association(s). This association(s) shall be created through the CC&R process and be subject to review and approval by the Planning Director as required in Section III.G.

EXHIBIT IV-2

TWO-WAY BIKE PATH ON SEPARATED RIGHT-OF-WAY



V. PUBLIC FACILITIES AND PHASING

A. Introduction

The following represents the public facilities and services required to support development in those areas subject to this Master Plan.

The Public Facilities and Phasing proposed by the La Costa Master Plan have been superceded by the City of Carlsbad's Growth Management Program and the Local Facilities Management Plans for Zones 6, 10, 11 and 12. All necessary public facilities shall be provided per the requirements of these plans.

Note: This chart does not comply with current City Policies and Growth Control Points. It is for illustrative purposes only. See also the following Master Plans:

1. **Villages of La Costa (MP 98-01)**
2. **Rancho Carrillo (MP 139 as amended)**
3. **La Costa Resort and Spa (MP 03-02)**

TABLE V-1

NORTHWEST PHASING SCHEDULE

PHASE	NEIGHBORHOOD	MAX DU'S	ARTERIALS	PARK SITES	SCHOOL SITES	PUBLIC SITES	OPEN SPACE & TRAILS
I	NW-14	--	½ of Alga Road & ½ Carrillo Way	--	--	--	Private golf course

Note: This chart does not comply with current City Policies and Growth Control Points. It is for illustrative purposes only.

TABLE V-2

SOUTHEAST PHASING SCHEDULE

PHASE	NEIGHBORHOOD	MAX. DU	ARTERIALS	PARK SITE	SCHOOL SITES	PUBLIC SITES	OPEN SPACE & TRAILS
I	SE-17	--	½ of Rancho Santa Fe & ½ of Mision Estancia	--	--	--	Trail & corridor
	SE-18	204	½ of Rancho Santa FE & ½ of Camino de Los Coches	--	--	--	Corridor
	SE-19	172	--	--	--	--	--
	SE-20	116	--	--	--	--	Trail & corridor
	SE-21	212	½ of Rancho Santa Fe	--	10 Ac.	--	SDG&E Easement
	SE-10	100	½ of Camino de Los Coches	--	--	--	--
	SE-11	--	--	28 Ac.	--	--	--
	SE-12	540	½ of Camino de Los Coches & ½ of La Costa Ave	--	--	--	--
	SE-13	--	½ of Rancho Santa Fe & ½ of La Costa Ave	--	--	--	--
	SE-14	--	½ of Rancho Santa Fe	--	--	--	--

Note: This chart does not comply with current City Policies and Growth Control Points. It is for illustrative purposes only.

TABLE V-2 - continued

SOUTHEAST PHASING SCHEDULE

PHASE	NEIGHBORHOOD	MAX. DU'S	ARTERIALS	PARK SITE	SCHOOL SITES	PUBLIC SITES	OPEN SPACE & TRAILS
I	SE-15	--	½ of Rancho Santa Fe & ½ of La Costa Ave	--	--	--	--
	SE-16	270	½ of Rancho Santa Fe	--	--	--	--
	SE-23	140	½ of La Costa Ave.	--	--	--	--
II	SE-8	484	½ of Rancho Santa Fe	--	--	--	Trail, corridor SDG&E easement
	SE-8 A	64	½ of La Costa & ½ of Melrose Ave.	--	--	--	
	SE-22	100	--	--	--	--	Corridor

VI. SIGN PROGRAM

A. Applicability

The provision of Chapter 21.41 (Sign Ordinance) shall apply to the La Costa Master Plan area. City of Carlsbad Council Policy #65 will also apply for signs on public property.

Jason Goff

From: Carlos Palafox <cpalafox@trcretail.com>
Sent: Wednesday, October 10, 2018 10:55 AM
To: Jason Goff
Cc: Ryan Martin
Subject: RE: La Costa Town Square Parcel 3 Residential

Jason,

Thanks for passing along these concerns. We have been discussing security as it relates to our property, but will specifically discuss how we plan on addressing any potential issues which might be part of our property operations and how the new residential project might have an influence on this same issue.

Carlos Palafox
SVP Development

4695 MacArthur Court, Suite 700
Newport Beach, CA 92660
P 949.662.2141
C 760.815.2628
cpalafox@trcretail.com
www.trcretail.com

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

From: Jason Goff [mailto:Jason.Goff@carlsbadca.gov]
Sent: Wednesday, October 10, 2018 10:48 AM
To: Carlos Palafox <cpalafox@trcretail.com>
Cc: Ryan Martin <RyanMartin@HunsakerSD.com>
Subject: FW: La Costa Town Square Parcel 3 Residential
Importance: High

Hi Carlos,

Please see the email below from a concerned resident regarding the La Costa Town Square Parcel 3 Residential project. We have received a few pieces of correspondence in opposition to the project ever since sending out and posting the site with the early public notice. On the surface, the comments are general in nature, mostly stating opposition to higher density residential and traffic. However, this email gets to some specific security issues that your property management should probably be looking into and addressing whether or not it is part of this project or not. We are already asking for and will be conditioning the project to add enhanced pedestrian lighting along this path as we have already discussed. I don't know if you have security that patrols this area on a regular basis or not? If not, you should probably look into it as this is not the first time I'm hearing about this issue.

Thank you,

Jason Goff
Senior Planner
Community & Economic Development Department City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.carlsbadca.gov&c=E;1,3ZSSSO5KMKaK6dz4-K5cfyGISpLfZvG03ZEv4g1VrZFSVSGyCzApVOQRmBG3Zpt9WWzICWNtrtj8VJ14wJ30LTNaQ7bD9VYMNiPscsnXR-XU&typo=1>
760-602-4643 | jason.goff@carlsbadca.gov

PLEASE CALL OR EMAIL YOUR REQUEST FOR A SUBMITTAL APPOINTMENT:

Phone: 760-602-2723

Email: devappt@carlsbadca.gov

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

From: Steven Krajenka [<mailto:stevekrajenka@gmail.com>]

Sent: Wednesday, October 10, 2018 9:18 AM

To: Jason Goff <Jason.Goff@carlsbadca.gov>

Subject: La Costa Town Square Parcel 3 Residential

Hello - My wife Kathy and I are writing with a concern that we hope you can address in your planning that you might not be aware of. We live at 3418 Sitio Sandia and back up to the side of the shopping Center with the sidewalk that connects La Costa ave to the top of the shopping center. The sidewalk and sewer area has many concerns 1) Kids and Adults walking on top of the retaining walls with potential to hurt themselves, ignoring the signs to stay out of the drainage area where we have had numerous situations of drugs and smoking and partying and the overall noise level in this area - a single voice echos because of the topography and lack of plantings. We are writing with the hope that you can address 1) adding proper planting levels to assist with shielding the building new building site and lowering the noise level in these areas. 2) Proper fencing to keep people safe on the sidewalk and out of the drainage area. I am very concerned with the new development that their is not proper play and recreation space within the property and these actives will now take place on both on the sidewalk and off-limit areas, which also includes the fire path which has broken bottles and debris continually from improper usage. Shopping carts being used to torpedo down the sidewalk is also a regular occurrence along with skateboards which are not allowed. I would appreciate your thoughts and response as it relates to these items - Thank you for your assistance in advance and if can answer any additional questions, I would be happy to - Steve and Kathy Krajenka

Steve Krajenka
(757) 472-8928

Jason Goff

From: Steven Krajenka <stevekrajenka@gmail.com>
Sent: Wednesday, October 10, 2018 9:18 AM
To: Jason Goff
Subject: La Costa Town Square Parcel 3 Residential

Hello - My wife Kathy and I are writing with a concern that we hope you can address in your planning that you might not be aware of. We live at 3418 Sitio Sandia and back up to the side of the shopping Center with the sidewalk that connects La Costa ave to the top of the shopping center. The sidewalk and sewer area has many concerns 1) Kids and Adults walking on top of the retaining walls with potential to hurt themselves, ignoring the signs to stay out of the drainage area where we have had numerous situations of drugs and smoking and partying and the overall noise level in this area - a single voice echos because of the topography and lack of plantings. We are writing with the hope that you can address 1) adding proper planting levels to assist with shielding the building new building site and lowering the noise level in these areas. 2) Proper fencing to keep people safe on the sidewalk and out of the drainage area. I am very concerned with the new development that their is not proper play and recreation space within the property and these actives will now take place on both on the sidewalk and off-limit areas, which also includes the fire path which has broken bottles and debris continually from improper usage. Shopping carts being used to torpedo down the sidewalk is also a regular occurrence along with skateboards which are not allowed. I would appreciate your thoughts and response as it relates to these items - Thank you for your assistance in advance and if can answer any additional questions, I would be happy to - Steve and Kathy Krajenka

Steve Krajenka
(757) 472-8928

Jason Goff

From: Jason Goff
Sent: Tuesday, October 02, 2018 4:54 PM
To: 'nroach@keystonepacific.com'
Cc: 'Ryan Martin'
Subject: Re: Arterro (La Costa Town Square / APN#223-050-73)

Importance: High

Dear Ms. Roach,

I left you a voice message today regarding your inquiry. Please feel free to give me a call if you have any further questions. In general, this property was redesignated from Office (O) to R-23 (Residential, 15 to 23 dwelling units per acre) as part of the city's General Plan Update (see attached PC Resolution 7114). 120 dwelling units were allocated to this site for development at that time. The project is proposing to develop 95. Of these, 79 units are proposed to be for-sale market-rate condominiums and 19 will be apartments for affordable housing. The affordable housing component for this project is not different than other residential projects we approve in the city of Carlsbad, other than that this project is being required to provide 20% of its units as affordable compared to 15%, an increase of five additional units. This was a negotiated requirement of the General Plan Update when the parcel of land was redesignated from the office land use to a residential land use. The affordable multi-family units will not be for sale, but will instead be set aside as rental units. The condominium units are market-rate and will sell based on the market at the time of sale.

While not discussed in your email, traffic has been identified as a general concern raised by those in opposition to this project. In answer to that, I should point out that this project generates less traffic than the 55,000 square feet of office that was approved for the site and analyzed under the La Costa Town Square Final Environmental Impact Report.

As for status before the decision makers; this project will require a recommendation from our Planning Commission and a final decision from our City Council. Both require public hearings with opportunities for public testimony.

As for the Arterro Maintenance Corporation and notification, I'm not aware of your exact location as it relates to the site and/or any prearranged agreements regarding notification pertaining to hearings or agenda topics on the property as you mentioned in your email. Please know that a public hearing will be noticed to all property owners within a 600 foot radius of the property boundary. To insure you are noticed in the future regarding the public hearing, I might suggest you speak directly with Ryan Martin, the project applicant's representative to insure you are included in a future noticing package (if not within the 600 foot radius). I've copied Mr. Ryan on this correspondence.

We thank you again for your comments. Please feel free to call me with any questions.

Sincerely,
Jason Goff



Jason Goff
Senior Planner
Community & Economic Development Department
City of Carlsbad
1635 Faraday Ave.

Carlsbad, CA 92008
www.carlsbadca.gov
760-602-4643 | jason.goff@carlsbadca.gov

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Phone: 760-602-2723

Email: devappt@carlsbadca.gov

www.carlsbadca.gov

From: Manager Internet Email

Sent: Tuesday, October 02, 2018 2:51 PM

To: Debbie Fountain <Debbie.Fountain@carlsbadca.gov>; Sheila Cobian <Sheila.Cobian@carlsbadca.gov>

Cc: Michele Hardy <Michele.Hardy@carlsbadca.gov>

Subject: FW: Arterro (La Costa Town Square / APN#223-050-73)

Importance: High

From: Nicole Roach [<mailto:nroach@keystonepacific.com>]

Sent: Monday, October 01, 2018 6:13 PM

To: Planning <Planning@CarlsbadCA.gov>; Manager Internet Email <Manager@CarlsbadCA.gov>

Subject: Arterro (La Costa Town Square / APN#223-050-73)

Importance: High

Good evening, I am the Association Manager for the Arterro Maintenance Corporation that is adjacent to the property outlined below. I wanted to ensure that the Board of Directors and Association were current as to the latest status of the property. We were advised that we would be notified if there were any Hearings and or agenda topics regarding the property. I have not seen anything since we started managing in May 2018.

Can we please get an update as to where the potential project currently stands in the eyes of the City of Carlsbad and the Planning Commission?

Thank you in advance for your time and assistance with this matter.

Jason Goff

From: Jason Goff
Sent: Tuesday, September 25, 2018 7:27 AM
To: 'Kevin M. Bingham'
Cc: 'Ryan Martin'; Tecla Levy
Subject: RE: La Costa Town Square
Attachments: 7114.res.GP Update.pdf

Dear Mr. Bingham,

Good morning. We appreciate your comments of concern regarding the La Costa Town Square Parcel 3 Residential project. This project will require a public hearing before our Planning Commission and City Council, so you will have an opportunity to express those concerns directly to the decision makers. As for the project; this property was redesignated from Office (O) to R-23 (Residential, 15 to 23 dwelling units per acre) as part of the city's most recent General Plan Update (see attached PC Resolution 7114). With the General Plans approval, 120 dwelling units were allocated to this site for development. The project is proposing to develop 95. This is the minimum density for the site. Of these total units, 79 units are proposed to be for-sale market-rate condominiums and 19 will be apartments for affordable housing. The affordable housing component for this project is not different than other residential projects we approve in the city of Carlsbad, other than this project is being required to provide 20% of its units as affordable compared to 15%, an increase of five (5) additional units. This was a negotiated requirement of the General Plan Update when the parcel of land was redesignated from the office land use to a residential land use. The affordable multi-family units will not be for sale, but will instead be set aside as rental units. The condominium units are market-rate and will sell based on the market at the time of sale.

As for traffic, this project generates less traffic than the 55,000 square feet of office that was approved for the site and analyzed under the La Costa Town Square Final Environmental Impact Report.

We thank you again for your comments.

Sincerely,

Jason Goff
Senior Planner
Community & Economic Development Department City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008
www.carlsbadca.gov
760-602-4643 | jason.goff@carlsbadca.gov

PLEASE CALL OR EMAIL YOUR REQUEST FOR A SUBMITTAL APPOINTMENT:

Phone: 760-602-2723

Email: devappt@carlsbadca.gov

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

From: Kevin M. Bingham [<mailto:kevinbingham@gmail.com>]

Sent: Tuesday, September 25, 2018 5:01 AM

To: Jason Goff <Jason.Goff@carlsbadca.gov>; ryanmartin@hunsakersd.com

Subject: La Costa Town Square

Good morning,

I am reaching out on behalf of a growing group of Carlsbad residents that is against the approval of this application. For very obvious traffic and infrastructure issues in this particular area we are against this application.

Jason, please send me any information you may have on future public meetings /notification regarding the plans for the development.

Thank you kindly

Sent from my iPhone

Jason Goff

From: Kevin M. Bingham <kevbingham@gmail.com>
Sent: Tuesday, September 25, 2018 5:01 AM
To: Jason Goff; ryanmartin@hunsakersd.com
Subject: La Costa Town Square

Good morning,

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Jason, please send me any information you may have on future public meetings /notification regarding the plans for the development.

Thank you kindly

Sent from my iPhone

Jason Goff

From: Jason Goff
Sent: Monday, September 24, 2018 8:37 AM
To: 'gina.armbrust5@gmail.com'
Cc: Don Neu; Tecla Levy; 'Ryan Martin'
Subject: FW: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL
Attachments: 7114.res.GP Update.pdf

Dear Ms. Armbrust,

Good morning. We appreciate your comments regarding the La Costa Town Square Parcel 3 Residential project. To answer your question, this property was redesignated from Office (O) to R-23 (Residential, 15 to 23 dwelling units per acre) as part of the city's General Plan Update (see attached PC Resolution 7114). 120 dwelling units were allocated to this site for development. The project is proposing to develop 95. Of these, 79 units are proposed to be for-sale market-rate condominiums and 19 will be apartments for affordable housing. The affordable housing component for this project is not different than other residential projects we approve in the city of Carlsbad, other than that this project is being required to provide 20% of its units as affordable compared to 15%, an increase of five additional units. This was a negotiated requirement of the General Plan Update when the parcel of land was redesignated from the office land use to a residential land use. The affordable multi-family units will not be for sale, but will instead be set aside as rental units. The condominium units are market-rate and will sell based on the market at the time of sale.

As for traffic, this project generates less traffic than the 55,000 square feet of office that was approved for the site and analyzed under the La Costa Town Square Final Environmental Impact Report.

We thank you again for your comments.

Sincerely,
Jason Goff



Jason Goff
Senior Planner
Community & Economic Development Department
City of Carlsbad
1635 Faraday Ave.
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www.carlsbadca.gov
760-602-4643 | jason.goff@carlsbadca.gov

PLEASE CALL OR EMAIL YOUR REQUEST FOR A SUBMITTAL APPOINTMENT:

Phone: 760-602-2723

Email: devappt@carlsbadca.gov

From: Planning
Sent: Monday, September 24, 2018 7:37 AM
To: Jason Goff <Jason.Goff@carlsbadca.gov>

Cc: Don Neu <Don.Neu@carlsbadca.gov>

Subject: FW: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

From: Gina [<mailto:gina.armbrust5@gmail.com>]

Sent: Friday, September 21, 2018 9:57 PM

To: Planning <Planning@CarlsbadCA.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>

Subject: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

To: Jason Goff, City Planner and City Council

I noticed this sign recently was posted in my neighborhood for low-income housing and apartments which, I believe, was originally zoned for a business complex when permits for La Costa Town Square were first approved. I could not find any information on your website regarding this zoning change.

Please provide staff reports and/or any resolutions pertaining to this issue. There is a tremendous amount of traffic on Rancho Santa Fe/La Costa Avenue, especially in the morning with high school traffic. Sometimes my son would have to sit at three red lights at that intersection in the morning just to get across to get to LCC. I cannot imagine 95 additional apartments being built there.

Please explain.

Thank you,

Gina Armbrust

Jason Goff

From: Planning
Sent: Monday, September 24, 2018 7:37 AM
To: Jason Goff
Cc: Don Neu
Subject: FW: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

From: Gina [mailto:gina.armbrust5@gmail.com]
Sent: Friday, September 21, 2018 9:57 PM
To: Planning <Planning@CarlsbadCA.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL

To: Jason Goff, City Planner and City Council

I noticed this sign recently was posted in my neighborhood for low-income housing and apartments which, I believe, was originally zoned for a business complex when permits for La Costa Town Square were first approved. I could not find any information on your website regarding this zoning change.

Please provide staff reports and/or any resolutions pertaining to this issue. There is a tremendous amount of traffic on Rancho Santa Fe/La Costa Avenue, especially in the morning with high school traffic. Sometimes my son would have to sit at three red lights at that intersection in the morning just to get across to get to LCC. I cannot imagine 95 additional apartments being built there.

Please explain.

Thank you,

Gina Armbrust



4695 MacArthur Court
Suite 700
Newport Beach, CA 92660

P 949-662-2100
www.trcretail.com

September 10, 2018

Jason Goff
Senior Planner
Community and Economic Development Dept.
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

Re: 2nd REVIEW FOR AMEND 2017-0012/CT 2017-0003/PUD 2017-0004 (DEV2017-0178) -
LA COSTA TOWN SQUARE PARCEL 3 RESIDENTIAL- PLANNING COMMENTS (Comment #4
Response)

Dear Jason,

TRC Retail will be assessing the lighting conditions in the pedestrian connection between the La Costa Town Center and the La Costa Residential Parcel. We will make the necessary upgrades to ensure the life safety lighting implementation.

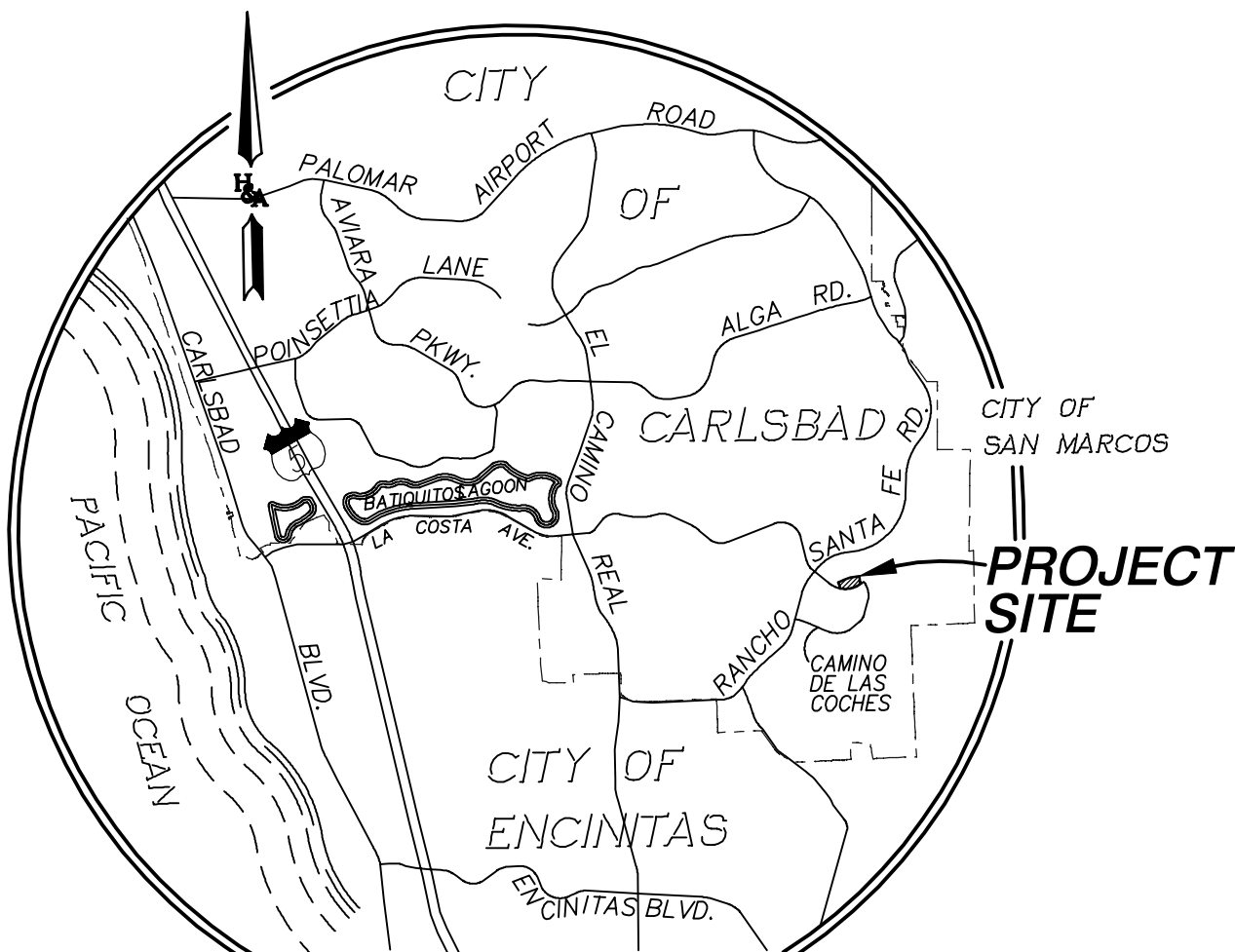
Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Palafox", written in a cursive style.

Carlos Palafox
Senior Vice President – Development

VESTING TENTATIVE MAP & PLANNED DEVELOPMENT PERMIT LA COSTA TOWN SQUARE PARCEL 3

CITY OF CARLSBAD, CALIFORNIA



VICINITY MAP

LEGEND

PROJECT BOUNDARY	---
LOT LINE	---
EXISTING LOT NUMBER	LOT 270
PROPOSED LOT NUMBER	1
EASEMENT LINE	---
EASEMENT CALLOUT	△
BLDG NO.	BLDG. NO. 16
BLDG PAD ELEVATION	P=294.5
EXISTING SEWER MAIN WITH MANHOLE	---
EXISTING WATER MAIN W/FIRE HYDRANT	---
EXISTING CONTOURS	---
PROPOSED SLOPE	---
% OF GRADE	2%
EXISTING STORM DRAIN SYSTEM	---
A. HEADWALL	---
B. CLEANOUT	---
C. RIPRAP (ENERGY DISSIPATER)	---
EXISTING STREET LIGHT	---
PROPOSED STREET LIGHT	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
STREET CENTERLINE ELEVATIONS	255.5
PROPOSED PRIVATE SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	---
PROPOSED PRIVATE WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED)	---
PROPOSED PRIVATE OWM BACKFLOW PREVENTOR	---
PROPOSED PRIVATE 8" POTABLE WATER MAIN	---
CONCRETE CROSS GUTTER	---
PROPOSED RECYCLED WATER IRRIGATION METER	---

ABBREVIATIONS

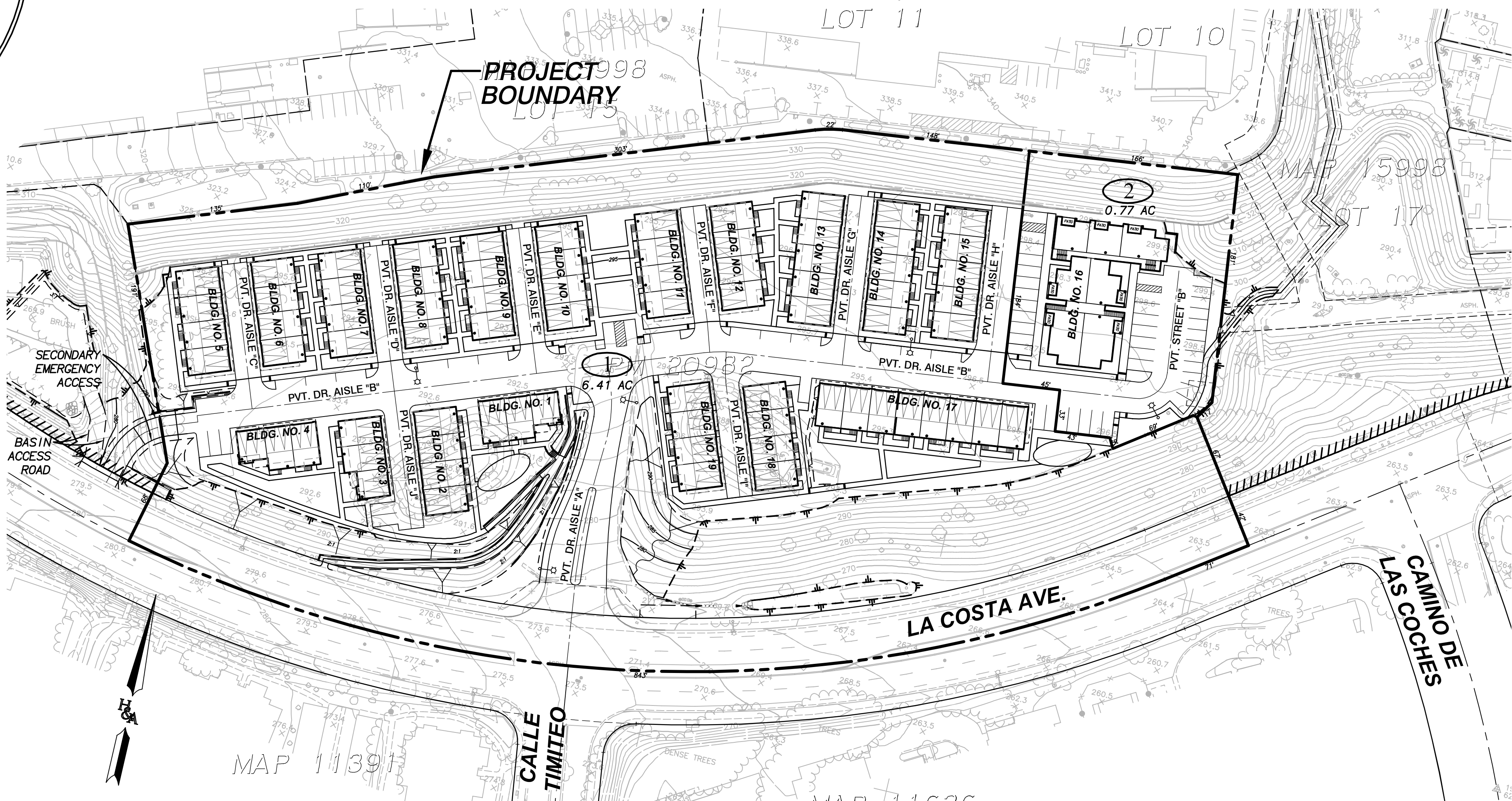
FL	FLOW LINE	R/W	RIGHT OF WAY
TW	TOP OF WALL	PL	PROPERTY LINE
BW	BOTTOM OF WALL	GB	GRADE BREAK
FS	FINISH SURFACE	PI	POINT OF INTERSECTION (V.C.)
S	SEWER	P	PAD ELEVATION
W	WATER	SF	GROSS SQ. FT.
RW	RECLAIMED WATER	NSF	NET SQ. FT.
SD	STORM DRAIN	FP	FLOOD PLAIN
NTS	NOT TO SCALE	VC	VERTICAL CURVE
ELEV	ELEVATION	MH	MANHOLE
IE	INVERT ELEVATION	RCP	REINFORCED CONCRETE PIPE
S	STANDARD PARKING	P	PARALLEL PARKING
C	COMPACT PARKING	EV	ELECTRICAL VEHICLE PARKING
		H	HANDICAP PARKING

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC.....	SD&E
SEWER.....	LEUCADIA WASTEWATER DIST.
STORM DRAIN.....	CITY OF CARLSBAD
WATER.....	OLIVENHAIN MUNICIPAL WATER DIST.
POLICE.....	CITY OF CARLSBAD
SCHOOLS.....	ENCINITAS UNION ELEM. SCHOOL DIST.
SCHOOLS.....	SAN DIEGO UNION HIGH SCHOOL DIST.
RECLAIMED WATER.....	OLIVENHAIN MWD

REFERENCE DRAWINGS

409-4	IMPROVEMENT PLANS FOR LA COSTA TOWN SQUARE COMMERCIAL
409-4B	GRADING PLANS FOR LA COSTA TOWN SQUARE
409-4C	GRADING PLANS FOR LA COSTA TOWN SQUARE COMMERCIAL
PM 20982	MINOR SUBDIVISION NO 04-08 FOR LA COSTA TOWN SQUARE
474-7A	GRADING PLANS FOR LA COSTA TOWN SQUARE OFFICE



EARTHWORK

RAW CUT*: APPROXIMATELY 6,700 C.Y.
RAW FILL*: APPROXIMATELY 6,700 C.Y.
TOTAL GRADED AREA: APPROXIMATELY 4.6 ACRES

* RAW QUANTITIES ARE SHOWN AND DO NOT INCLUDE REMEDIAL GRADING.

LEGAL DESCRIPTION

PARCEL 3 OF CITY OF CARLSBAD MINOR SUBDIVISION NO. 04-08
RECORDED BY THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO
ON JULY 11, 2012 AS PARCEL MAP NO. 20982.

PROJECT MAP

SCALE: 1"=60'

BENCHMARK

PT. NO. 27 PER RECORD OF SURVEY 17271. CLSB-27 FOUND WELL MONUMENT STAMPED
L.S. 3189 AT THE CENTER OF BULB CUL-DE-SAC AT THE EAST END OF BALD CT. 150
FEET EAST OF ESFERA ST. NAVD 88 ELEV. 522.80'. SUBTRACT 2.17' TO REACH NGVD
29 ELEVATIONS. FINAL ENGINEERING TO BE CONDUCTED ON NGVD 29 DATUM.

PARKING SUMMARY (CONTINUED)

UNIT TYPE	PARKING TYPE	TOTAL SPACES
MULTI-FAMILY (GARAGE)		152
	STANDARD	21
	COMPACT	3
	ACCESSIBLE	36
AFFORDABLE (SURFACE)		188
	STANDARD	8
	PARALLEL	14
	ACCESSIBLE	24
TOTAL PROVIDED		212

BUILDING COVERAGE SUMMARY

BLDG TYPE	# OF BLDGS	# OF UNITS	FOOTPRINT SQ. FT.	TOTAL BLDG. COVERAGE	PERCENTAGE OF COVERAGE
LOT 1			* NET SF = 241,795		
3-PLEX	3	9	2,248	6,744	2.4%
4-PLEX	1	4	3,365	3,365	1.2%
4X-PLEX	8	32	3,273	26,184	9.4%
4Y-PLEX	2	8	3,180	6,360	2.3%
5-PLEX	3	15	3,965	11,895	4.3%
8-PLEX	1	8	6,514	6,514	2.3%
LOT 1 SUB-TOTAL	18	78	-	61,062	25.3%
LOT 2			TOTAL SF = 33,664		
AFFORDABLE	1	19	6,940	6,940	20.6%
LOT 2 SUB-TOTAL	1	19	6,940	6,940	20.6%
TOTAL COMBINED	19	95	-	68,002	21.7%

* NOTE: EXCLUDES EXISTING LA COSTA AVE.

GENERAL NOTES

- TOTAL SITE AREA: APPROX. 7.2 ACRES
- NET PROJECT AREA: APPROX. 6.3 ACRES (EXCLUDES EXISTING LA COSTA AVE.)
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
- TOTAL NUMBER OF DWELLING UNITS: 95 (76 MARKET RATE; 19 AFFORDABLE)
- TOTAL NUMBER EXISTING OF LOTS: 1
- TOTAL NUMBER PROPOSED OF LOTS: 2 (LOT 1: 6.4 AC; LOT 2: 0.8 AC)
- ASSESSOR'S PARCEL NUMBER: 223-050-73
- GENERAL PLAN LAND USE DESIGNATION: R-23 (RESIDENTIAL 15-23 DU/AC)
- EXISTING ZONING: PC (LA COSTA MASTER PLAN {MP 149R})
- MASTER PLAN UNDERLYING ZONING: SE-13 (EXISTING = OFFICE; PROPOSED = RD-M)
- GROSS OVERALL DENSITY: 13.2 DU/AC (95 DU'S/7.2 AC)
- NET DENSITY: 15.1 DU/AC (95 DU'S/ 6.3 NET AC)
- LUMP ZONE: ZONE 11
- AVERAGE DAILY TRIPS: 570 (95 UNITS x 6 TRIPS/DAY)
- BUILDING COVERAGE: APPROX. 1.3 ACRES (20.6% OF NET PROJECT AREA)
- DRIVE AISLES COVERAGE: APPROX. 1.3 ACRES (20.6% OF NET PROJECT AREA)
- LANDSCAPING COVERAGE: APPROX. 1.6 AC (25.4% OF NET PROJECT AREA)
- MANUFACTURED SLOPES: APPROX. 2.1 AC (33.3% OF NET PROJECT AREA)
- SEWER GENERATION: 95 EDU'S
- PEAK WATER DEMAND: 370 G.P.M. (PER WATER REPORT DATED 6-28-17)
- FIRE FLOW DEMAND: 2,000 G.P.M. (PER WATER REPORT DATED 6-28-17)

GENERAL DESIGN NOTES-SITE PLAN

- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE CITY OF CARLSBAD DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
- ALL EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SOURCE OF TOPOGRAPHY: R.J. LUNG DATED OCTOBER 18, 2016
- CONTOUR INTERVALS: 2'/10' FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX).
- FINISHED GRADES ARE PER ROUGH GRADING PLANS 475-28.
- SOILS INFORMATION WAS OBTAINED FROM THE UPDATED GEOTECHNICAL INVESTIGATION PREPARED BY: SOUTHERN CALIFORNIA SOILS & TESTING, DATED: 02-28-17.
- GRADED SWALES SHALL HAVE A MINIMUM OF 1% FLOW LINE GRADE.
- ALL STREET DESIGNS, STREET LIGHT, AND FIRE HYDRANTS TO CONFORM TO CITY OF CARLSBAD DESIGN STANDARDS AND AS REQUIRED BY CITY ENGINEER.
- LANDSCAPING AND TREE PLANTING SHALL BE PER THE CARLSBAD LANDSCAPE MANUAL AND PER LANDSCAPE PLAN PREPARED BY WIMMER YAMADA & CAUGHEY.
- CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY OF CARLSBAD, THE PUBLIC WORKS DEPARTMENT, TRAFFIC SECTION AND PER THE CITY'S STREET LIGHT CONSTRUCTION STANDARDS. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
- THIS SITE PLAN ASSUMES CERTAIN BACKBONE INFRASTRUCTURE IS EXISTING OR APPROVED AND BONDED FOR TO THE SATISFACTION OF THE CITY ENGINEER. INCLUDES PORTIONS OF RANCHO SANTA FE ROAD AND LA COSTA AVENUE.
- FIRE SPRINKLERS ARE REQUIRED AND PROVIDED FOR ON ALL RESIDENTIAL STRUCTURES BUILT ON OR AFTER JANUARY 1, 2011.
- PRIVATE STREET "A" AND PRIVATE DRIVE AISLES "C" THROUGH "H" SHALL BE ENHANCED WITH DECORATIVE PAVEMENT. PRIVATE STREET "B" WILL NOT BE ENHANCED WITH DECORATIVE PAVEMENT.

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF UNITS PROPOSED IS 95 DWELLING UNITS. THAT BEING 76 MARKET RATE UNITS IN PARCEL ONE AND 19 AFFORDABLE UNITS IN PARCEL TWO.

APPLICANT

TRC RETAIL
4695 MACARTHUR COURT,
SUITE 700
NEWPORT BEACH, CA 92660
(949) 662-2144

OWNER

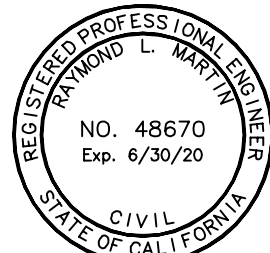
LA COSTA PARCELS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: TRC RETAIL
ITS PROJECT MANAGER
4695 MACARTHUR COURT,
SUITE 700
NEWPORT BEACH, CA 92660
(949) 662-2144

BY:

ENGINEER

CARLOS PALAFOX



RAYMOND L. MARTIN R.C.E. 48670 DATE
MY REGISTRATION EXPIRES ON 6/30/20

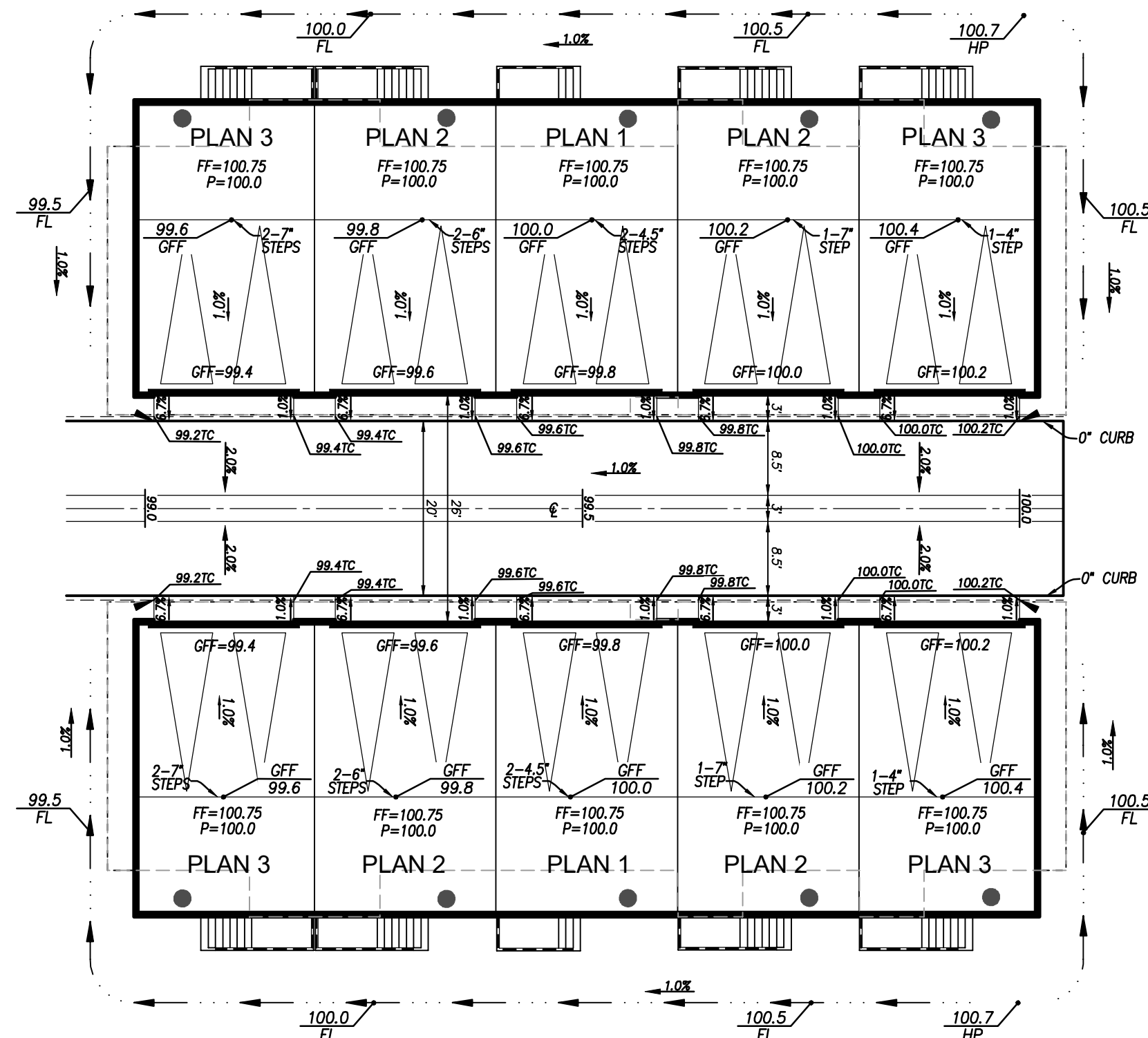
PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT LA COSTA TOWN SQUARE PARCEL 3 CITY OF CARLSBAD, CALIFORNIA

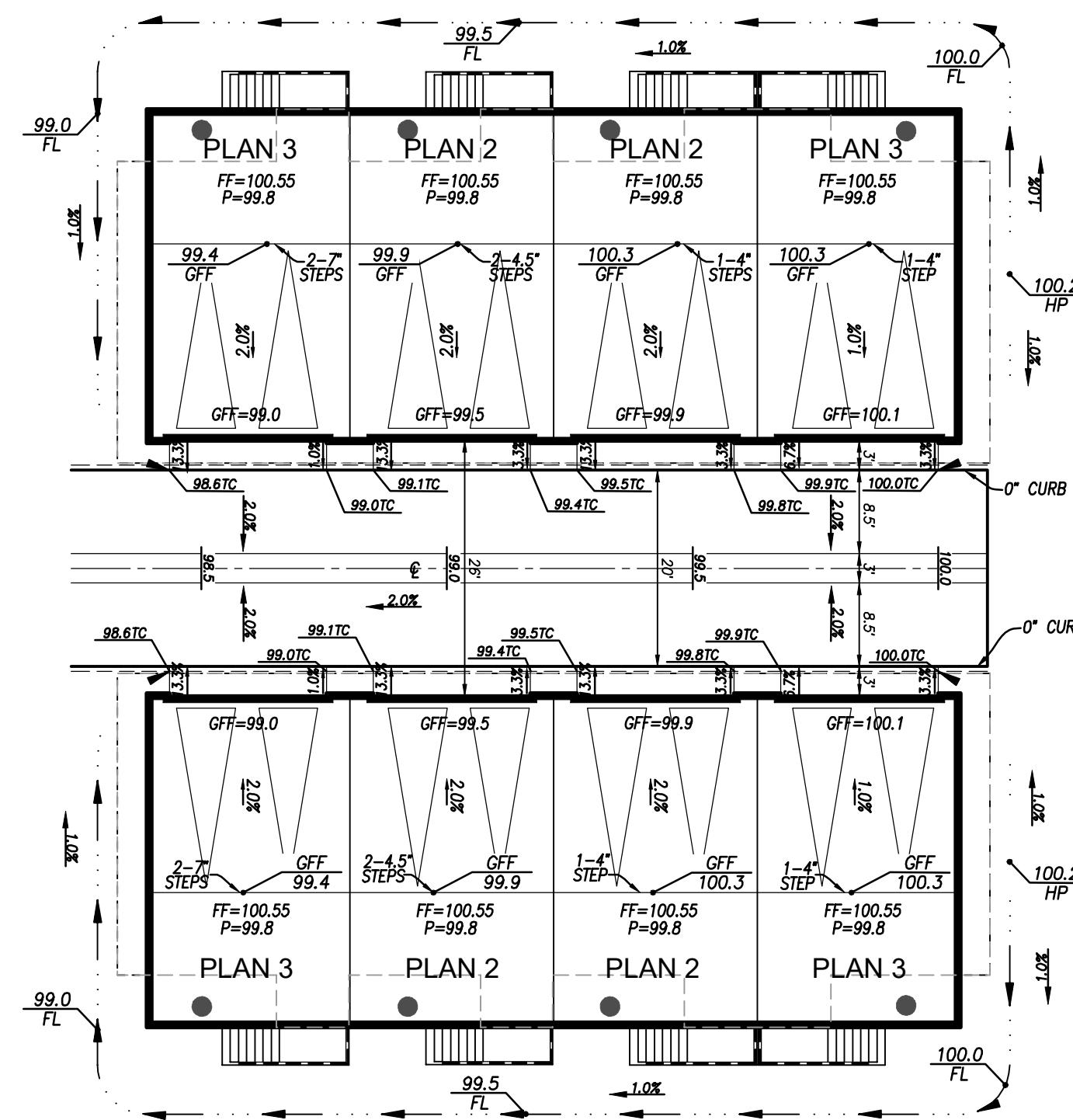
SHEET
1
OF
12



TYP. GRADING DETAIL
(1% DRIVE AISLE WITH INVERTED SECTION)
(DRIVE AISLES "G" & "H")

NOT TO SCALE

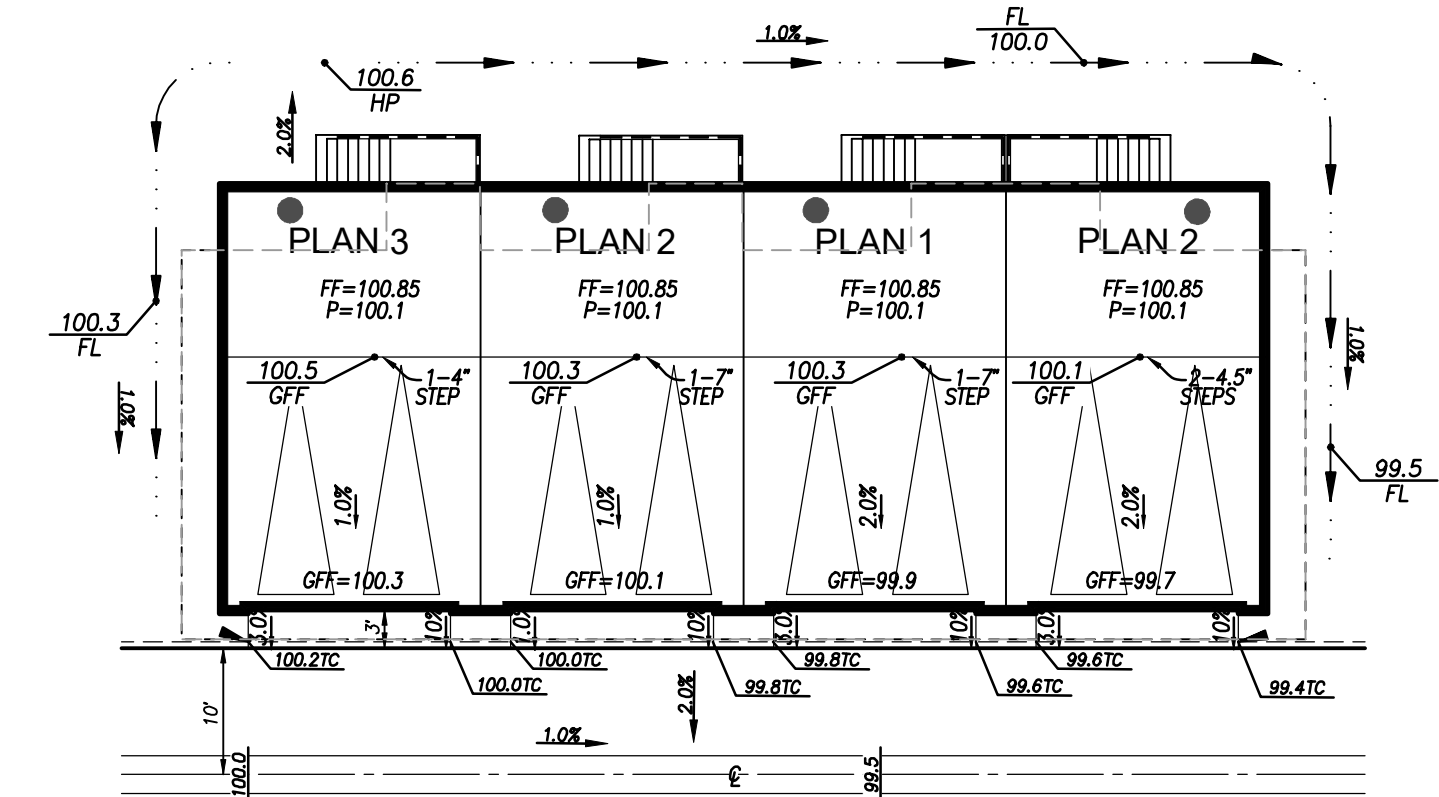
ASSUMES: 3" DRIVEWAY
2~7.75" STEPS MAX.
2% MAX. SLOPE IN GARAGE
15% MAX DRIVEWAY



TYP. GRADING DETAIL
(2% DRIVE AISLE WITH INVERTED SECTION)
(DRIVE AISLES "D" & "E")

NOT TO SCALE

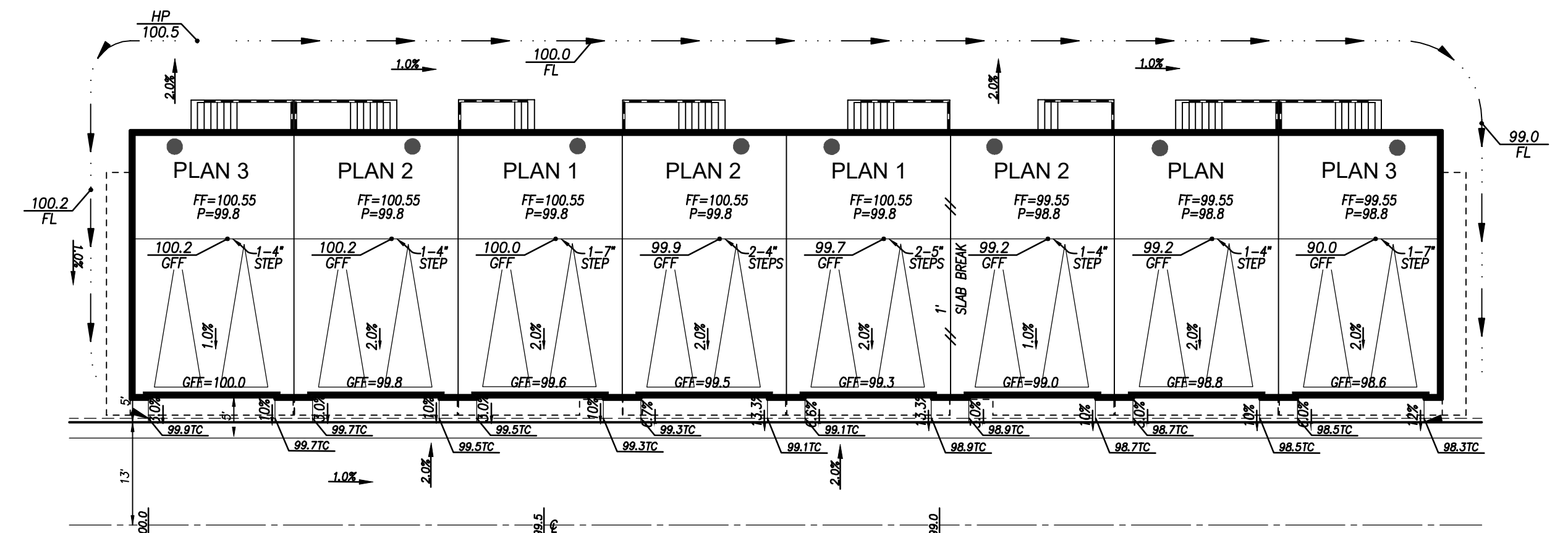
ASSUMES: 3' DRIVEWAY
2~7.75" STEPS MAX.
2% MAX. SLOPE IN GARAGE
15% MAX DRIVEWAY



TYP. GRADING DETAIL
(1% DRIVE AISLE WITH INVERTED SECTION)
(DRIVE AISLES "C", "F", "I" & "J")

NOT TO SCALE

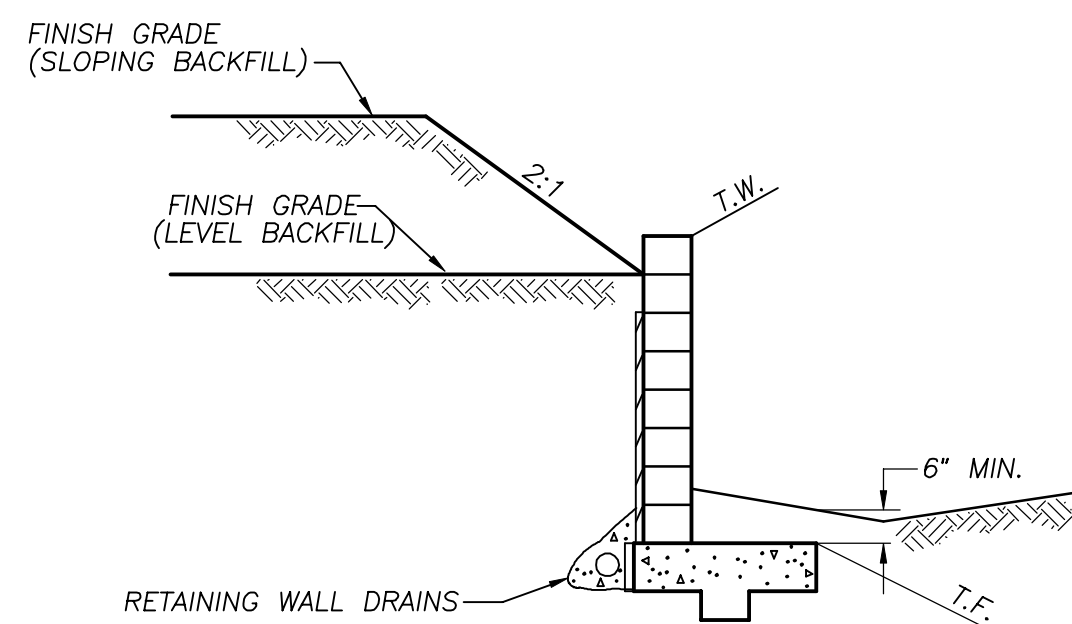
ASSUMES: 3' DRIVEWAY
3~7" STEPS MAX.
2% MAX. SLOPE IN GARAGE
10% MAX DRIVEWAY
6" SLAB BREAK



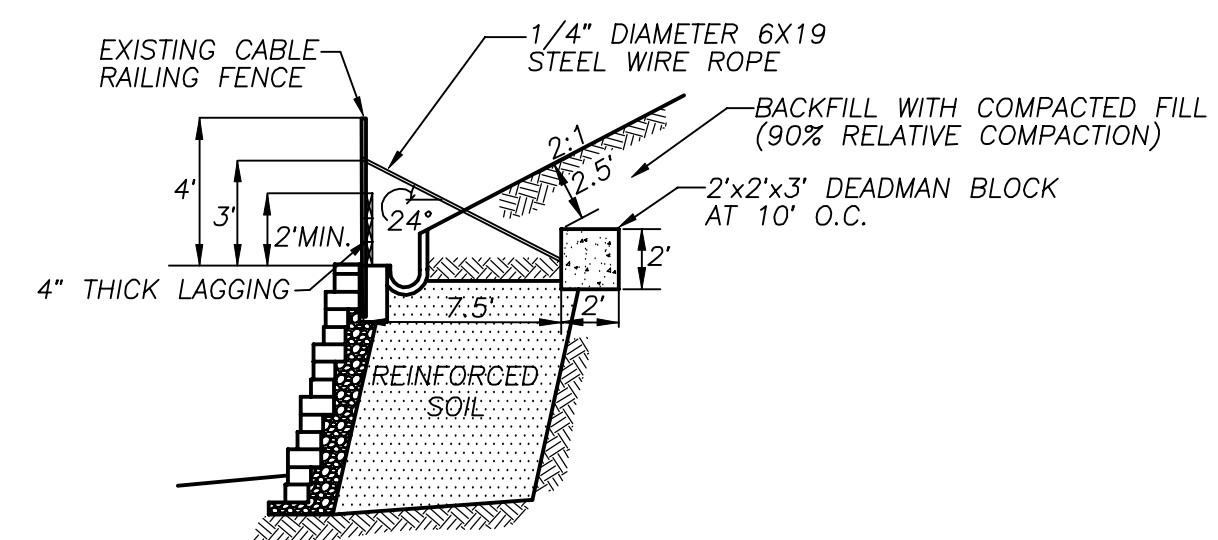
TYP. GRADING DETAIL
(1% DRIVE AISLE WITH CROWNED SECTION)
(PORTION OF DRIVE AISLE "B")

NOT TO SCALE

ASSUMES: 5' DRIVEWAY
3~7" STEPS MAX.
2% MAX. SLOPE IN GARAGE
15% MAX DRIVEWAY
1' SLAB BREAK

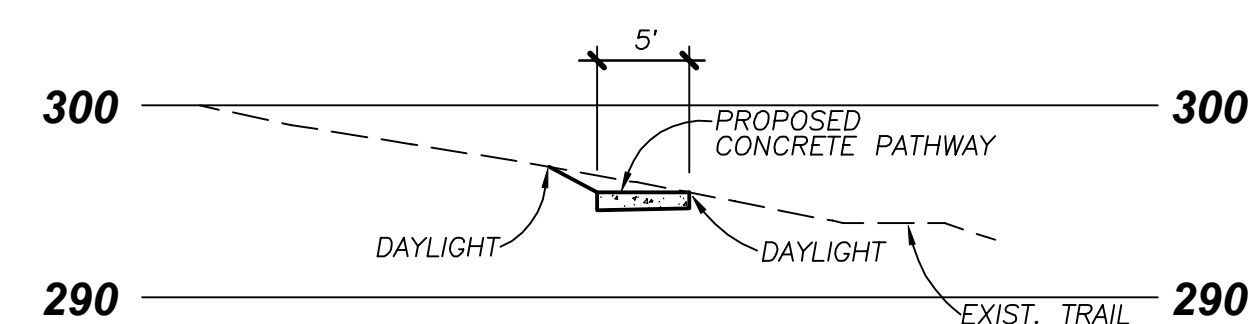


TYPICAL RETAINING WALL DETAIL
NOT TO SCALE



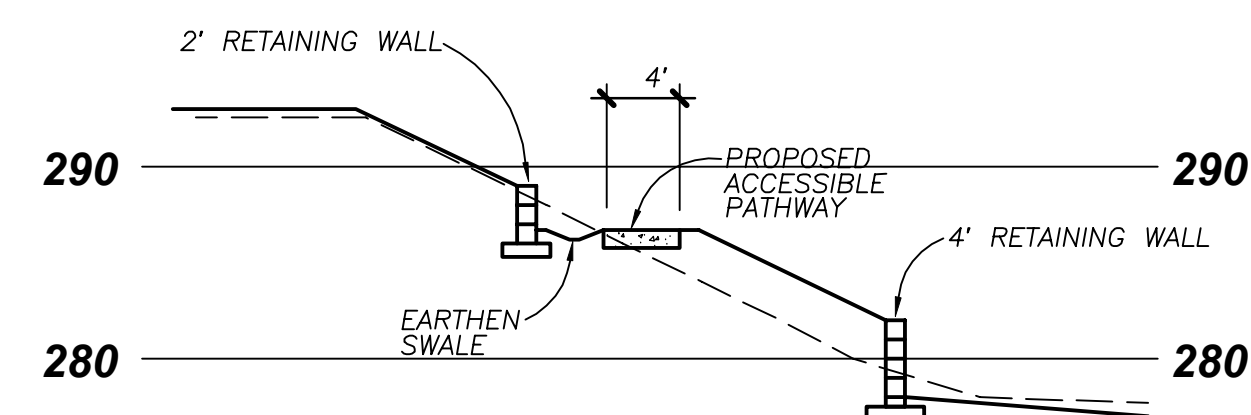
FENCE RETROFIT DETAIL

NOT TO SCALE



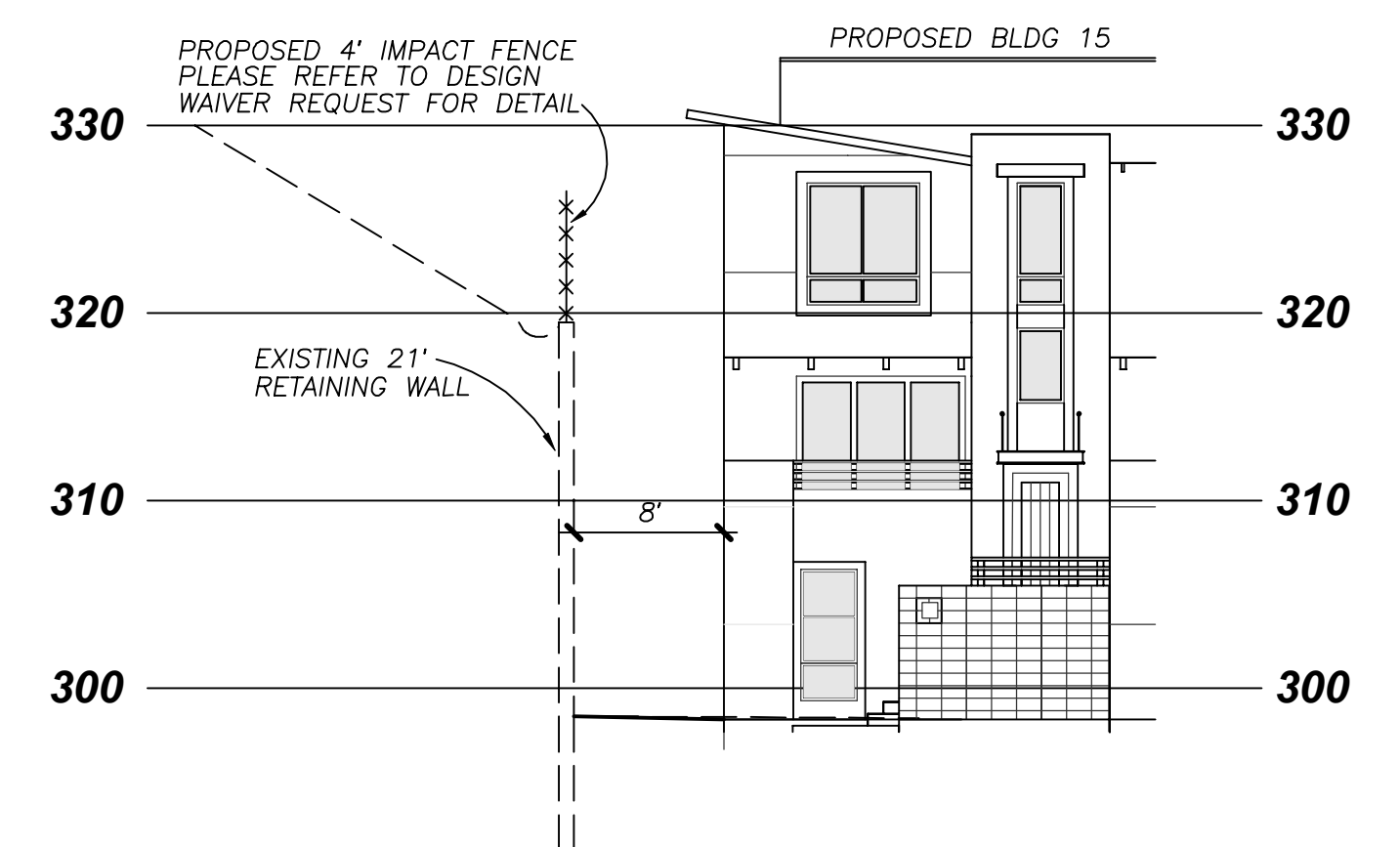
SECTION A-A
(SEE SHEET 6 FOR LOCATION)

NOT TO SCALE



SECTION B-B
(SEE SHEET 6 FOR LOCATION)

NOT TO SCALE



SECTION C-C
(SEE SHEET 6 FOR LOCATION)

NOT TO SCALE

DETAILS

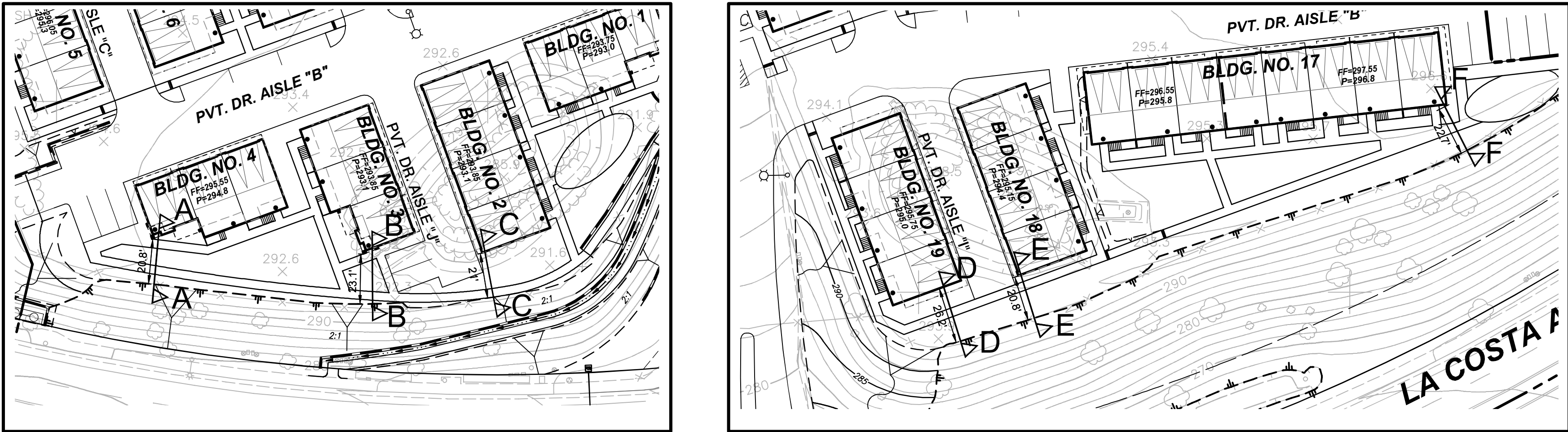
PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 • FX(858)558-1414

**VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
PARCEL 3
CITY OF CARLSBAD, CALIFORNIA**

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SLOPE EDGE BUILDING SETBACK INDEX

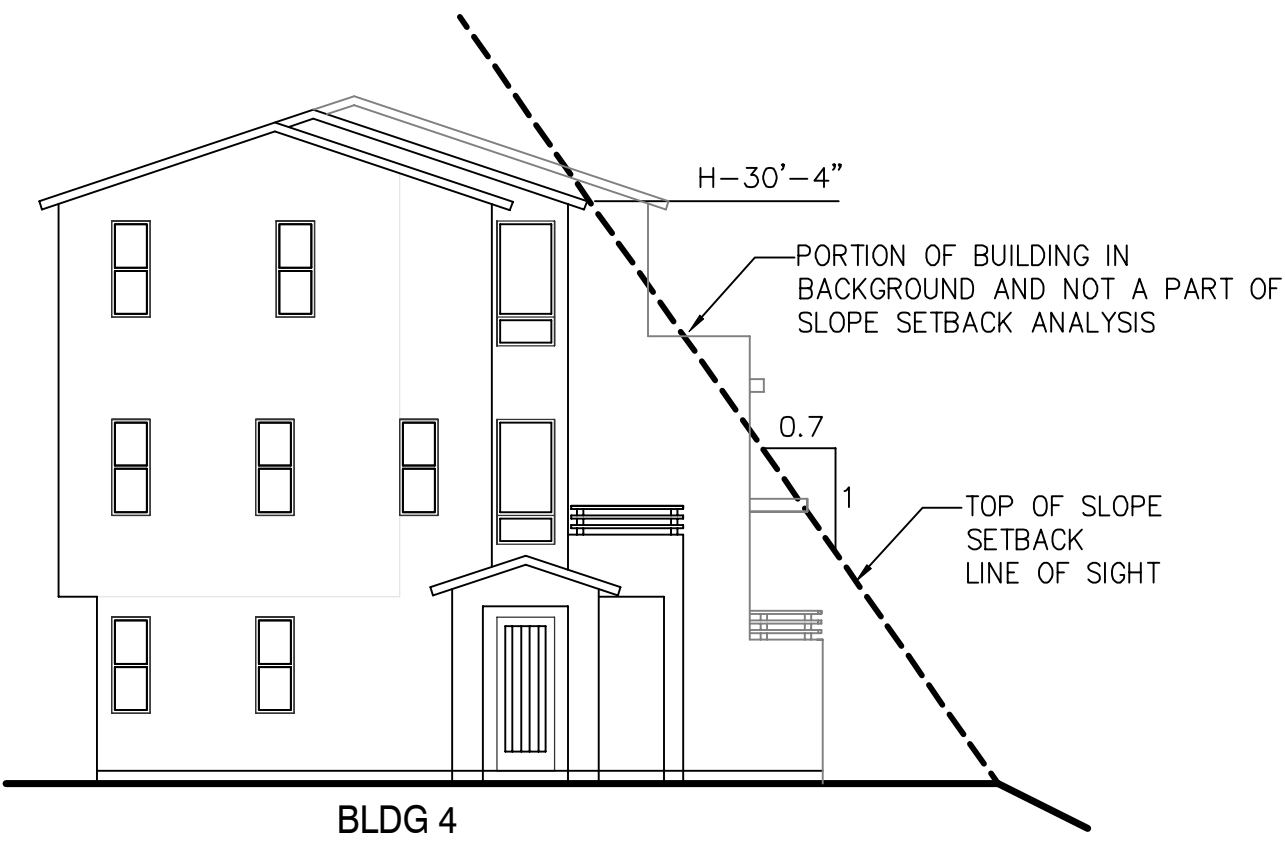
SCALE: 1" = 40'

REQUIRED SETBACKS:

3RD FLOOR = 21.2'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "A"

SCALE: 1" = 10'

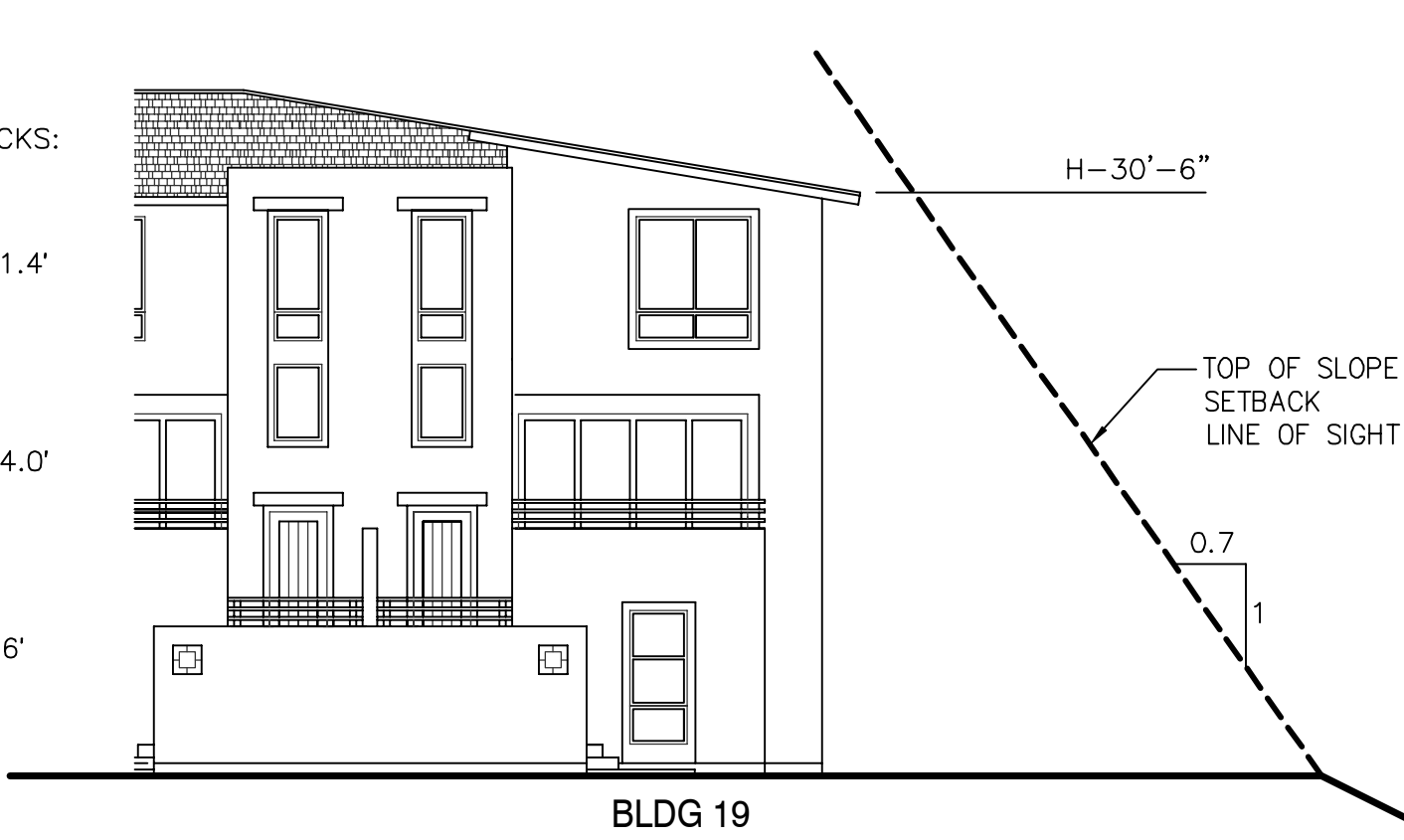
*NOTE: AS LONG AS A 21.2' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

REQUIRED SETBACKS:

3RD FLOOR = 21.4'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "D"

SCALE: 1" = 10'

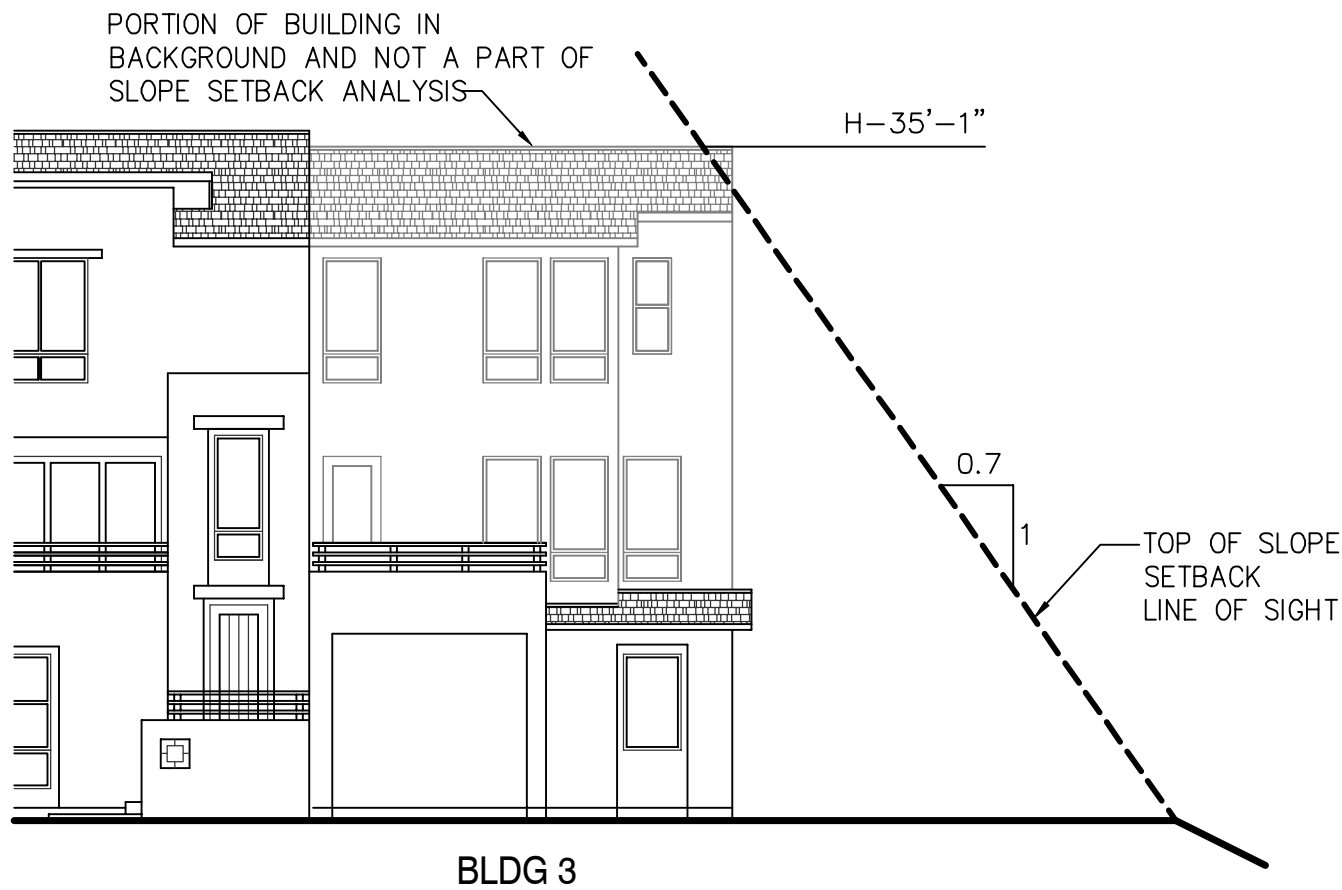
*NOTE: AS LONG AS A 21.4' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

REQUIRED SETBACKS:

3RD FLOOR = 21.4'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "B"

SCALE: 1" = 10'

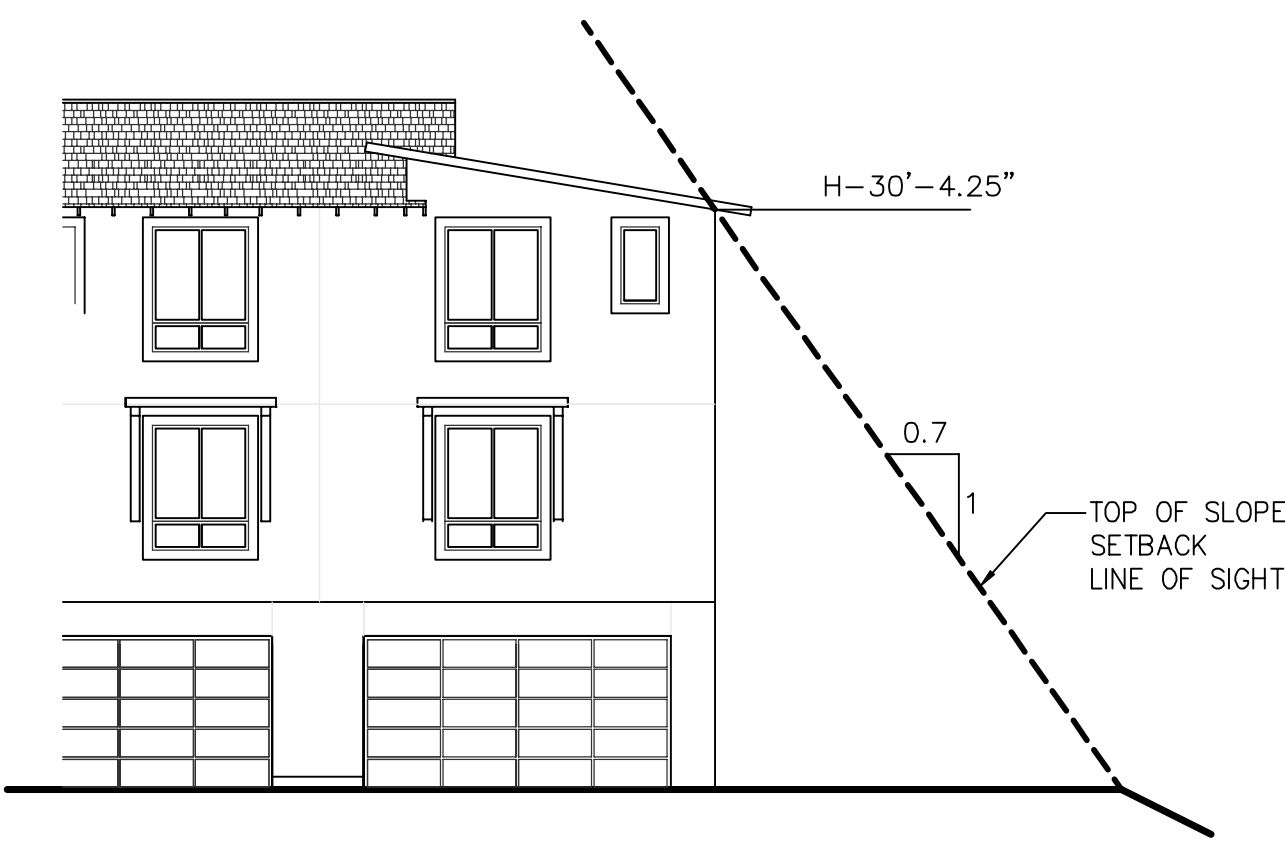
*NOTE: AS LONG AS A 21.4' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

REQUIRED SETBACKS:

3RD FLOOR = 21.4'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "E"

SCALE: 1" = 10'

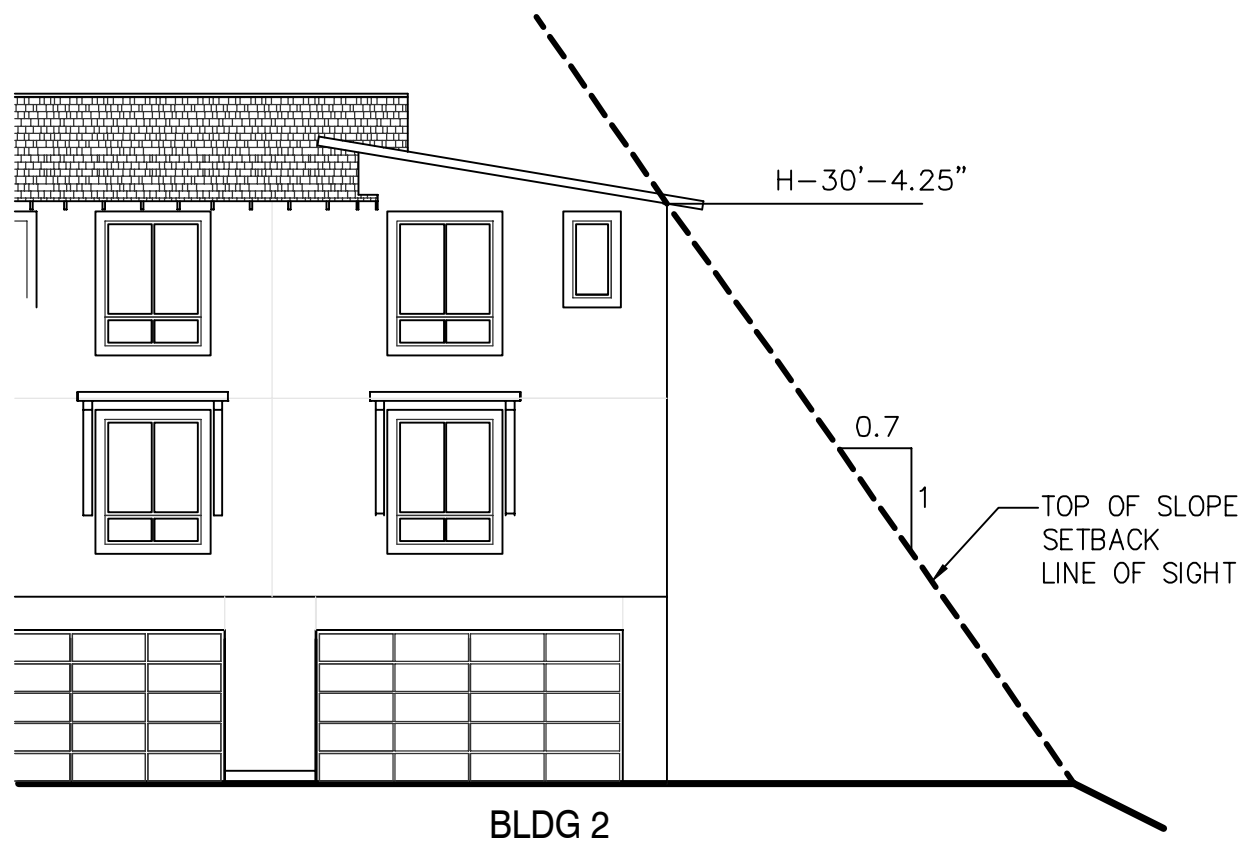
*NOTE: AS LONG AS A 21.4' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

REQUIRED SETBACKS:

3RD FLOOR = 21.4'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "C"

SCALE: 1" = 10'

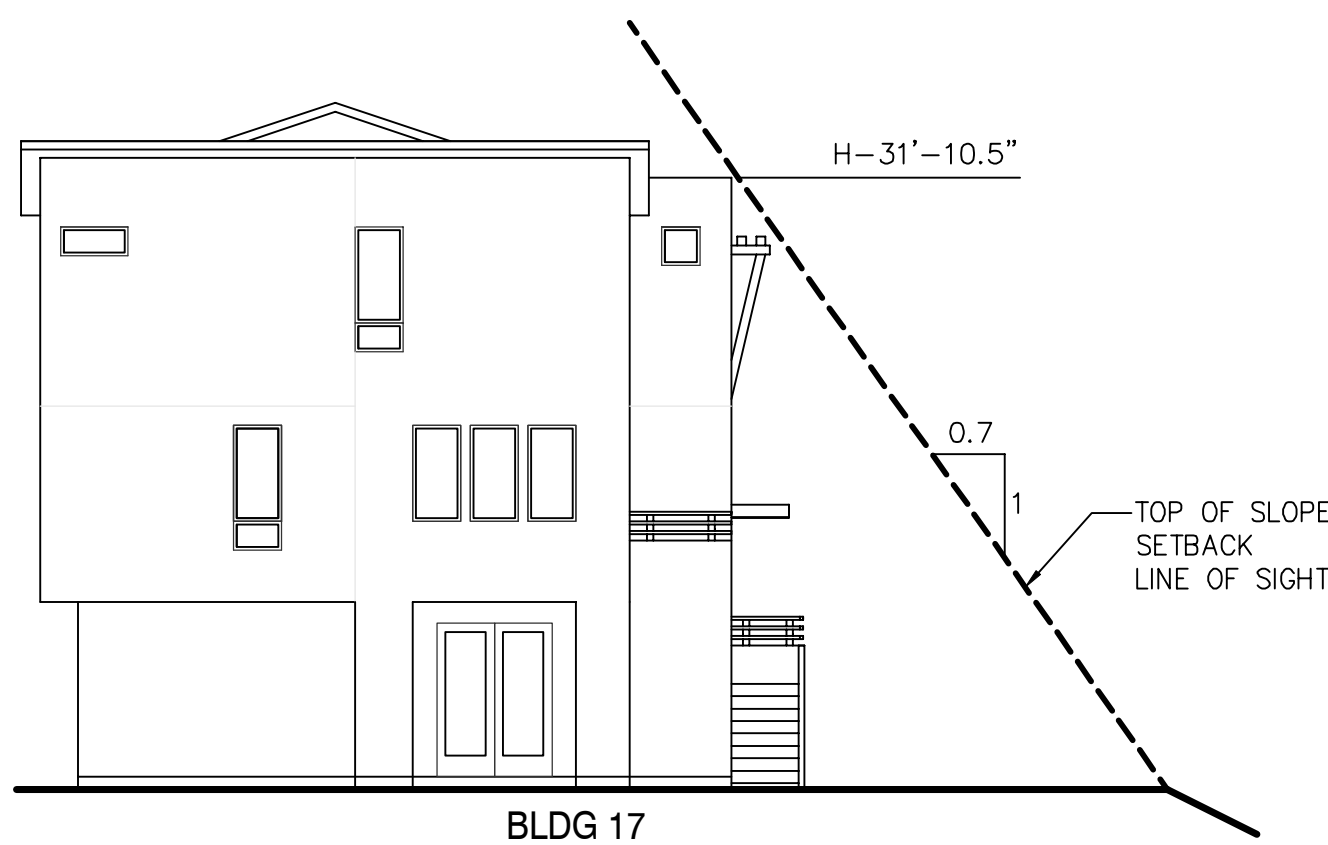
*NOTE: AS LONG AS A 21.4' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

REQUIRED SETBACKS:

3RD FLOOR = 22.3'

2ND FLOOR = 14.0'

1ST FLOOR = 9.6'



TOP OF SLOPE SETBACK SECTION "F"

SCALE: 1" = 10'

*NOTE: AS LONG AS A 22.3' MIN. DISTANCE IS MAINTAINED, THE TOP OF SLOPE SETBACK REQUIREMENTS ARE MET.

SLOPE EDGE BUILDING SETBACK

SCALE: 1" = 10'

SITE SECTIONS

PREPARED BY:



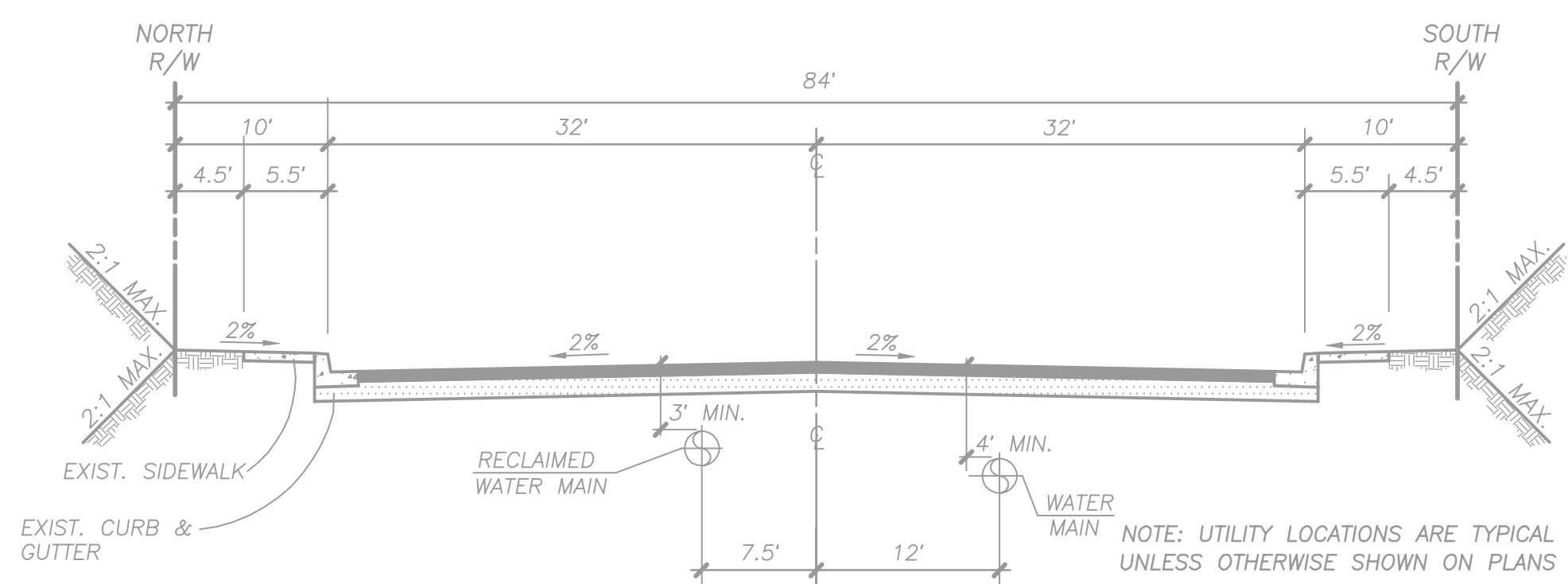
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VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
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CITY OF CARLSBAD, CALIFORNIA

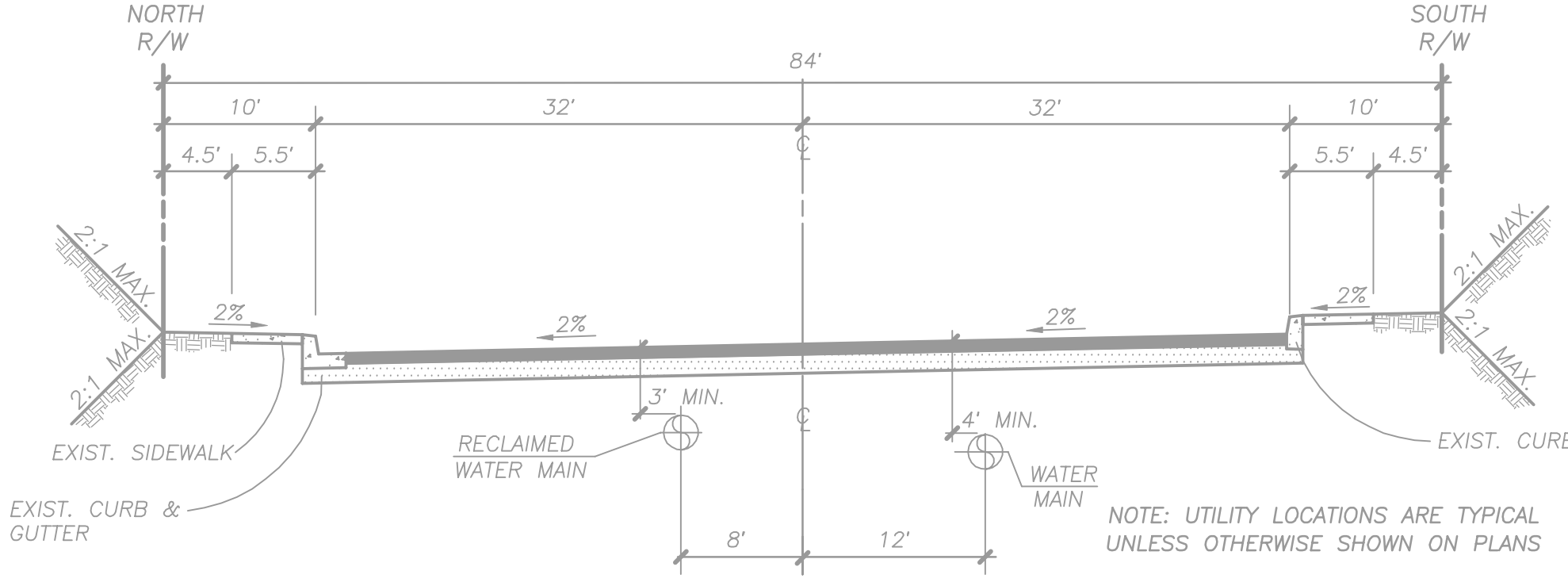
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W.O. NO. 5355-0001



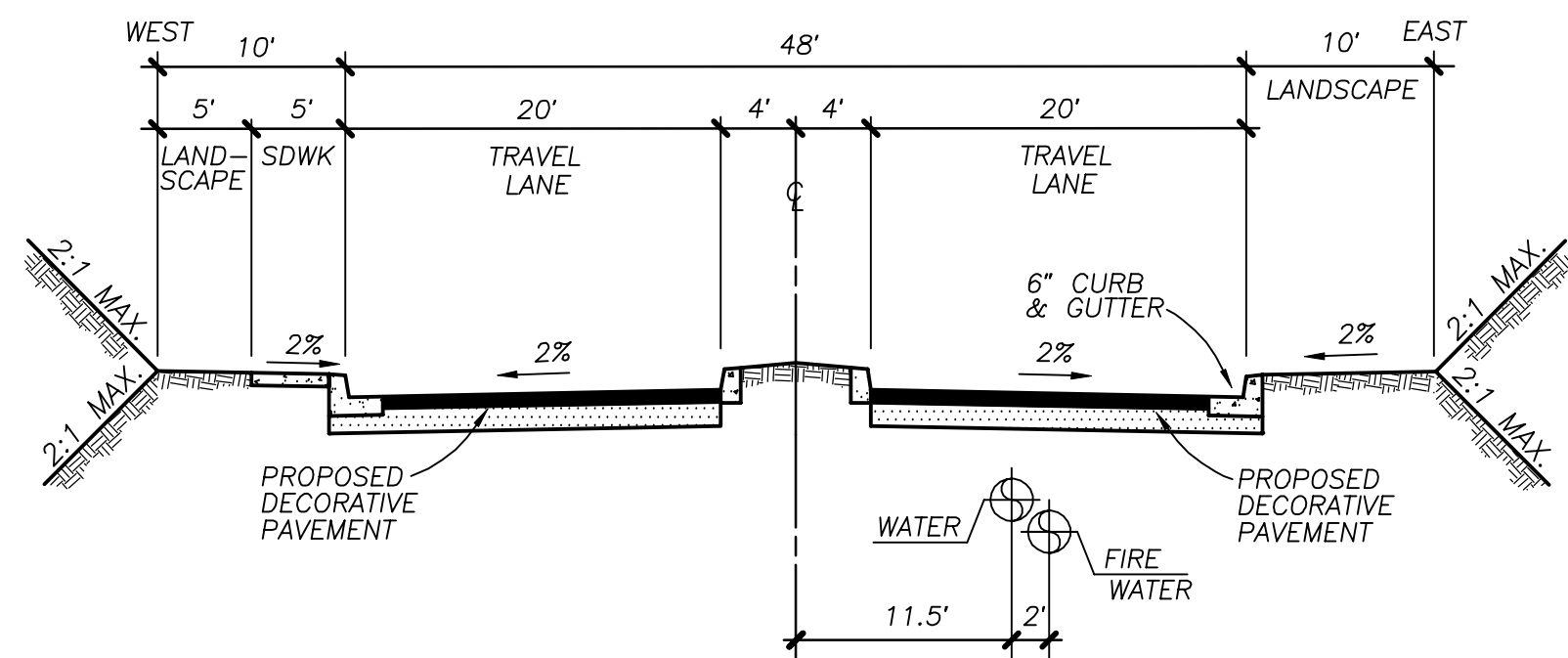
EXISTING LA COSTA AVENUE
PER DWG 409-4
(RANCHO SANTA FE ROAD TO
100' EAST OF CALLE TIMITEO)

NOT TO SCALE



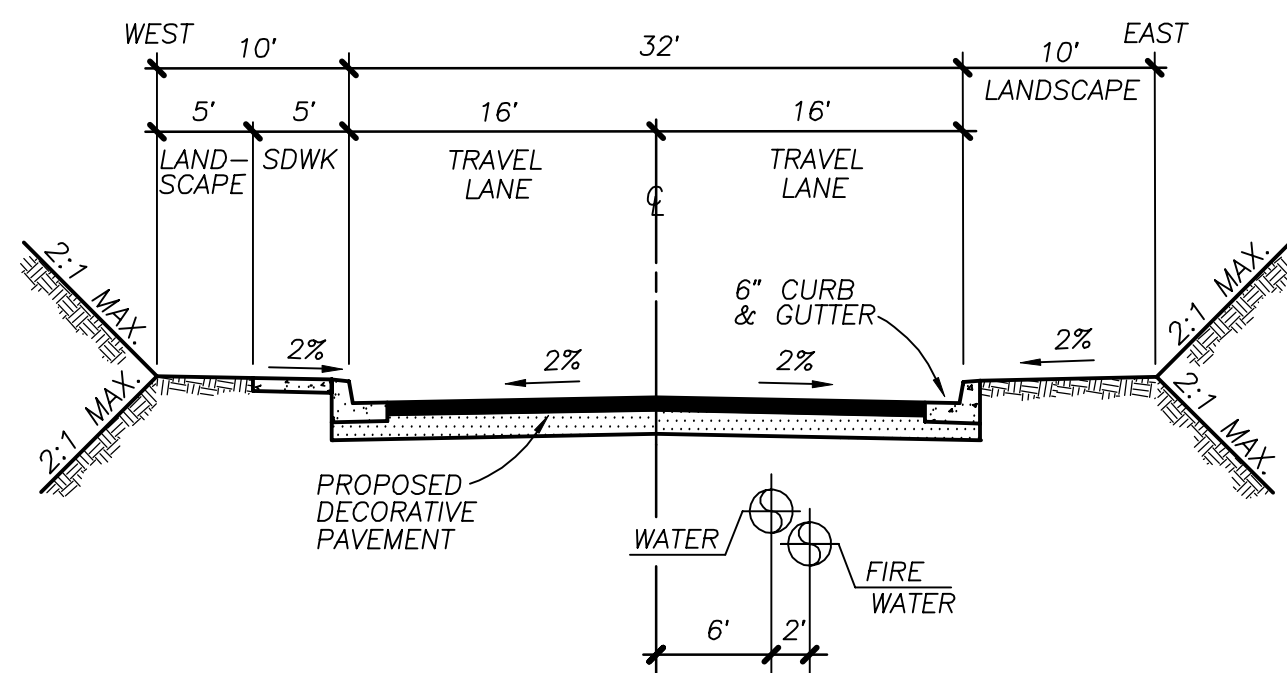
EXISTING LA COSTA AVENUE
PER DWG 409-4
(100' EAST OF CALLE TIMITEO TO
CAMINO DE LAS COCHES)

NOT TO SCALE



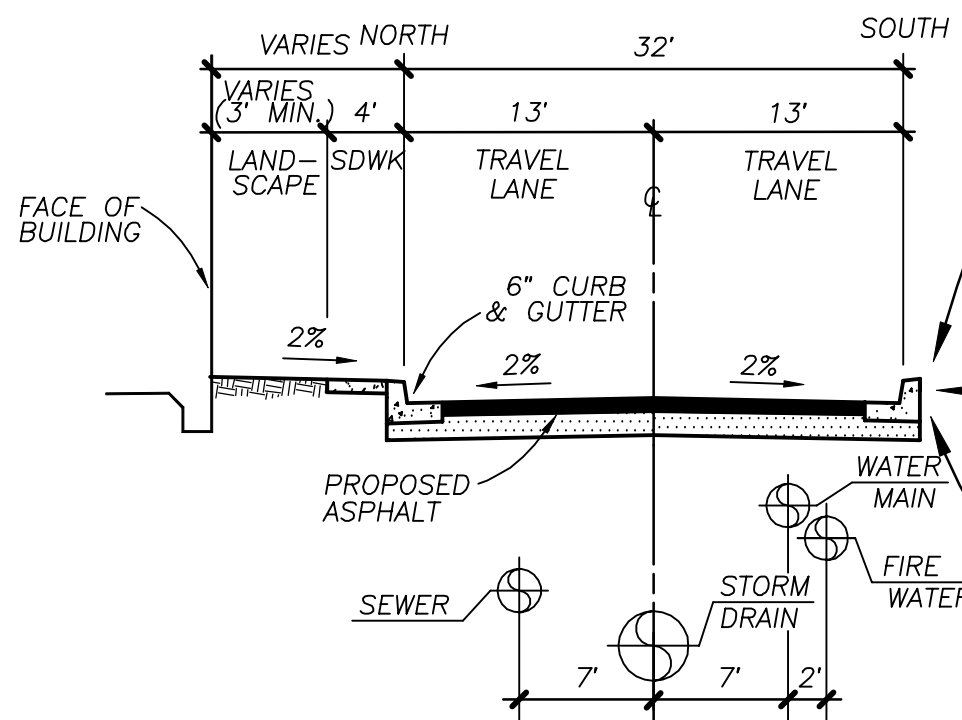
PORTION OF PROPOSED
PVT. DRIVE AISLE 'A'
ENTRANCE ROAD

NOT TO SCALE



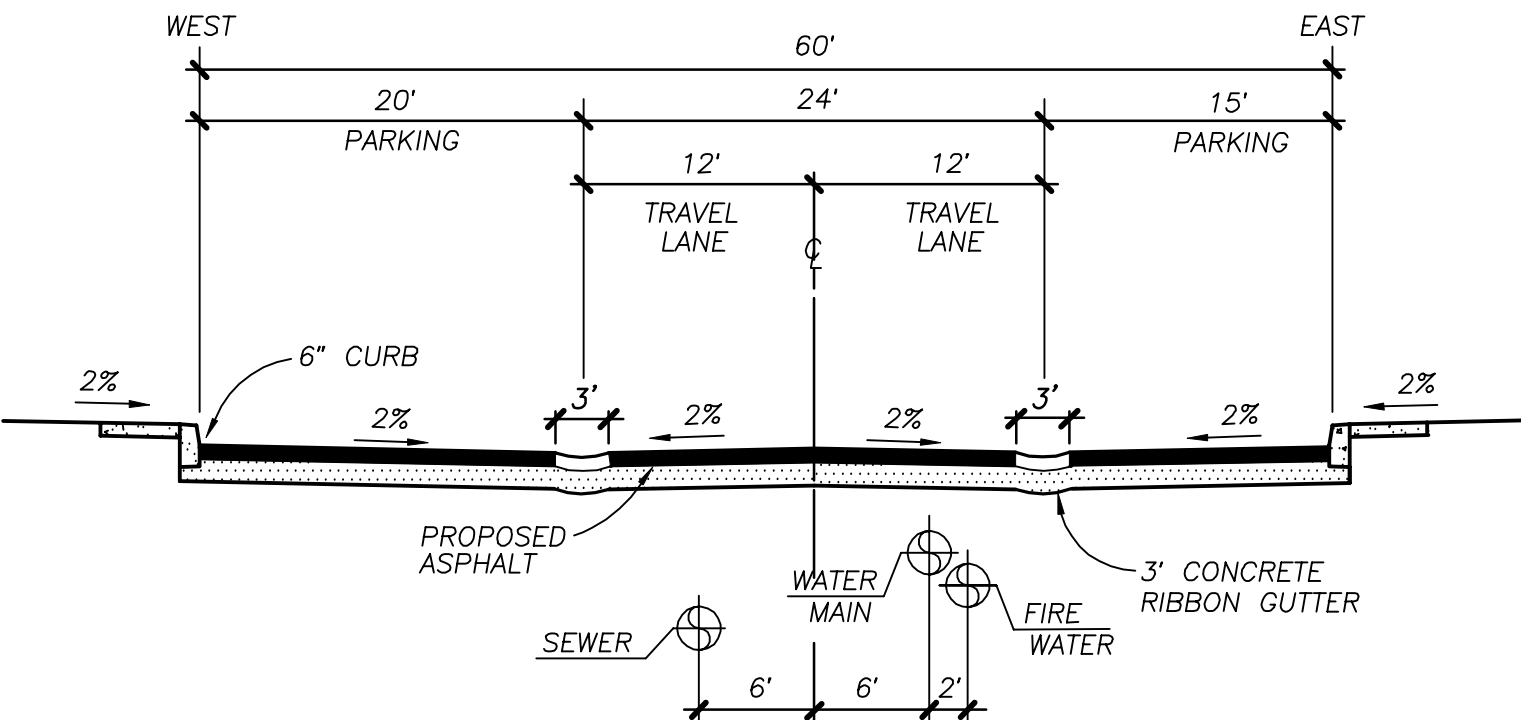
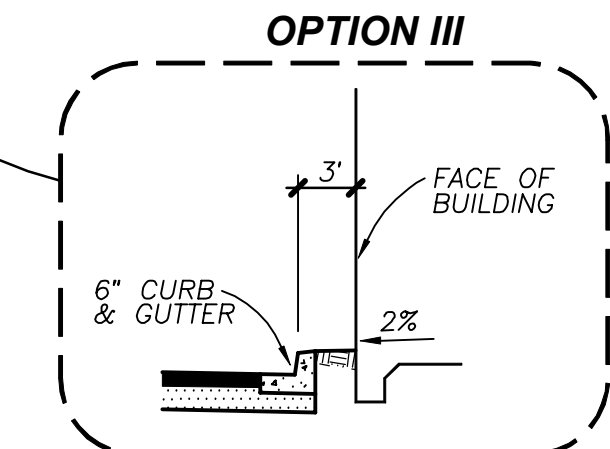
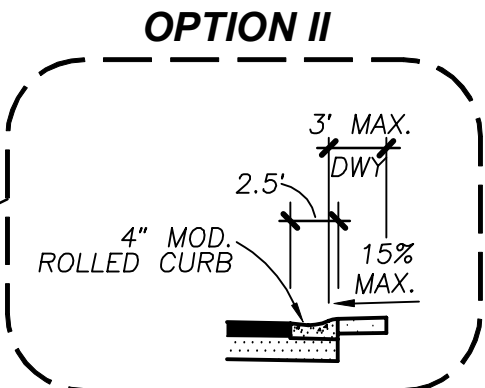
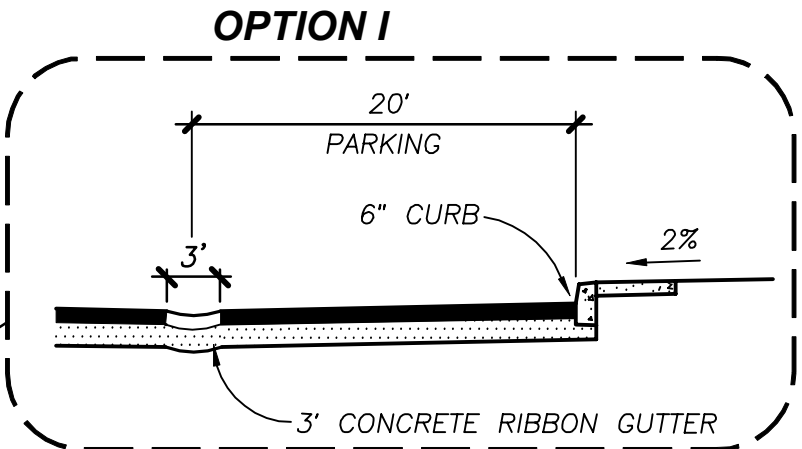
PORTION OF PROPOSED
PVT. DRIVE AISLE 'A'
ENTRANCE ROAD

NOT TO SCALE



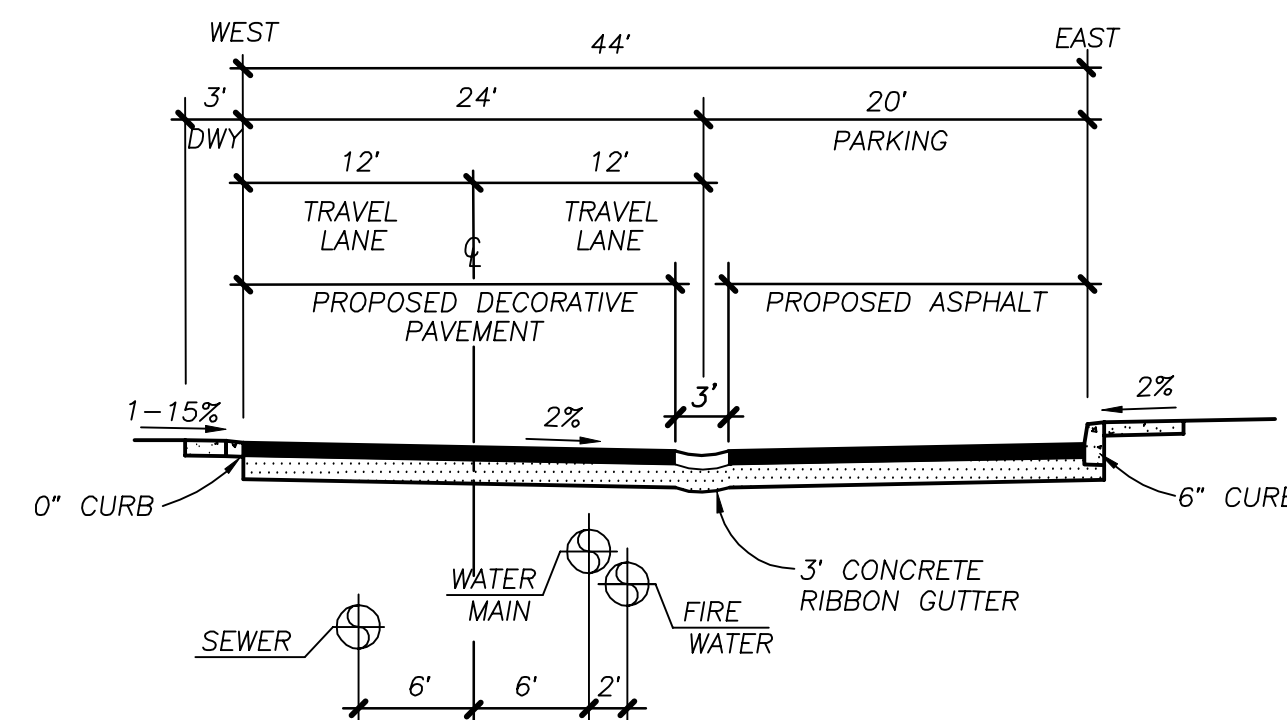
PORTION OF PROPOSED
PVT. DRIVE AISLE 'B'

NOT TO SCALE



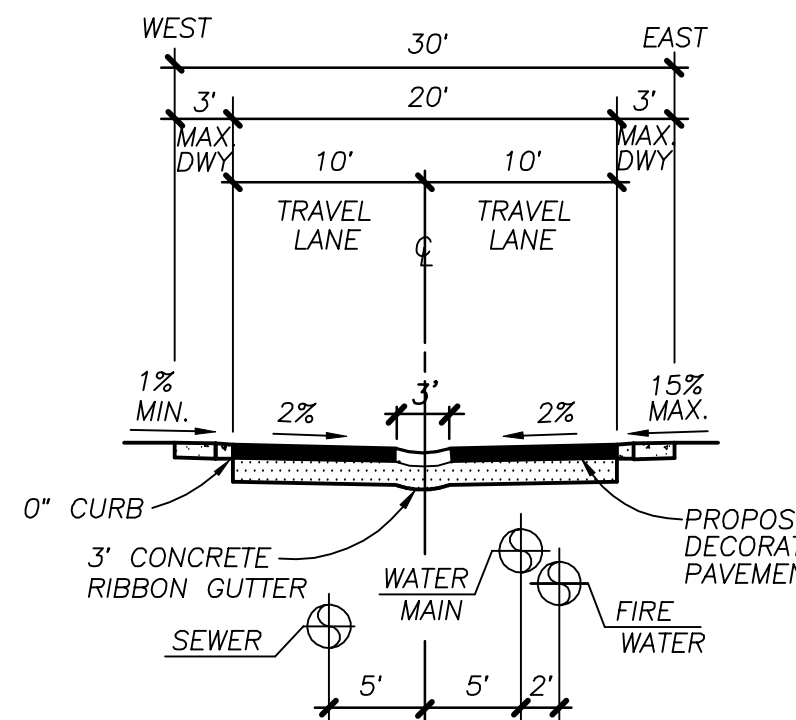
PORTION OF PROPOSED
PVT. DRIVE AISLE "B"

NOT TO SCALE



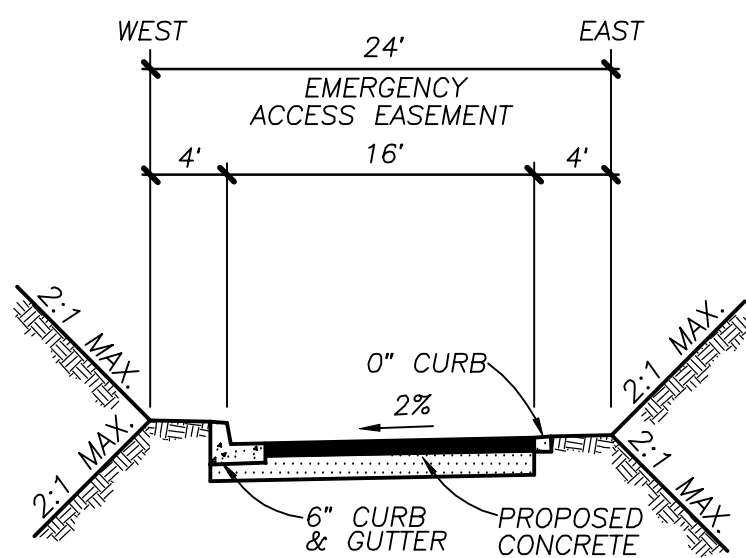
PROPOSED PVT. DRIVE
AISLE "H"

NOT TO SCALE



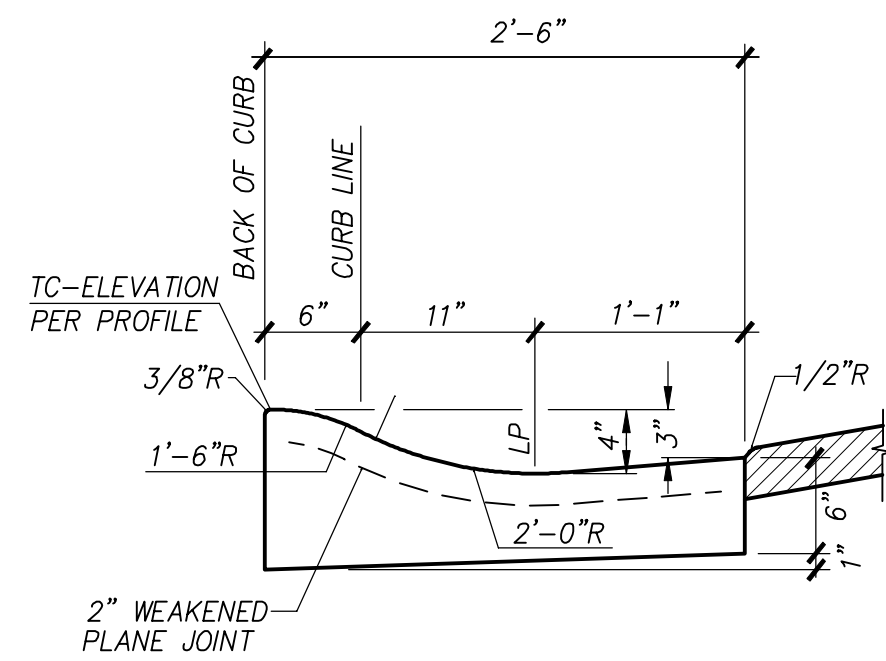
PROPOSED PVT. DRIVE AISLES
"C" THROUGH "G", "I" & "J"

NOT TO SCALE



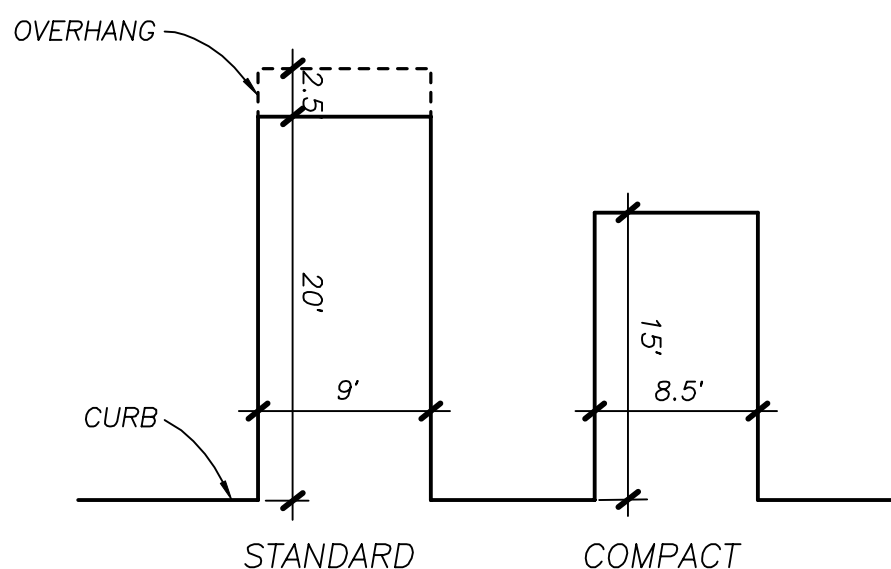
PROPOSED SECONDARY
EMERGENCY ACCESS

NOT TO SCALE



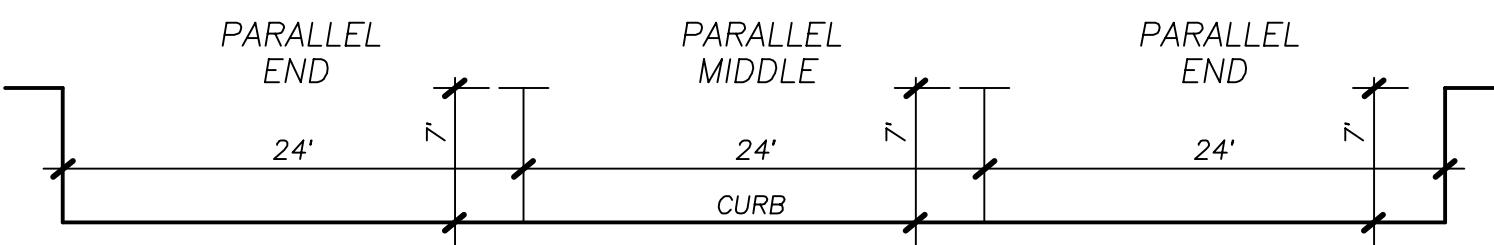
4" MOD. ROLLED CURB

NOT TO SCALE



STANDARD

COMPACT



TYPICAL PARKING SPACE

NOT TO SCALE

STREET SECTIONS & DETAILS

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VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
PARCEL 3
CITY OF CARLSBAD, CALIFORNIA

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Y: SAKER OCIATES EGG, INC. es Street Ca 92121 4-5000 - Fx(858)558-1414	VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT LA COSTA TOWN SQUARE PARCEL 3 CITY OF CARLSBAD, CALIFORNIA	SHEET 5 OF 12
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PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
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CITY OF CARLSBAD, CALIFORNIA**

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**VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
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CITY OF CARLSBAD, CALIFORNIA**

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NO. 3355-0001



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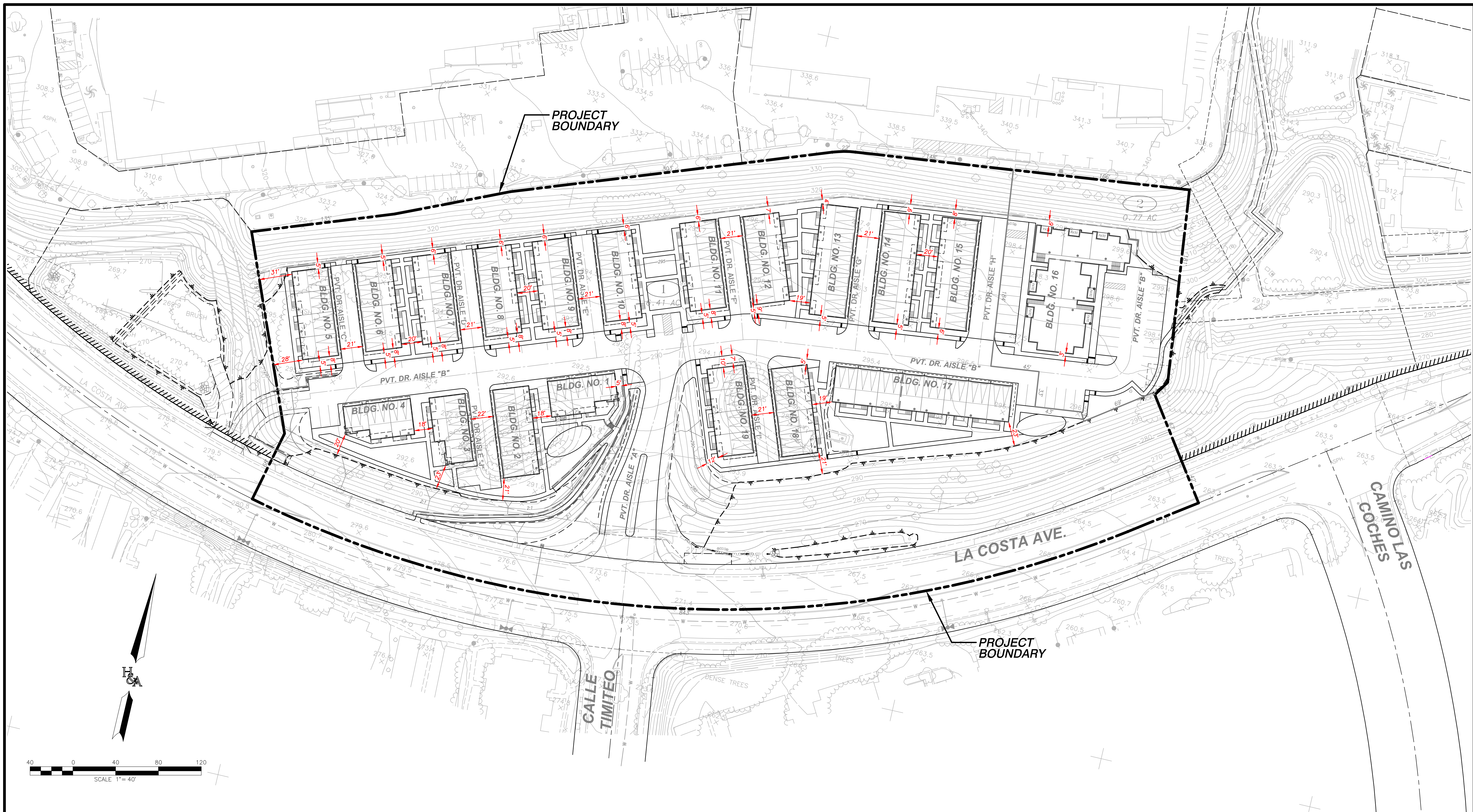
R:\1204\&PlnLa Costa Town Square TM Sht 00.dwg[\$(GETVAR,??)

SITE CROSS-SECTION D-D

NOT TO SCALE

RIGHT-OF-WAY

EXISTING LA COSTA
AVENUE



SETBACKS

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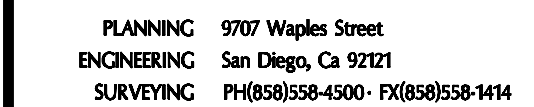
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VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE

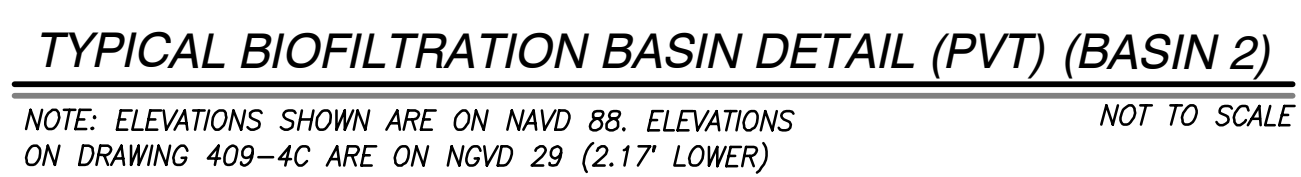
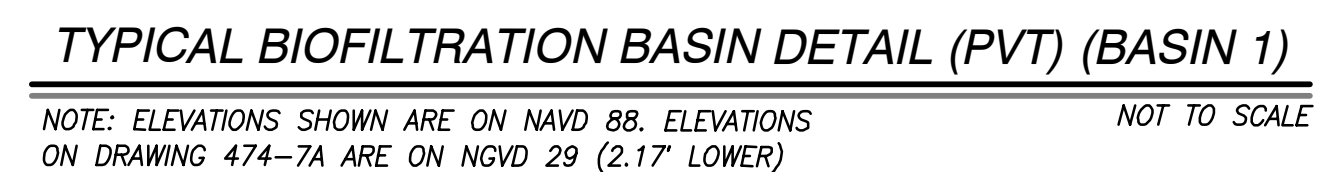
PARCEL 3

CITY OF CARLSBAD, CALIFORNIA

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LEGEND

- COMMON ACTIVE REC AREAS (6,738 SF) *
- COMMON PASSIVE REC AREAS (7,917 SF)

* NOTE: THE COMMON ACTIVE RECREATION AREA PROVIDED DOES NOT MEET THE 75% REQUIRED. A REQUEST TO MODIFY THE STANDARDS IS SUBMITTED WITH THE T.M. APPLICATION TO ALLOW FOR THE REDUCTION.

OPEN SPACE

PREPARED BY:



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**VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE
PARCEL 3**

CITY OF CARLSBAD, CALIFORNIA

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARLSBAD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 3 OF CITY OF CARLSBAD MINOR SUBDIVISION NO. 04-08 RECORDED BY THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON JULY 11, 2012 AS PARCEL MAP NO. 20982.

EXCEPTING THEREFROM, ALL MINERALS, MINERAL RIGHTS, OIL, OIL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, PETROLEUM, PETROLEUM RIGHTS, OTHER HYDROCARBON SUBSTANCES, GEOTHERMAL STEAM, ALL UNDERGROUND WATER, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, IN OR UNDER WHICH MAY BE PRODUCED FROM THE PROPERTY WHICH UNDERLIES A PLAN PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE PROPERTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREIN AND STORING IN AND REMOVING THE SAME FROM THE PROPERTY OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE PROPERTY, OIL, WATER, OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE PROPERTY, AS RESERVED BY DAKIN CORPORATION IN DEED RECORDED JUNE 23, 1983 AS FILE NO. 83-212476, OF OFFICIAL RECORDS.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS OVER THAT PORTION OF LOT 17 OF CARLSBAD TRACT 01-09 LA COSTA TOWN SQUARE-COMMERCIAL IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AND CREATED BY THAT CERTAIN EASEMENT DEED RECORDED AUGUST 14, 2018 AS INSTRUMENT NO. 2018-0332018, OF OFFICIAL RECORDS, SUBJECT TO ALL OF THE TERMS, COVENANTS, AND CONDITIONS CONTAINED THEREIN.

PARCEL C:
A NON-EXCLUSIVE EASEMENT FOR PRIVATE DRAINAGE OVER THAT PORTION OF LOT 15 OF CARLSBAD TRACT 01-09 LA COSTA TOWN SQUARE-COMMERCIAL IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AND CREATED BY THAT CERTAIN EASEMENT DEED RECORDED AUGUST 14, 2018 AS INSTRUMENT NO. 2018-0332017, OF OFFICIAL RECORDS, SUBJECT TO ALL OF THE TERMS, COVENANTS, AND CONDITIONS CONTAINED THEREIN.

APN: 223-050-73

TITLE REPORT EXCEPTIONS

THE FOLLOWING IS A LIST OF EXCEPTIONS PER A PRELIMINARY REPORT PROVIDED BY CHICAGO TITLE COMPANY, PER ORDER NUMBER 00073489-994-LT2-DB DATED SEPTEMBER 6, 2018.

- A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
- B. A NOTICE OF SPECIAL TAX LIEN BY CITY OF CARLSBAD, COMMUNITY FACILITIES DISTRICT NO. 1, STATE OF CALIFORNIA WAS RECORDED: RECORDING DATE: MAY 20, 1991 RECORDING NO.: 236959 OF OFFICIAL RECORDS THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CTD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO. THE TAX MAY NOT BE PREPAID.
- C. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW: ASSESSMENT (OR BOND) NO: 1915 SERIES: 96-1 DISTRICT: SAN DIEGO CITY FOR: OLIVNHAIN WATER 96-1 BOND ISSUED: OCTOBER 4, 1996 SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF AMENDED REASSESSMENT FOR: REASSESSMENT DISTRICT NO. 96-1 (OMWD WATER STORAGE PROJECT) EXECUTED BY: OLIVNHAIN MUNICIPAL WATER DISTRICT, COUNTY OF SAN DIEGO RECORDING DATE: MAY 2, 2016 RECORDING NO: 2016-0206946, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- D. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROADWAY RECORDING DATE: JULY 14, 1977 RECORDING NO: 77-281161 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

A CONDITIONAL CERTIFICATE OF COMPLIANCE DATED: DECEMBER 5, 1989 EXECUTED BY: CITY OF CARLSBAD COMPLIANCE NO.: NOT SHOWN RECORDING DATE: DECEMBER 15, 1989 RECORDING NO: 89-680019, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

THE FACT THAT SAID LAND IS SHOWN ON RECORD OF SURVEY MAP NO. 12915 RECORDED OCTOBER 4, 1990, AFFECTS: PARCEL MAP 20982 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT BETWEEN DEVELOPER-OWNER AND THE CITY OF CARLSBAD FOR THE PAYMENT OF A PUBLIC FACILITIES FEE DATED: MARCH 2, 1992 EXECUTED BY: M.A.G. PROPERTIES, A PARTNERSHIP AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION RECORDING DATE: JUNE 3, 1992 RECORDING NO: 1992-0343123 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT BETWEEN DEVELOPER-OWNER AND THE CITY OF CARLSBAD FOR THE PAYMENT OF A PUBLIC FACILITIES FEE DATED: AUGUST 31, 1993 EXECUTED BY: M.A.G. PROPERTIES, A PARTNERSHIP AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION RECORDING DATE: SEPTEMBER 13, 1993 RECORDING NO: 1993-0599397 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PERMANENT STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT DATED: AUGUST 6, 2012 EXECUTED BY: PROPERTY DEVELOPMENT CENTERS A DELAWARE CORPORATION, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA RECORDING DATE: AUGUST 23, 2012 RECORDING NO: 2012-0506489 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: HOLD HARMLESS AGREEMENT GEOLOGICAL FAILURE DATED: JULY 19, 2012 EXECUTED BY: PROPERTY DEVELOPMENT CENTERS A DELAWARE CORPORATION RECORDING DATE: AUGUST 23, 2012 RECORDING NO: 2012-0506491 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF RESTRICTION ON REAL PROPERTY DATED: AUGUST 13, 2012 EXECUTED BY: PROPERTY DEVELOPMENT CENTERS A DELAWARE CORPORATION, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA RECORDING DATE: SEPTEMBER 7, 2012 RECORDING NO: 2012-0540232 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

TITLE REPORT EXCEPTIONS (CONT.)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SANITARY SEWERS RECORDING DATE: DECEMBER 12, 2012 RECORDING NO: 2012-0781498 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC STREET AND PUBLIC UTILITIES RECORDING DATE: DECEMBER 28, 2012 RECORDING NO: 2012-0821617 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PETITION, WAIVER AND CONSENT TO CREATION OF A COMMUNITY FACILITIES DISTRICT AND AGREEMENT TO PAY FAIR SHARE COST OF LA COSTA TOWN SQUARE-COMMERCIAL (CT 01-09) RECORDING DATE: JANUARY 16, 2013 RECORDING NO: 2013-0033112, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT LESSOR: PROPERTY DEVELOPMENT CENTERS LLC, A DELAWARE LIMITED LIABILITY COMPANY LESSEE: THE VONS COMPANIES INC., A MICHIGAN CORPORATION RECORDING DATE: JANUARY 2, 2015 RECORDING NO: 2015-0000796, OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF SHOPPING CENTER LEASE LESSOR: LA COSTA TOWN CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY LESSEE: MICHAEL STORES, INC., A DELAWARE CORPORATION RECORDING DATE: OCTOBER 23, 2015 RECORDING NO: 2015-0556027, OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT LESSOR: LA COSTA TOWN CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY LESSEE: MICHAEL STORES, INC., A DELAWARE CORPORATION RECORDING DATE: OCTOBER 23, 2015 RECORDING NO: 2015-0554635, OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: HOLD HARMLESS AGREEMENT DRAINAGE RECORDING: AUGUST 23, 2012 AS INSTRUMENT NO. 2012-0506490 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A DOCUMENTS SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: HOLD HARMLESS AGREEMENT DRAINAGE RECORDING: OCTOBER 1, 2012 AS INSTRUMENT NO. 2012-0596053, BOTH OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A DOCUMENT ENTITLED "NOTICE OF RESTRICTION ON REAL PROPERTY", DATED AUGUST 13, 2012 EXECUTED BY PROPERTY DEVELOPMENT CENTERS A DELAWARE CORPORATION, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 7, 2012 AS INSTRUMENT NO. 2012-0540233 OF OFFICIAL RECORDS.

A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: HOLD HARMLESS AGREEMENT GEOLOGICAL FAILURE RECORDING: OCTOBER 1, 2012 AS INSTRUMENT NO. 2012-0596052 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AN AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN. RECORDING: OCTOBER 1, 2012 AS INSTRUMENT NO. 2012-0596075, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AN AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN. RECORDING: NOVEMBER 28, 2012 AS INSTRUMENT NO. 2012-0742603, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

TITLE REPORT EXCEPTIONS (CONT.)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: SEWER RECORDING DATE: NOVEMBER 28, 2012 RECORDING NO: 2012-742604, OF OFFICIAL RECORDS AFFECTS: PARCELS B AND C

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PUBLIC UTILITIES RECORDING: OCTOBER 30, 2013 AS INSTRUMENT NO. 2013-0650940 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: MASTER SEWER SERVICE PERMIT AGREEMENT RECORDING: JANUARY 14, 2014 AS INSTRUMENT NO. 2014-16388, OF OFFICIAL RECORDS AFFECTS: PARCELS B AND C

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDING DATE: JULY 23, 2014 RECORDING NO: 2014-311116, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A DOCUMENT ENTITLED "AGREEMENT BETWEEN CITY OF CARLSBAD AND PROPERTY DEVELOPMENT CENTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR PARTIAL REFUND OF FEES PAID PURSUANT TO AGREEMENTS TO PAY FAIR SHARE RELATED TO RANCHO SANTA FE ROAD-COMMUNITY FACILITIES DISTRICT NO. 2", DATED NOVEMBER 5, 2014 EXECUTED BY PROPERTY DEVELOPMENT CENTERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0497215, OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT", DATED OCTOBER 12, 2014 EXECUTED BY PROPERTY DEVELOPMENT CENTERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0497223, OF OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS (CONT.)

A DOCUMENT ENTITLED "STREET TREE MAINTENANCE AGREEMENT", DATED OCTOBER 23, 2014 EXECUTED BY PROPERTY DEVELOPMENT CENTERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0497224, OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "AGREEMENT FOR REIMBURSEMENT OF COSTS FOR THE CONSTRUCTION OF CITY OF CARLSBAD DRAINAGE MASTER PLAN FACILITY DOB LOCATED WITHIN LA COSTA TOWN SQUARE DEVELOPMENT CT 01-09 BETWEEN CITY OF CARLSBAD, A MUNICIPAL CORPORATION AND PROPERTY DEVELOPMENT CENTER, LLC", DATED OCTOBER 23, 2014 EXECUTED BY PROPERTY DEVELOPMENT CENTES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CARLSBAD, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 9, 2014 AS INSTRUMENT NO. 2014-0542586 OF OFFICIAL RECORDS.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: MAP OF: CARLSBAD TRACT NO. 01-09 RECORDED ON NOVEMBER 5, 2014 AS FILE NO. 2014-0481838 PURPOSE: (i) PEDESTRIAN ACCESS; (ii) STORM DRAIN; (iii) DRAINAGE; AND (iv) OPEN SPACE AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP.

THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, OTHER THAN AS PERMITTED, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN MAP OF: CARLSBAD TRACT NO. 01-09 RECORDED ON NOVEMBER 5, 2014 AS FILE NO. 2014-0481838 AFFECTS: LOTS 1, 15 AND 17 (TO LA COSTA AVENUE), AND 2, 3, 4, 5, 6, 7, 8 AND 17 (TO RANCHO SANTA FE ROAD).

PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

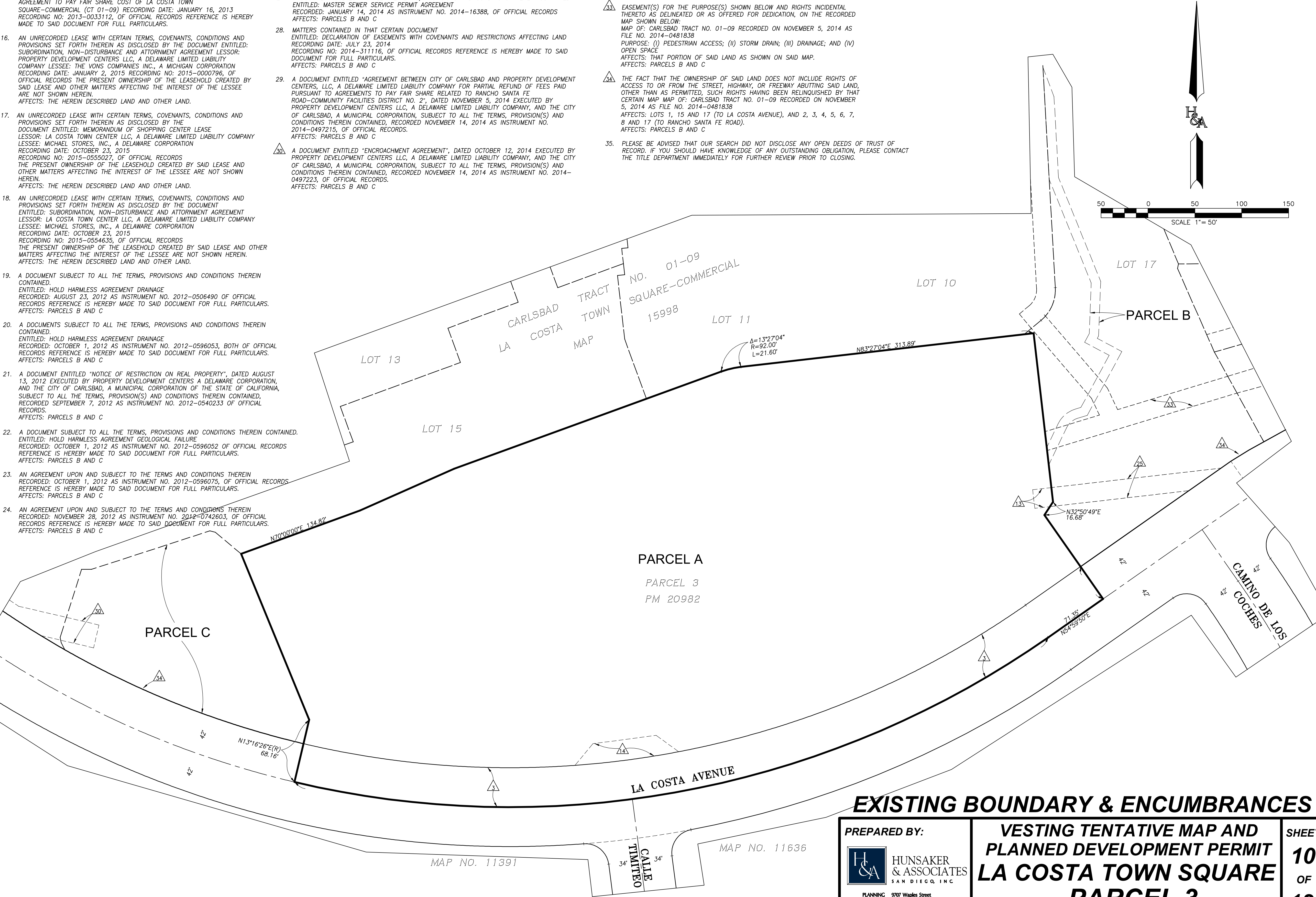
TITLE REPORT EXCEPTIONS (CONT.)

MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

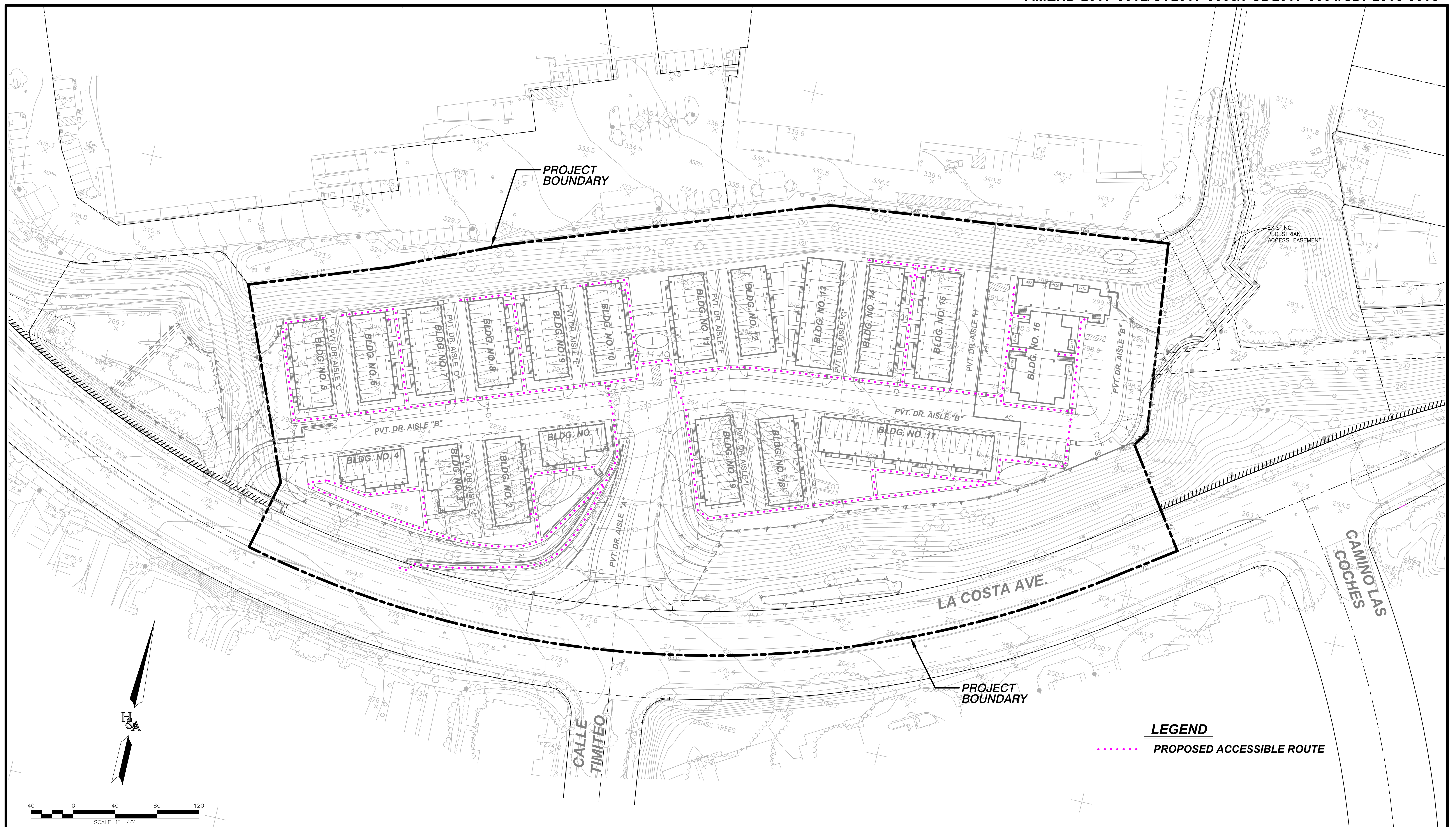
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



EXISTING BOUNDARY & ENCUMBRANCES

<p>PREPARED BY:</p> <p>H&A HUNSAKER & ASSOCIATES SAN DIEGO, INC.</p> <p>PLANNING: 9707 Waples Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH(858)558-4500 • FX(858)558-1414</p>	<p>VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT LA COSTA TOWN SQUARE PARCEL 3 CITY OF CARLSBAD, CALIFORNIA</p>	<p>SHEET 10 OF 12</p> <p>W.D. NO. 5355-0001</p>
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ACCESSIBILITY ROUTE

PREPARED BY:



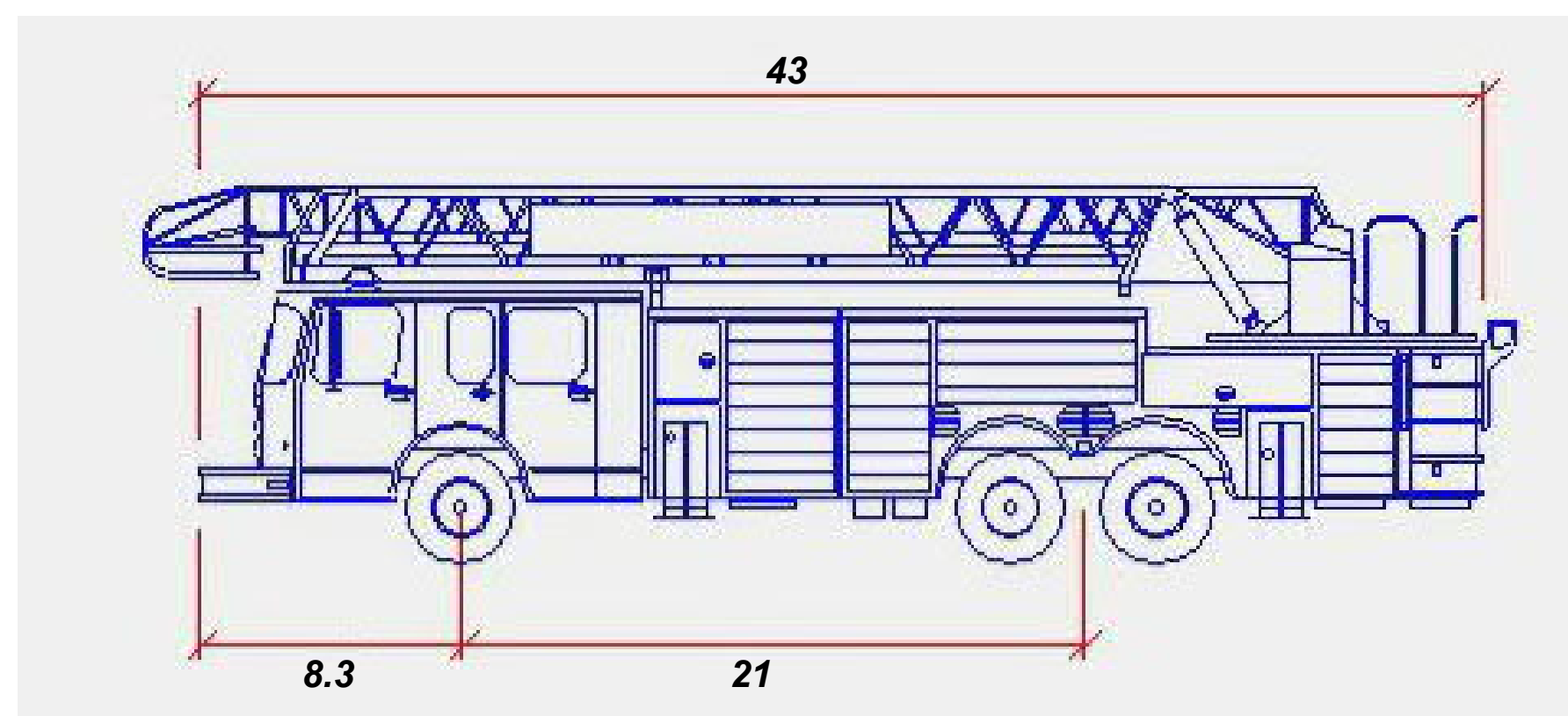
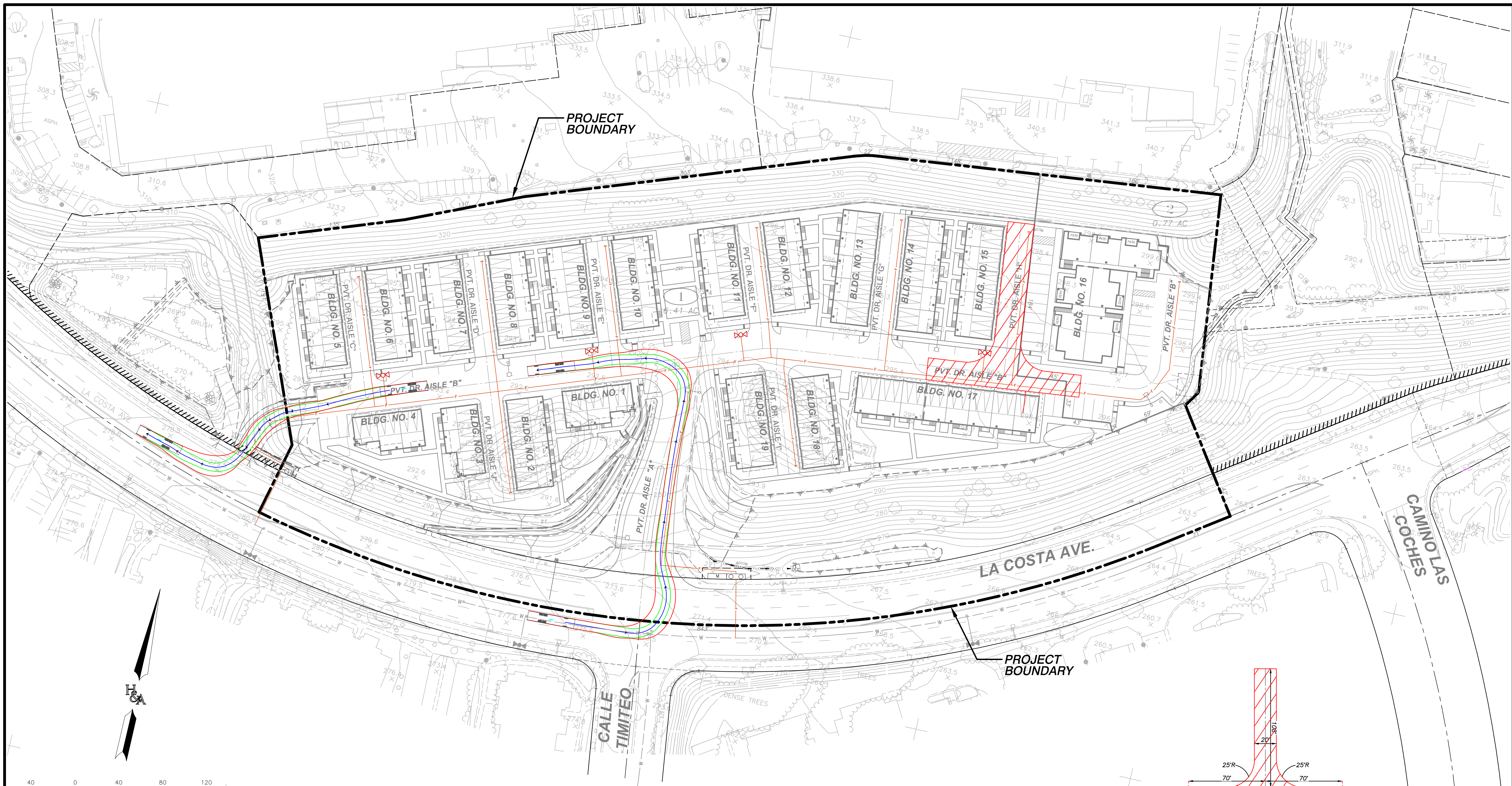
**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 • FX(858)558-1414

**VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN SQUARE**

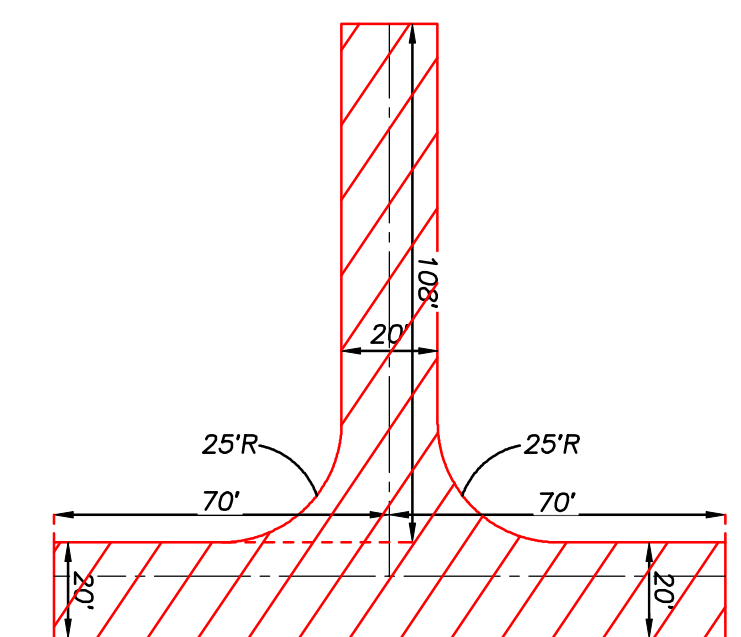
PARCEL 3
CITY OF CARLSBAD, CALIFORNIA

SHEET
11
OF
12



FIRE TRUCK
 WIDTH: 8.5 FT
 TRACK: 8.5 FT
 LOCK TO LOCK TIME: 6.00 SEC.
 STEERING ANGLE: 33.3 DEG.

- LEGEND**
- ✕ PROPOSED FIRE HYDRANT
 - PROPOSED FIRE WATER LINE
 - PATH
 - FRONT TIRES
 - VEHICLE BODY



FIRE TRUCK TURNAROUND DETAIL
 SCALE: 1" = 40'

FIRE EXHIBIT

**VESTING TENTATIVE MAP AND
 PLANNED DEVELOPMENT PERMIT
 LA COSTA TOWN SQUARE
 PARCEL 3
 CITY OF CARLSBAD, CALIFORNIA**

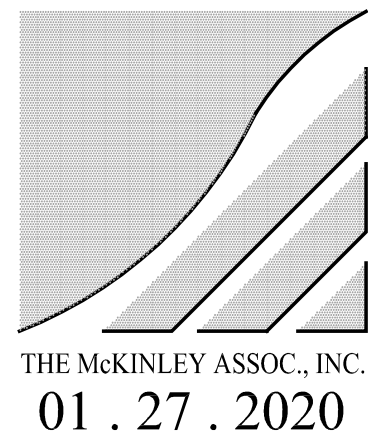
**SHEET
 12
 OF
 12**

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(619)558-4500 - FX(619)558-1414



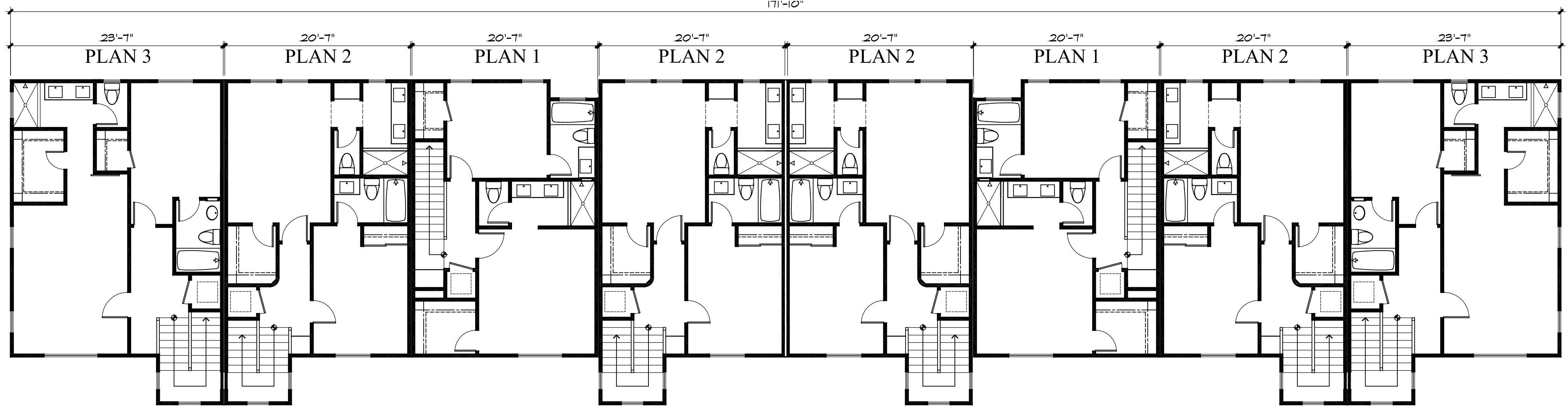
ARCHITECTURAL DESIGN SUBMITTAL PACKAGE

LA COSTA TOWNE SQUARE TRC



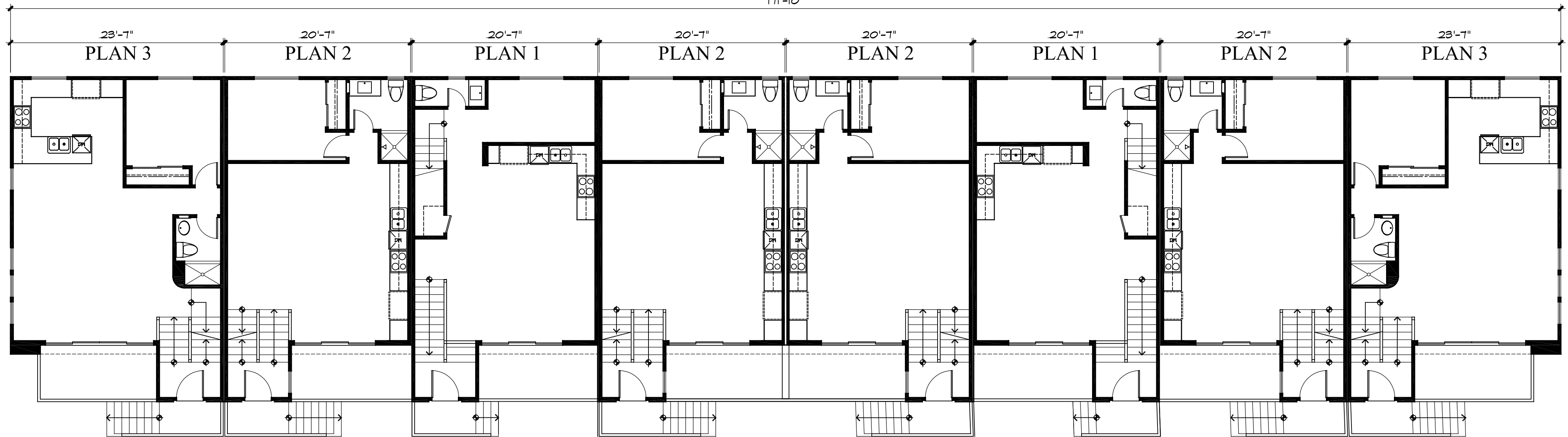
A.1	8 & 3 PLEX TOWNHOUSE BUILDING PLANS
A.2	8 & 3 PLEX ROOF PLAN AND BUILDING ELEVATION
A.3	8 & 3 PLEX BUILDING ELEVATIONS
A.4	5 & 4 PLEX TOWNHOUSE BUILDING PLANS
A.5	5 & 4 PLEX ROOF PLAN AND BUILDING ELEVATION
A.6	5 & 4 PLEX BUILDING ELEVATIONS
A.7	4X & 4Y PLEX TOWNHOUSE BUILDING PLANS
A.8	4X & 4Y PLEX ROOF PLAN AND BUILDING ELEVATION
A.9	4X & 4Y PLEX BUILDING ELEVATIONS
A.10	PLAN 0 TOWNHOUSE FLOOR PLANS
A.11	PLAN 1 TOWNHOUSE FLOOR PLANS
A.12	PLAN 2 TOWNHOUSE FLOOR PLANS
A.13	PLAN 3 TOWNHOUSE FLOOR PLANS
A.14	AFFORDABLE 1st & 2nd FLOOR BUILDING PLANS
A.15	AFFORDABLE 3rd FLOOR BUILDING & ROOF PLAN
A.16	AFFORDABLE BUILDING ELEVATIONS
A.17	AFFORDABLE FLOOR PLANS 4, 5, & 6
A.18	COLORS AND MATERIALS

LA COSTA TOWNE SQUARE



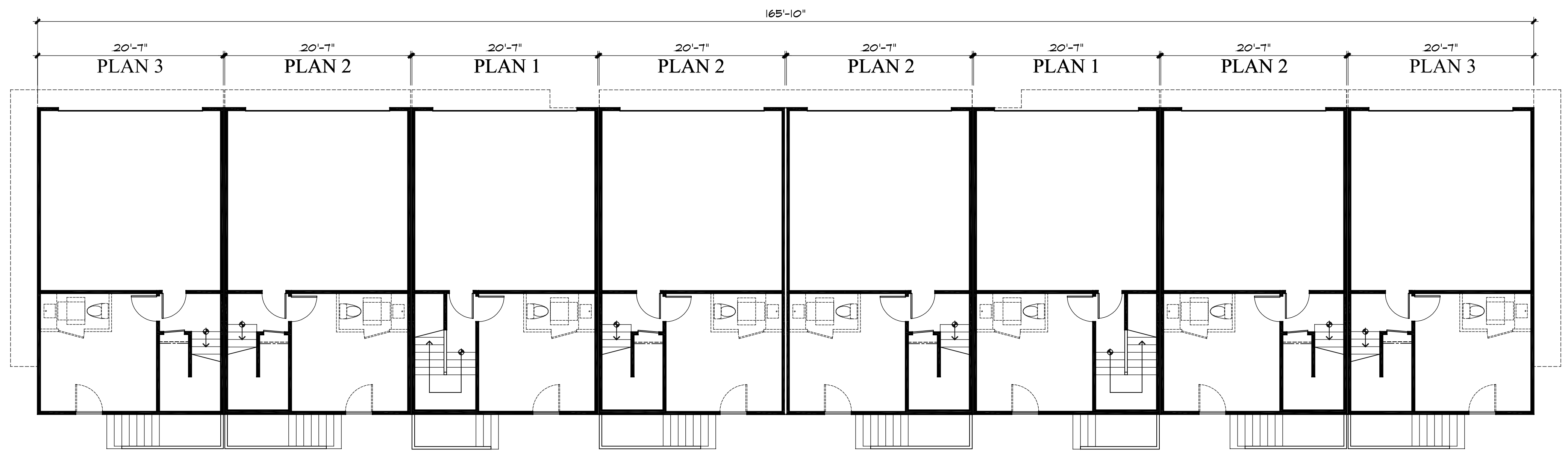
3rd FLOOR BUILDING PLAN 8-PLEX

1/8"=1'-0" BUILDINGS 17



2nd FLOOR BUILDING PLAN 8-PLEX

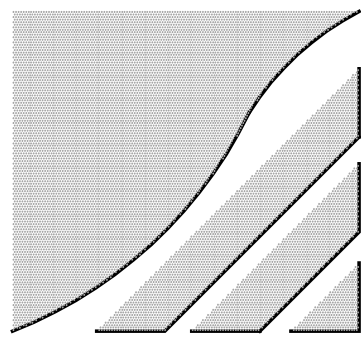
1/8"=1'-0" BUILDINGS 17



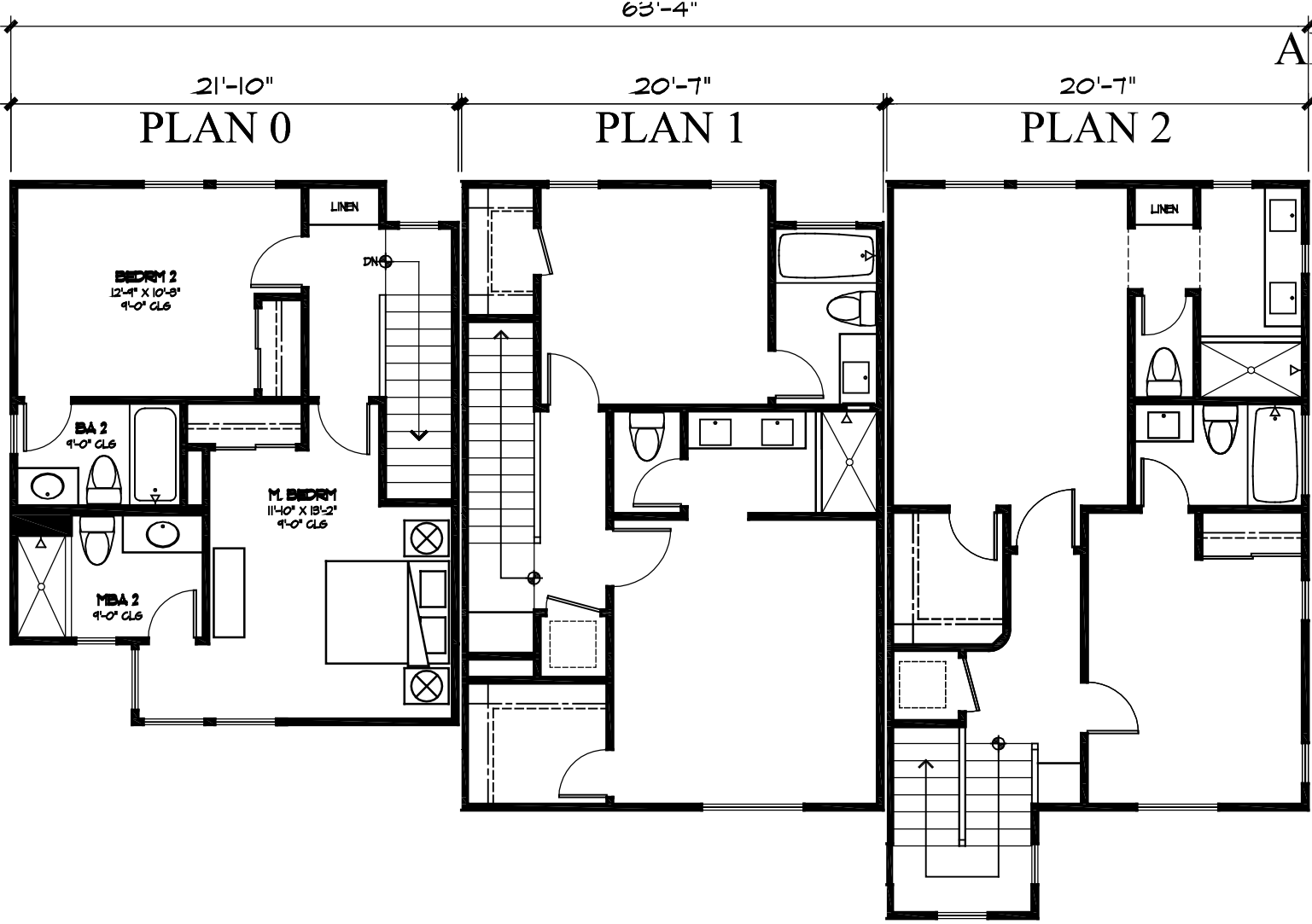
1st FLOOR BUILDING PLAN 8-PLEX

1/8"=1'-0" BUILDINGS 17

LA COSTA TOWNE SQUARE TRC

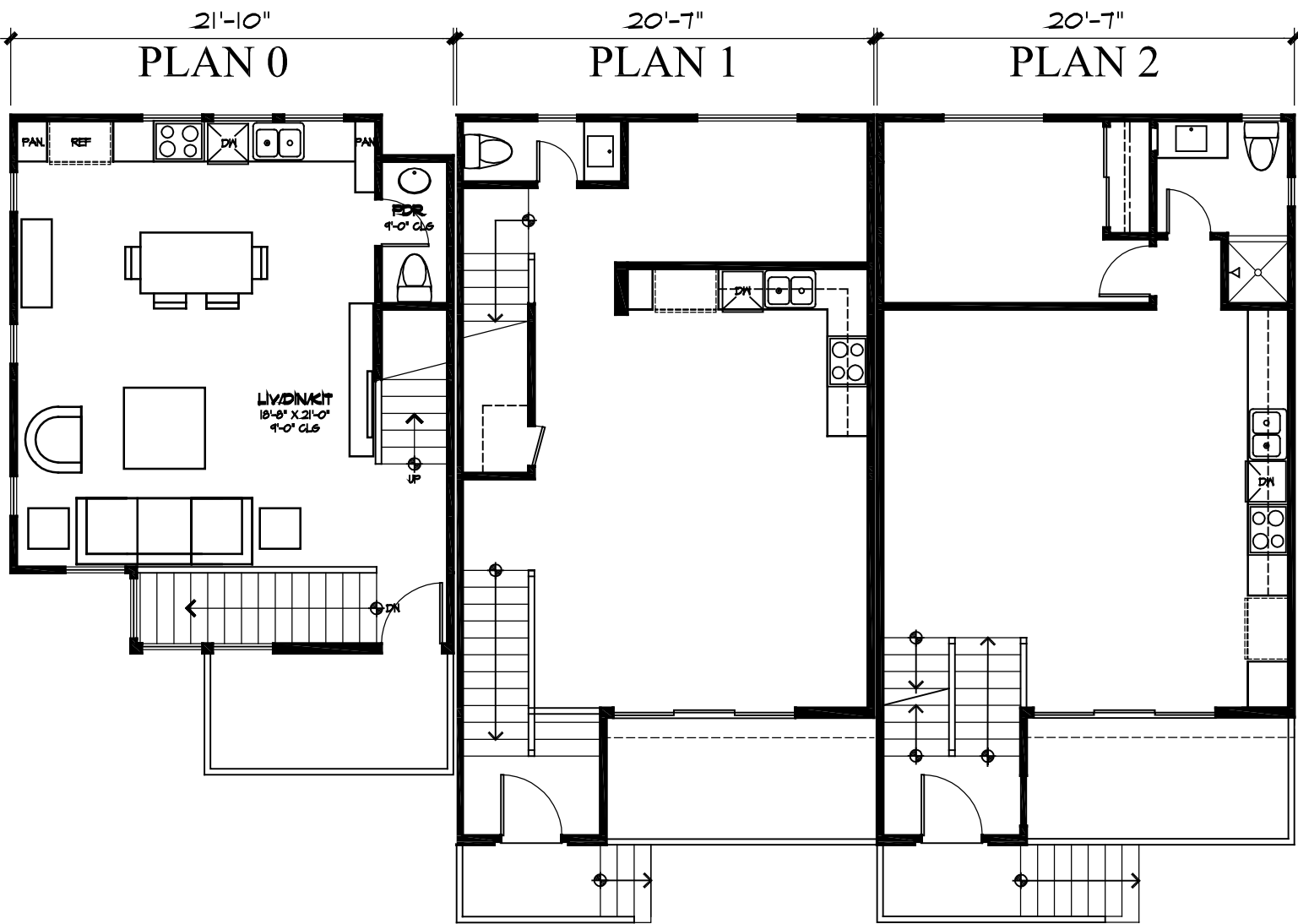


THE MCKINLEY ASSOC., INC.
101.27.2020



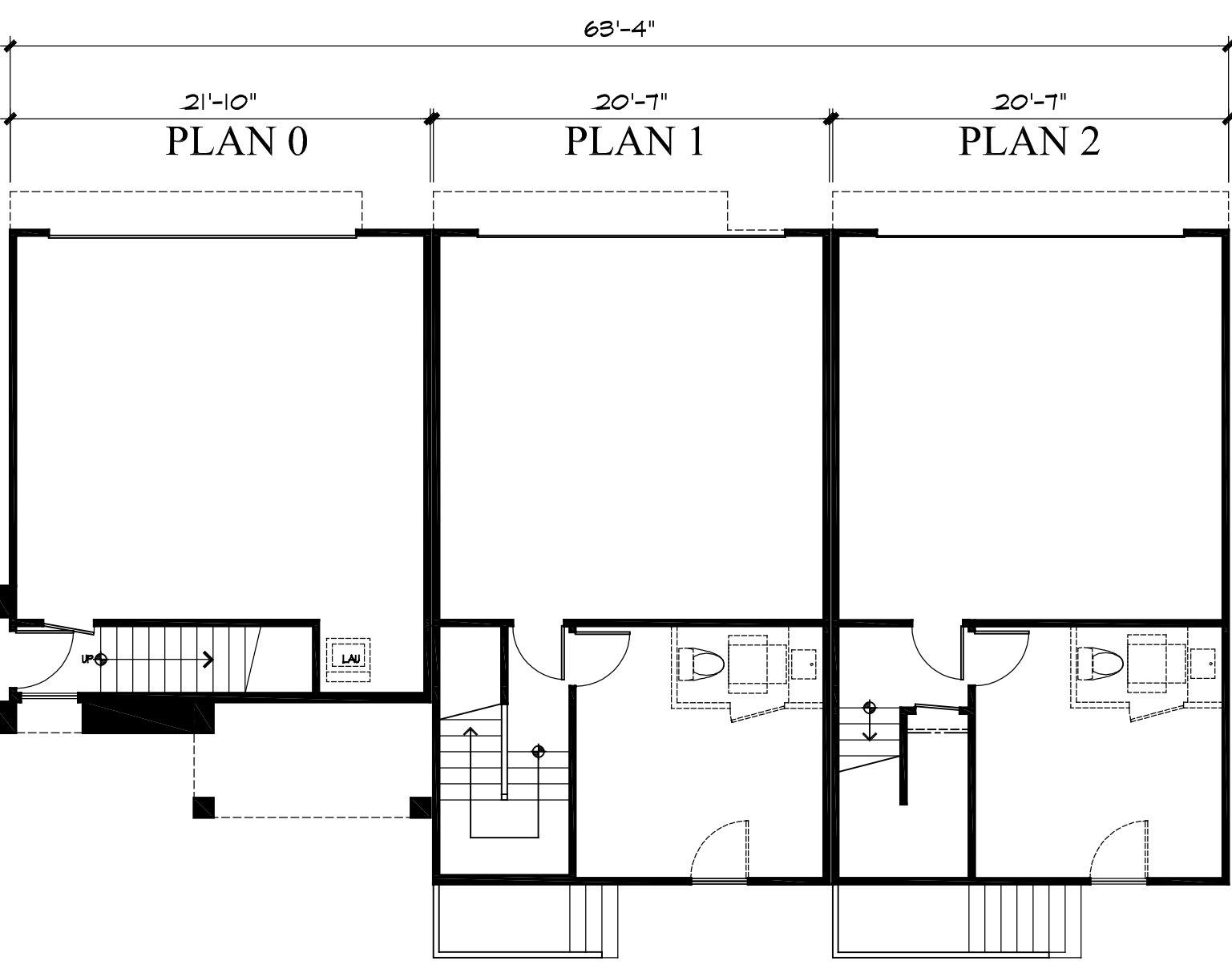
3rd FLOOR BUILDING PLAN 3-PLEX

1/8"=1'-0" BUILDINGS 1, 3 & 4



2nd FLOOR BUILDING PLAN 3-PLEX

1/8"=1'-0" BUILDINGS 1, 3 & 4

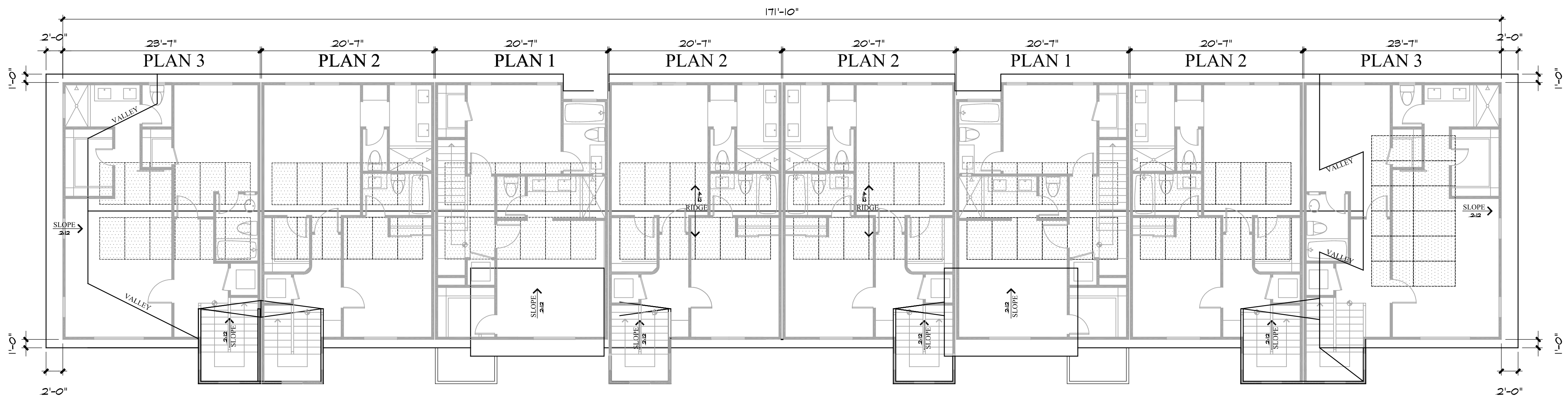


1st FLOOR BUILDING PLAN 3-PLEX

1/8"=1'-0" BUILDINGS 1, 3 & 4

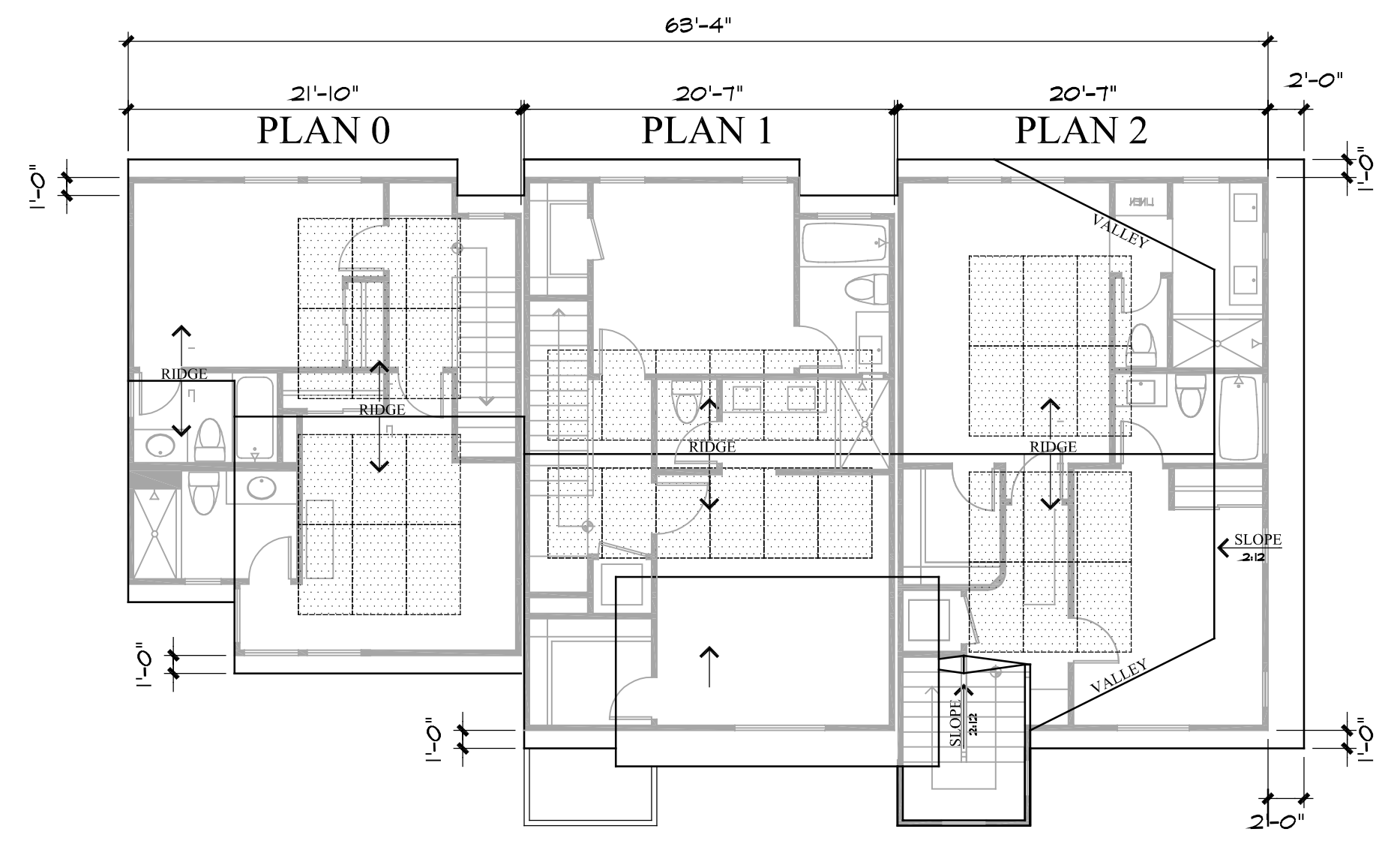
NOTES:
REFER TO SHEET A.10, A.11, A.12 & A.13 FOR FLOOR PLAN DETAILS

AMEND 2017-0012
CT 2017-0003
PUD 2017-0004
SDP 2018-0018



BUILDING ROOF PLAN 8-PLEX

1/8"=1'-0"
ALL SLOPED ROOFS 4:12 UON
BUILDINGS 17
POTENTIAL 1.6 KW PVC ARRAY LOCATION
DEPENDING ON BUILDING ORIENTATION



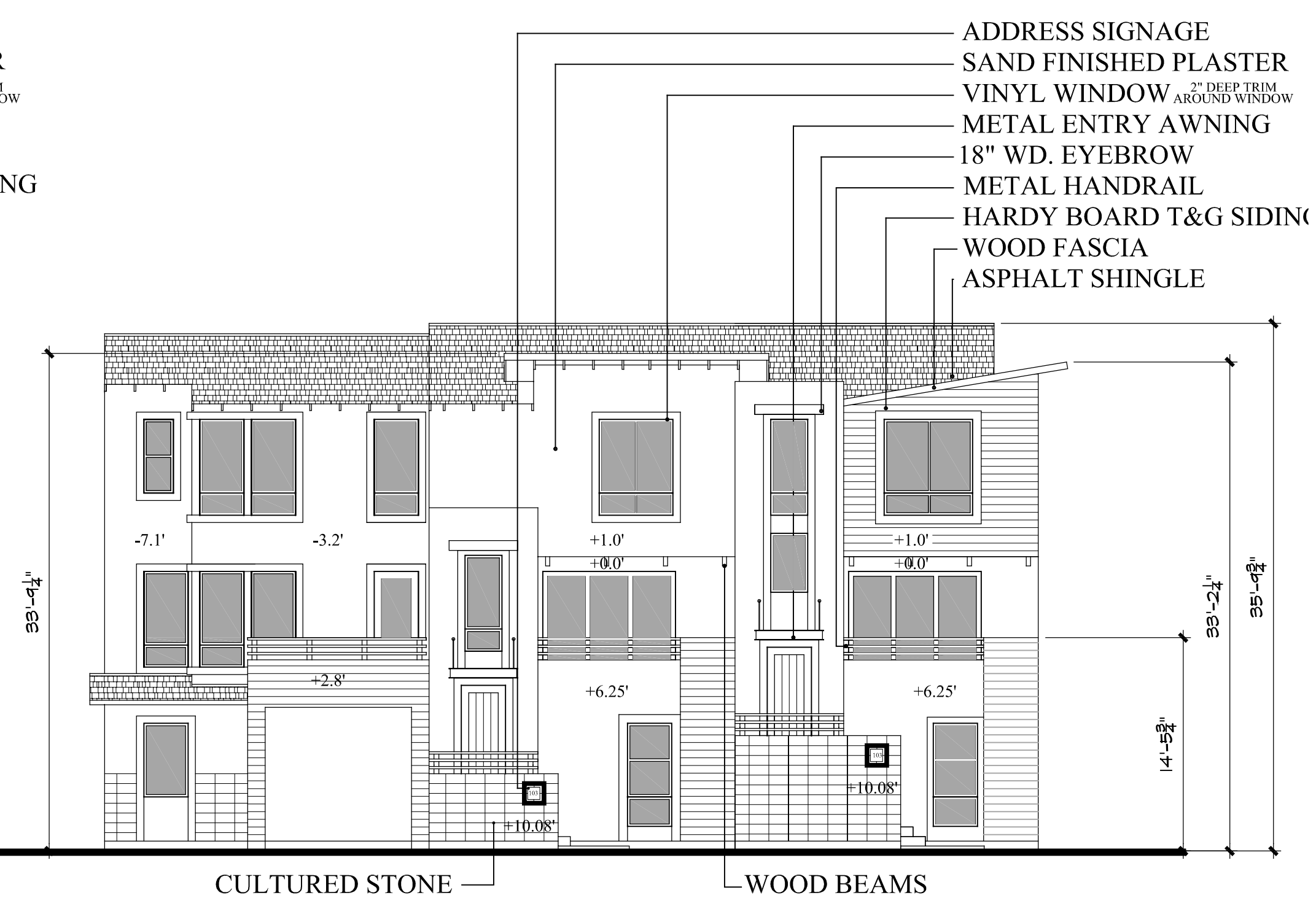
BUILDING ROOF PLAN 3-PLEX

1/8"=1'-0"
ALL SLOPED ROOFS 4:12 UON
BUILDINGS 1, 3 & 4
POTENTIAL 1.6 KW PVC ARRAY LOCATION
DEPENDING ON BUILDING ORIENTATION



FRONT ELEVATION 8-PLEX

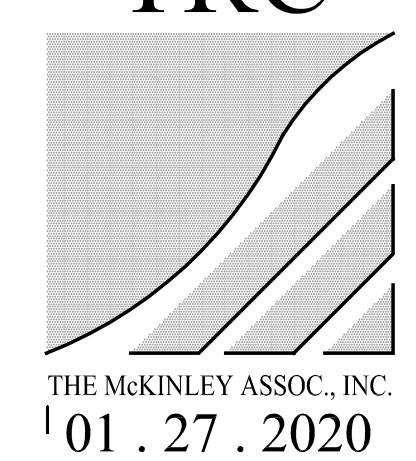
1/8"=1'-0"
BUILDINGS 17

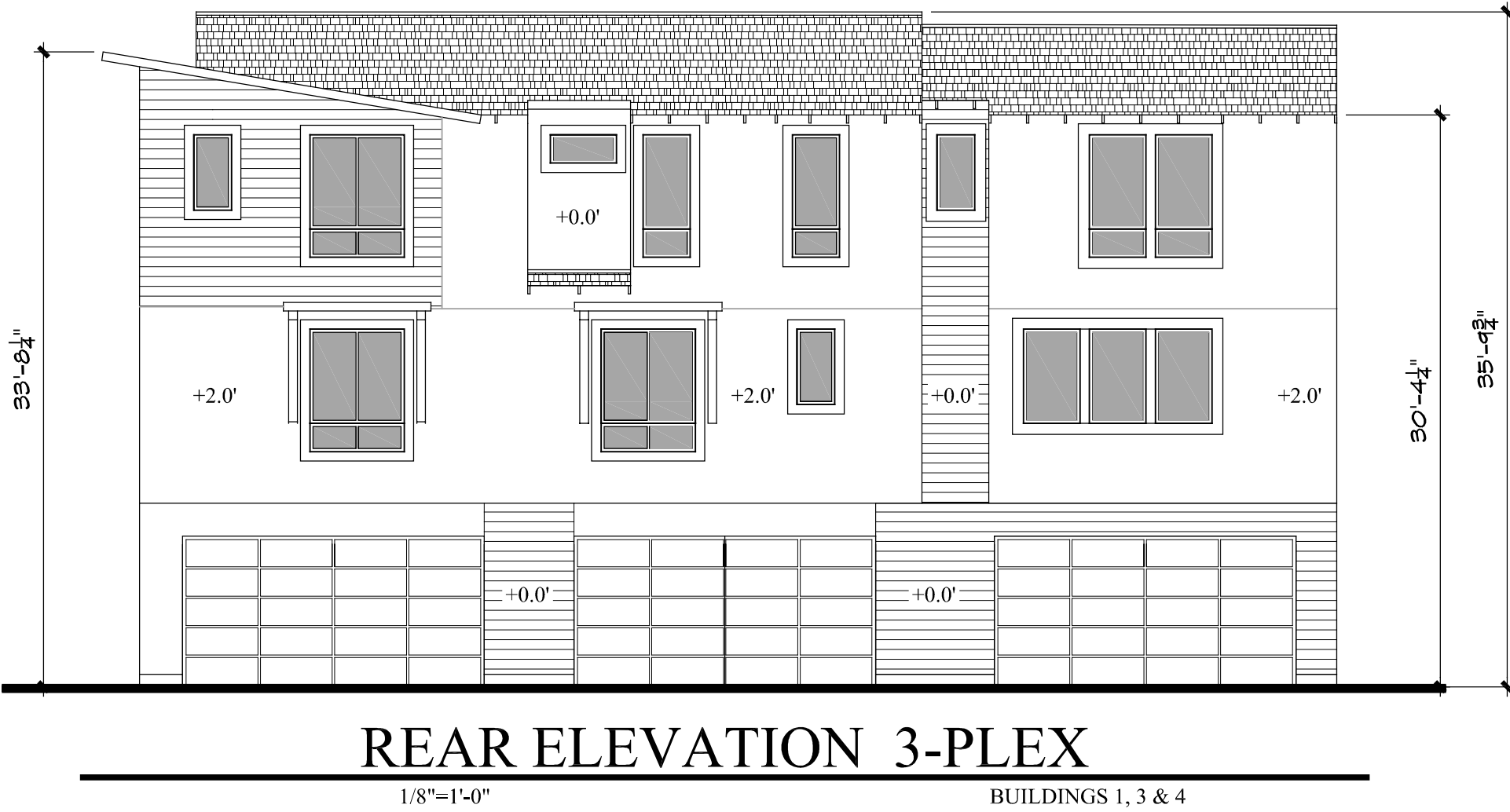
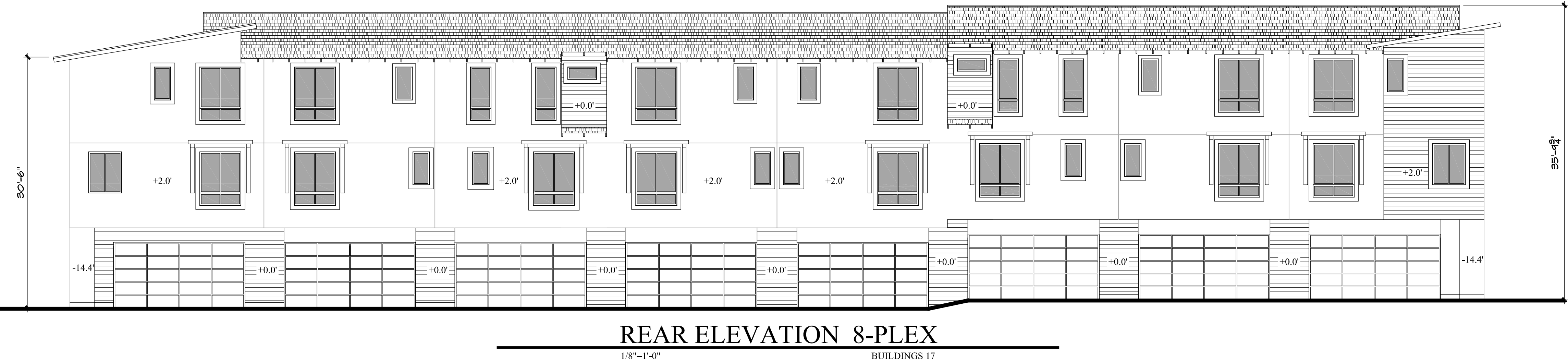
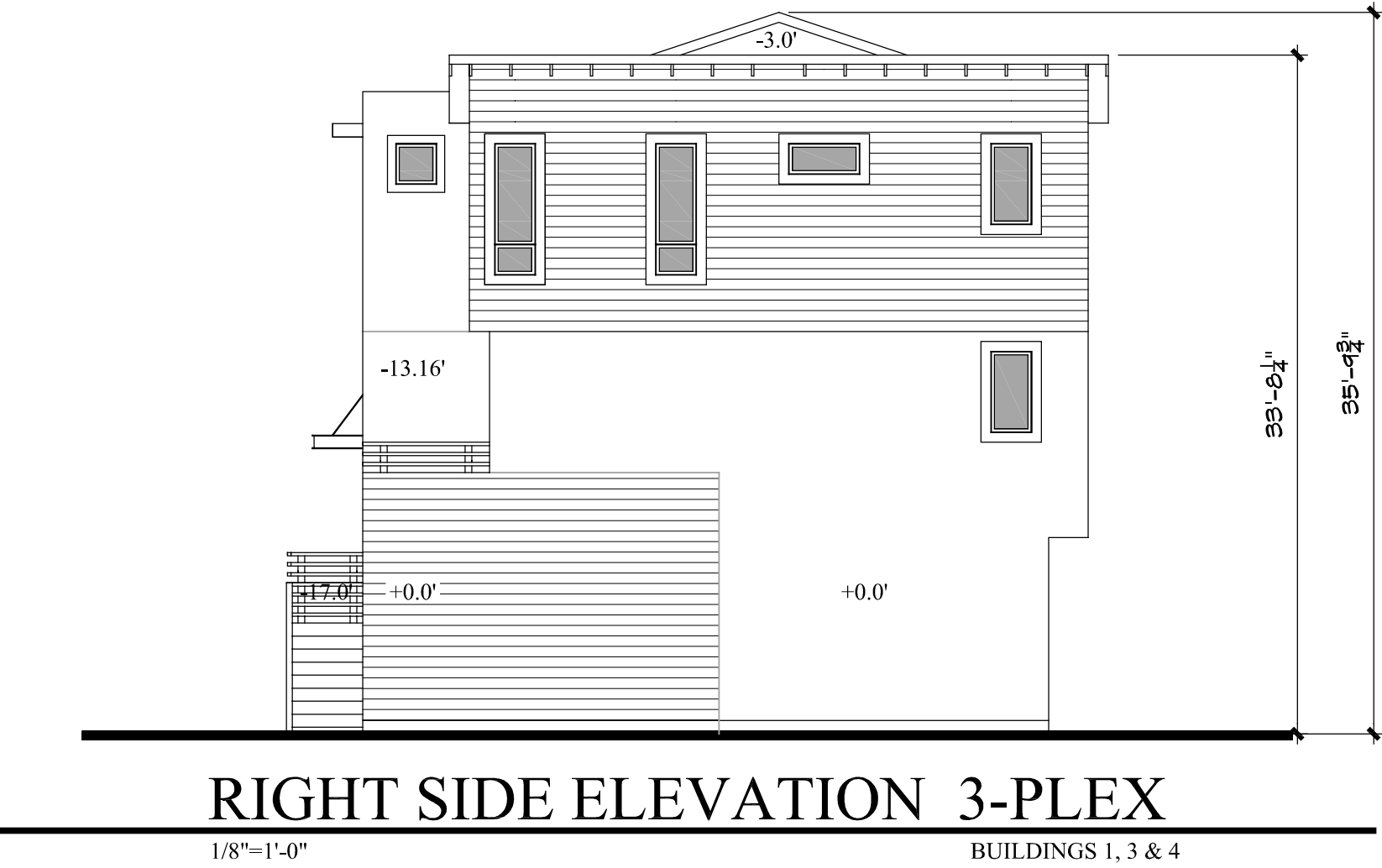
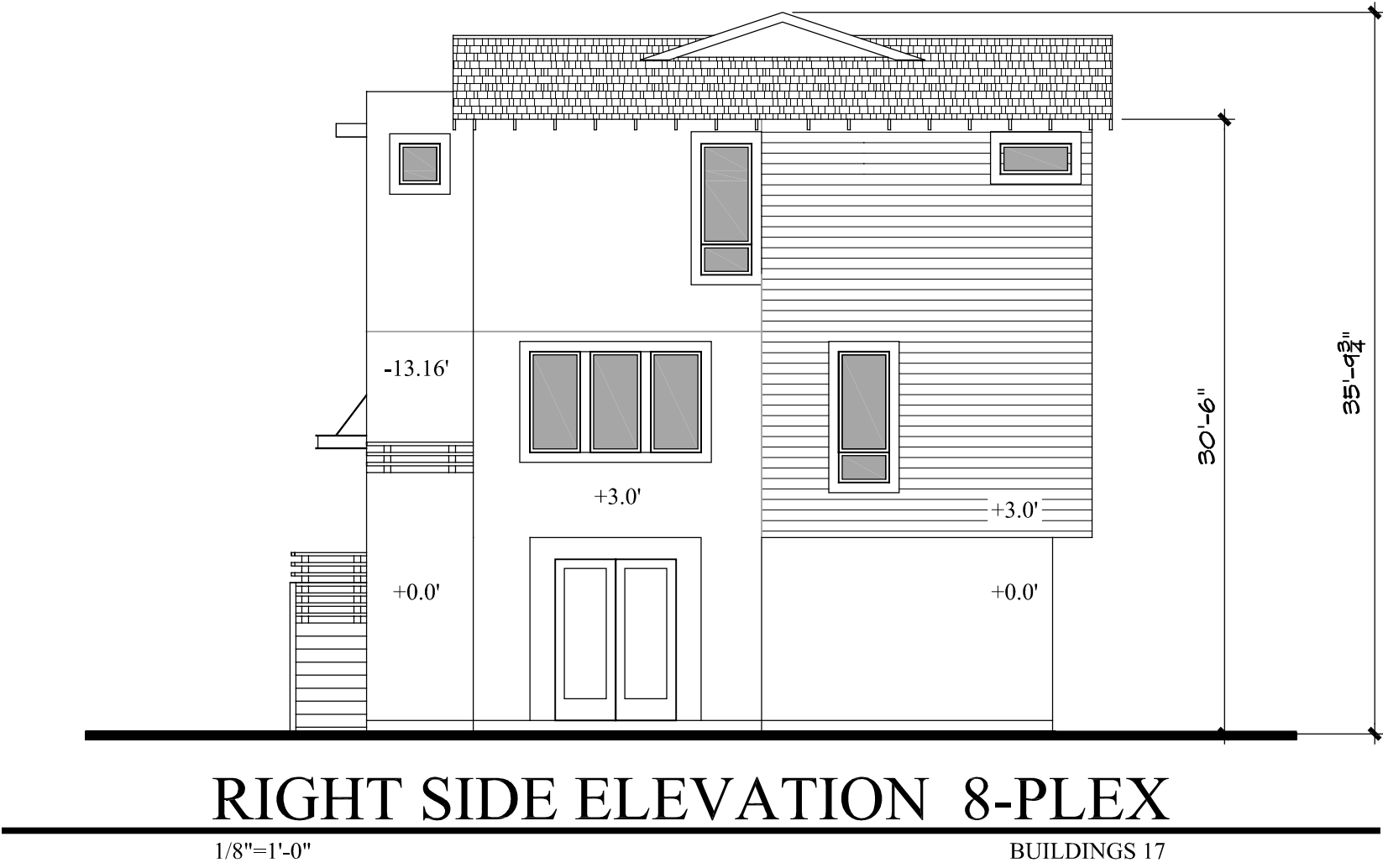


FRONT ELEVATION 3-PLEX

1/8"=1'-0"
BUILDINGS 1, 3 & 4

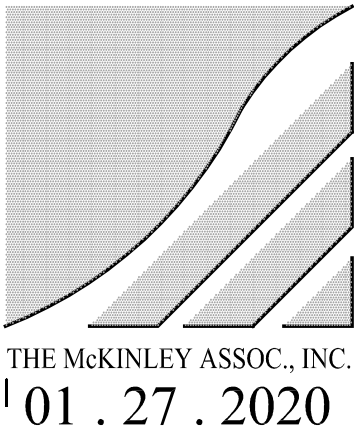
LA COSTA TOWNE SQUARE TRC



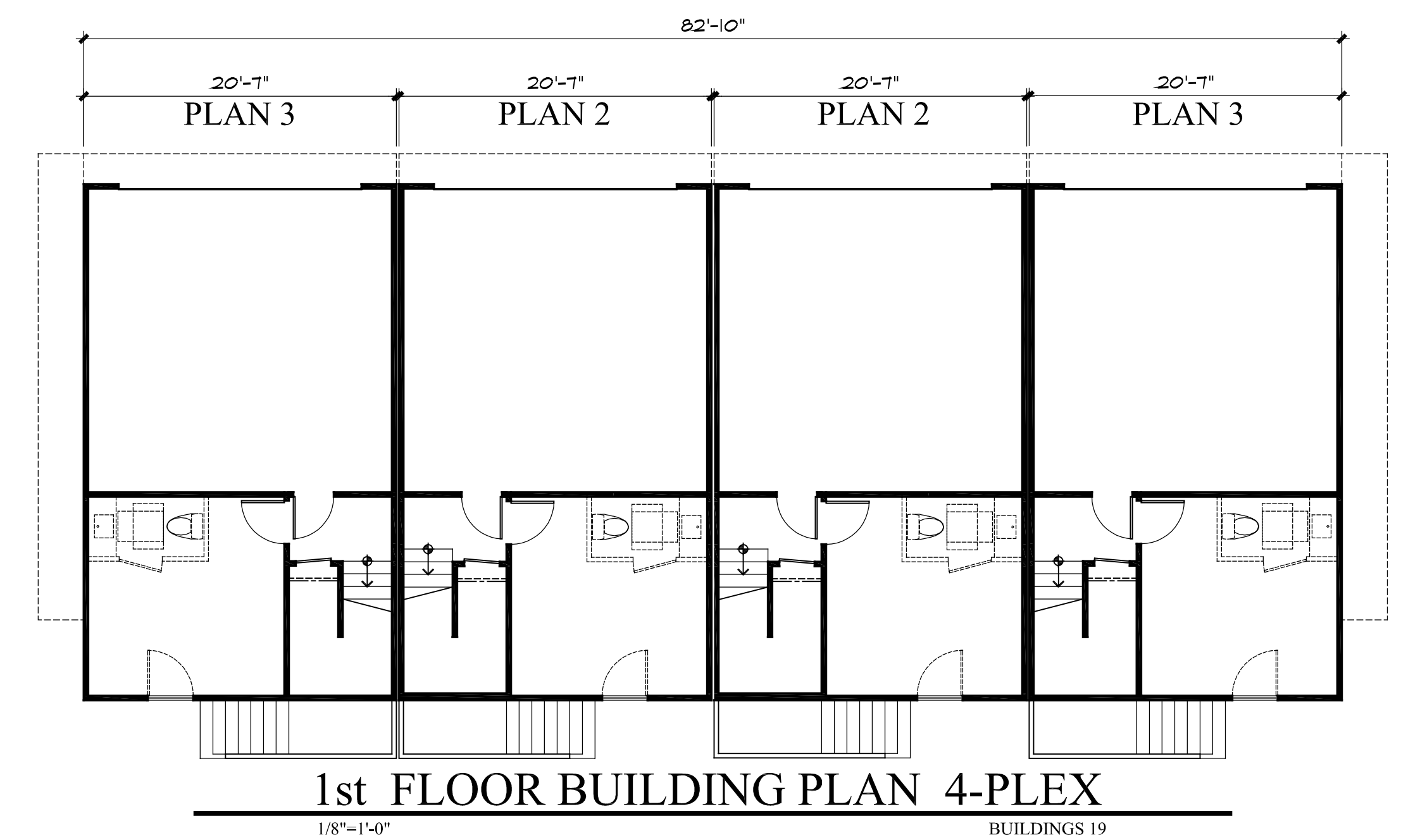
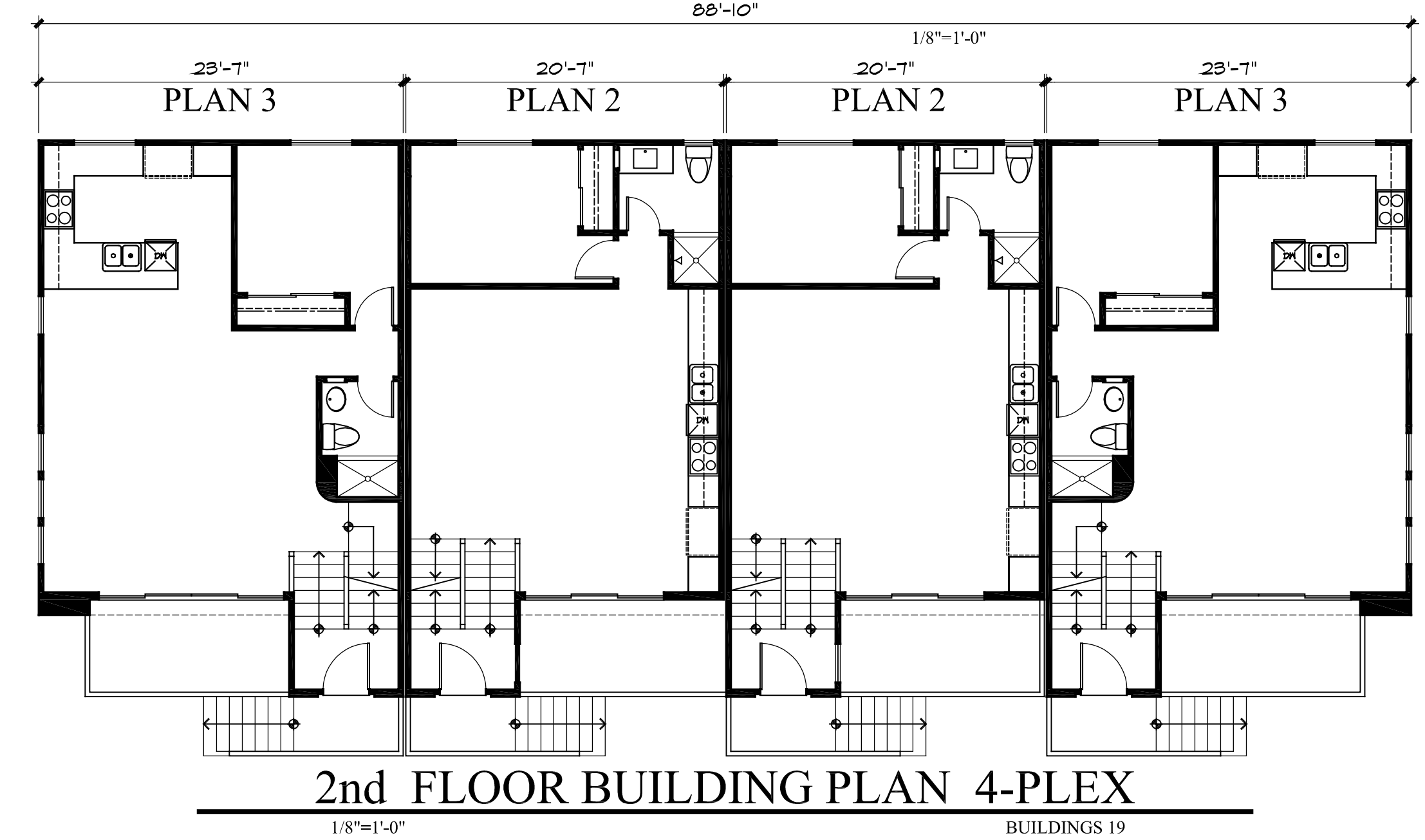
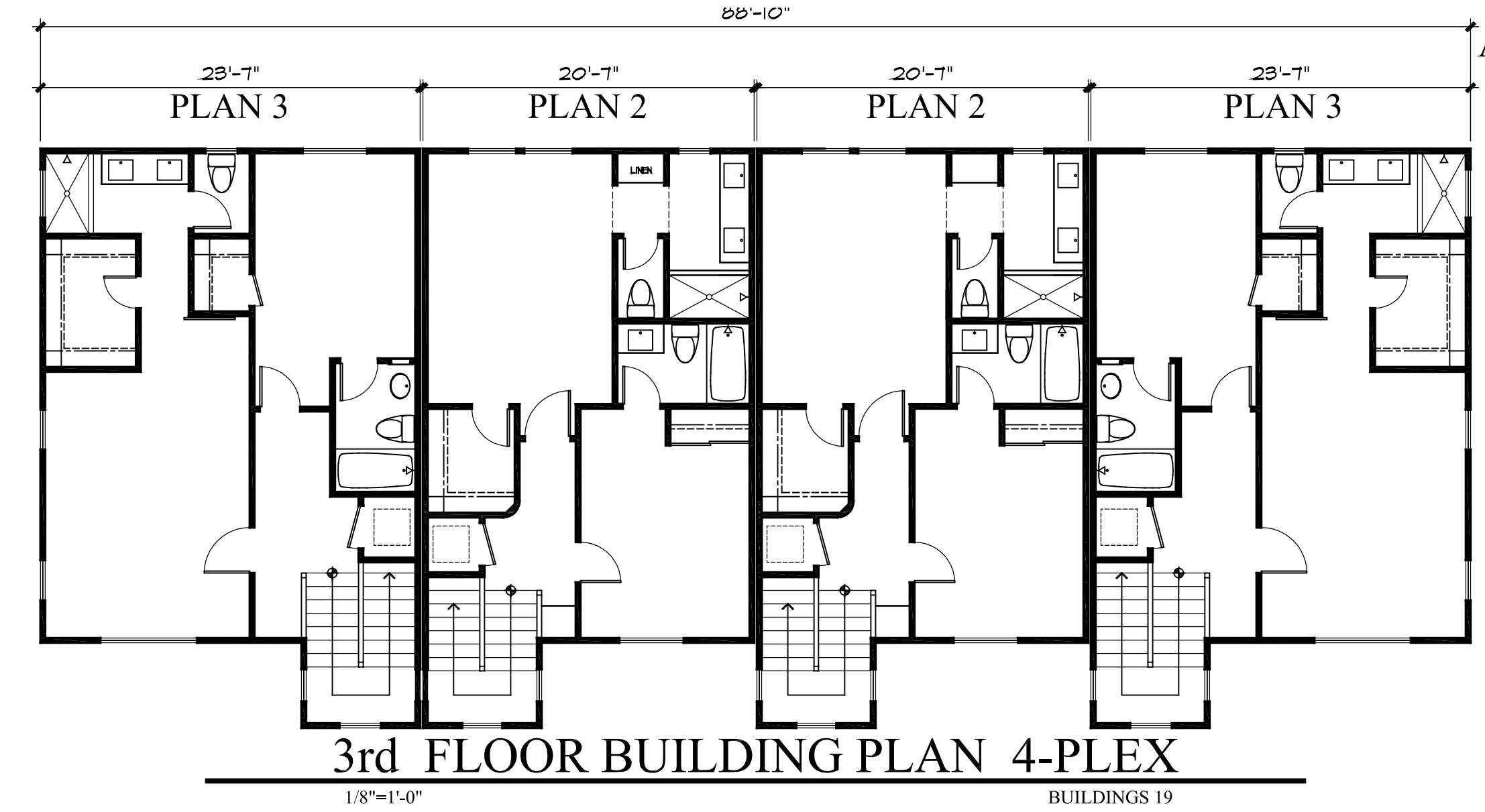
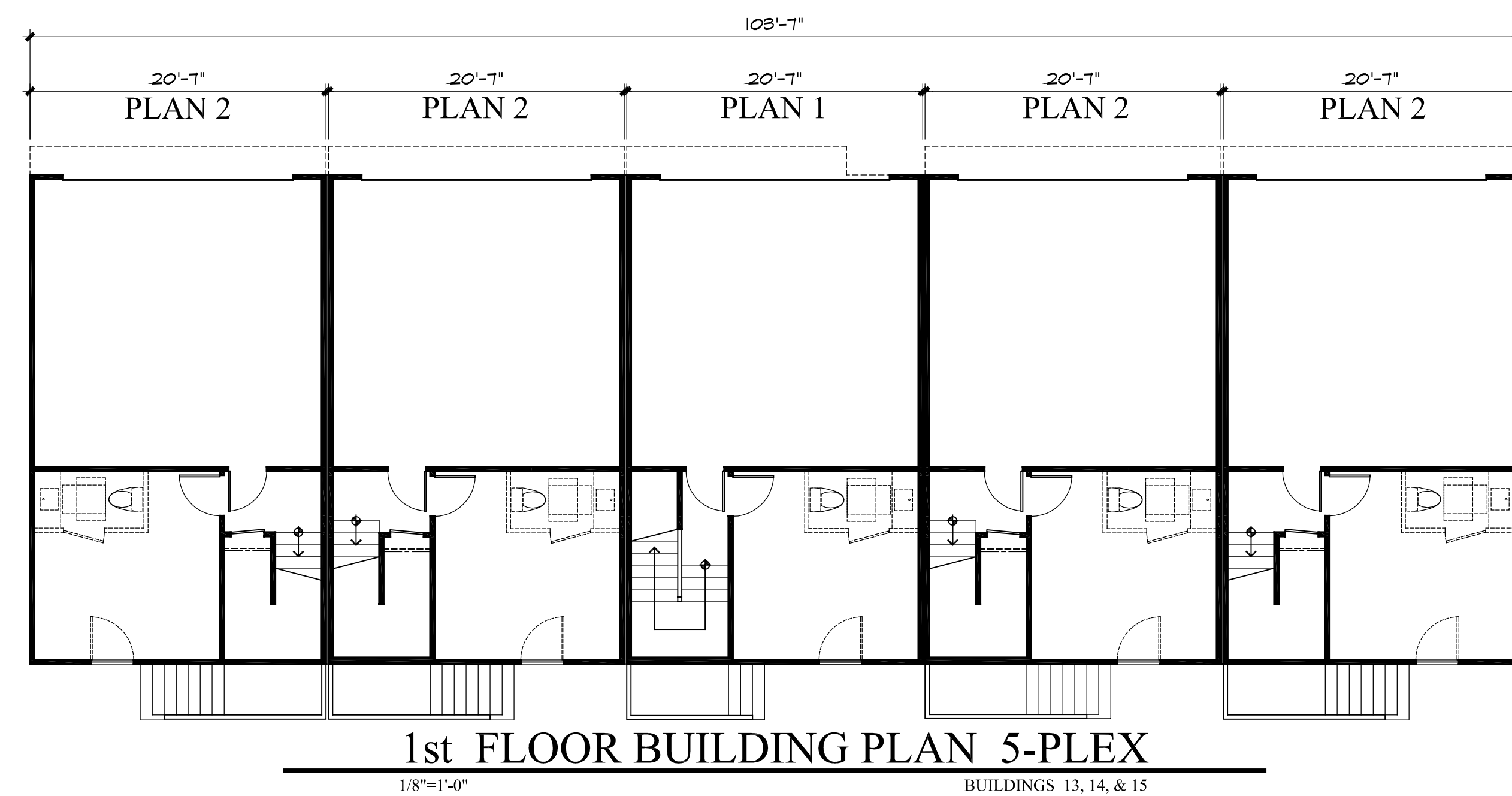
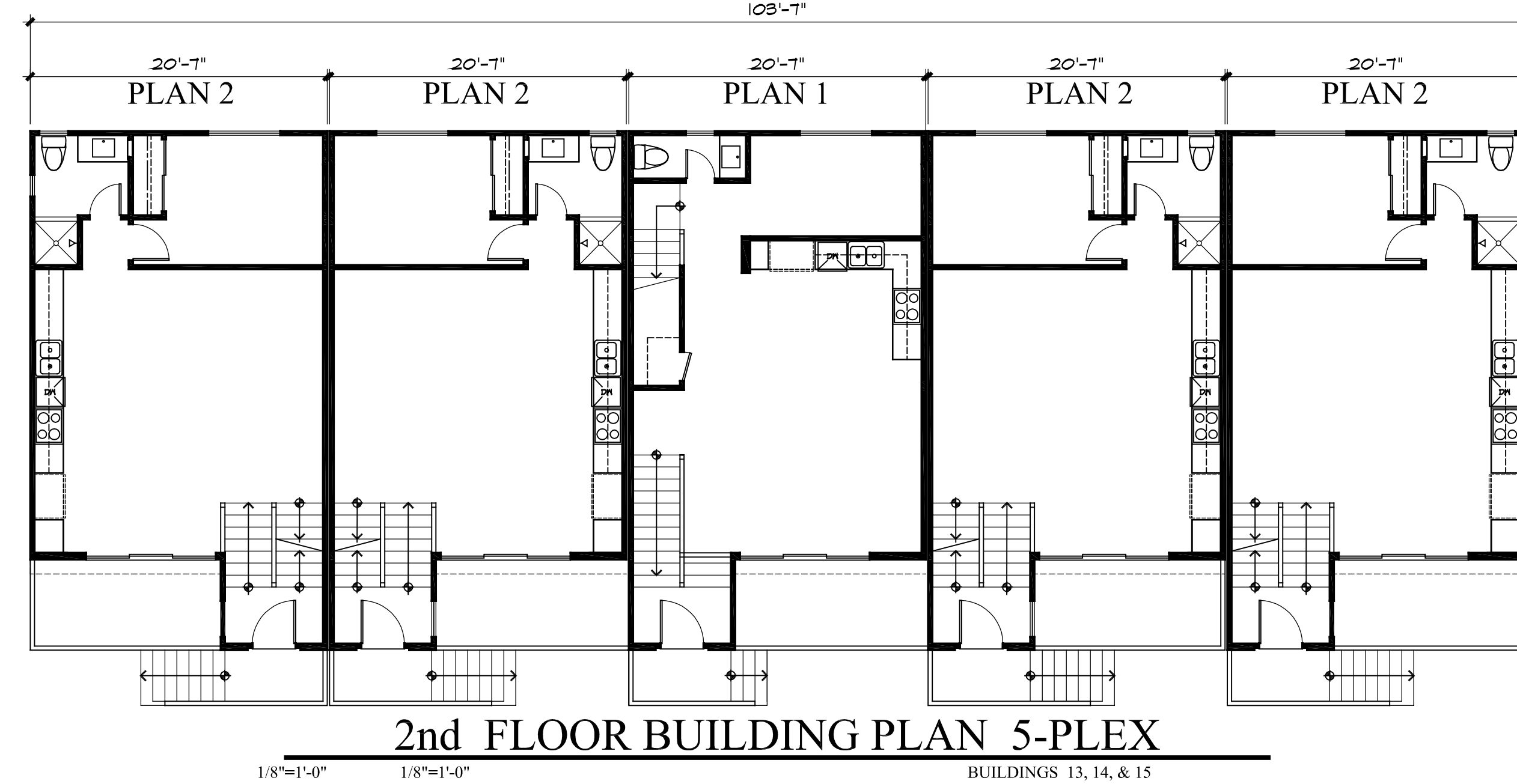
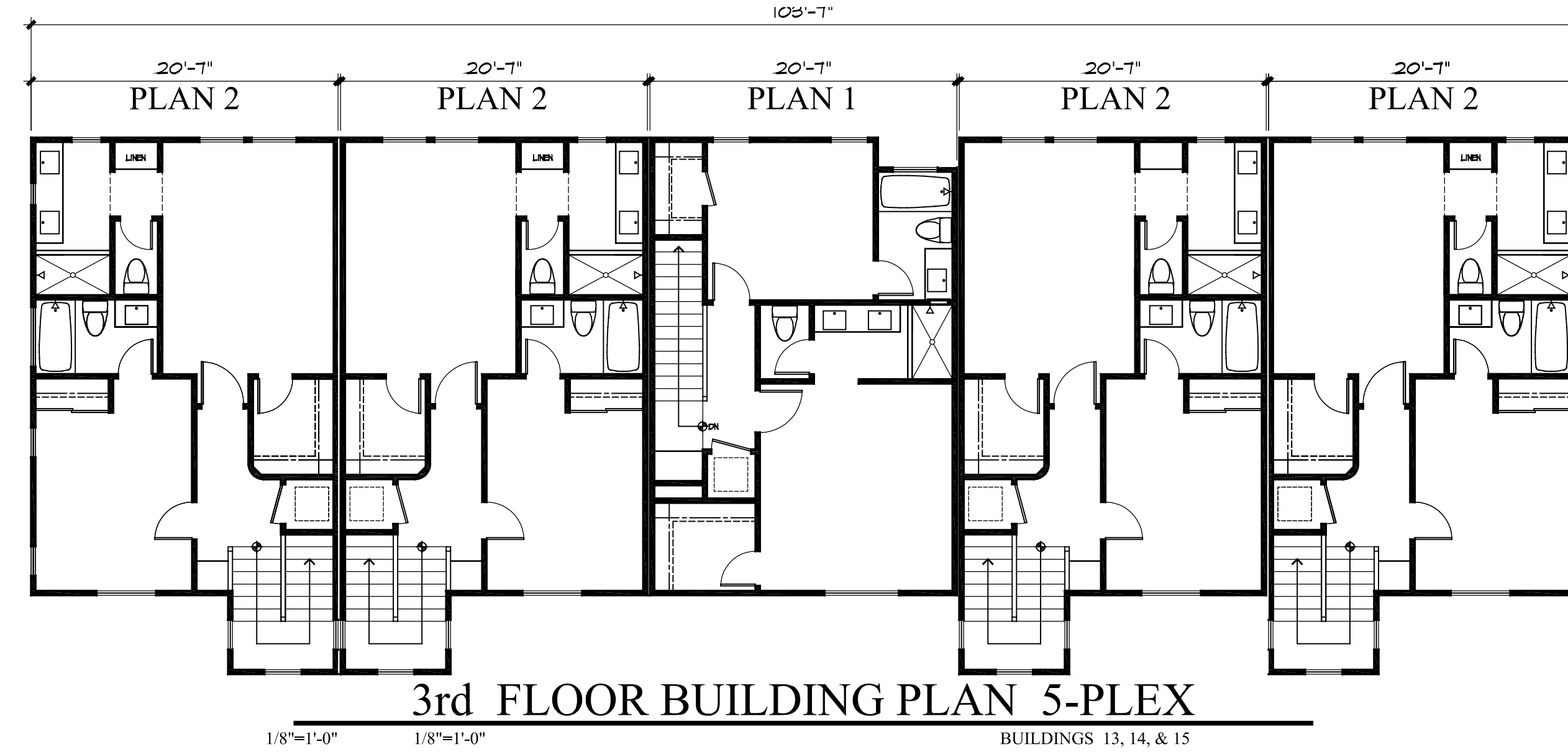


LA COSTA TOWNE SQUARE TRC

NOTES:
REFER TO SHEET A.2 FOR BUILDING MATERIAL CALL OUTS

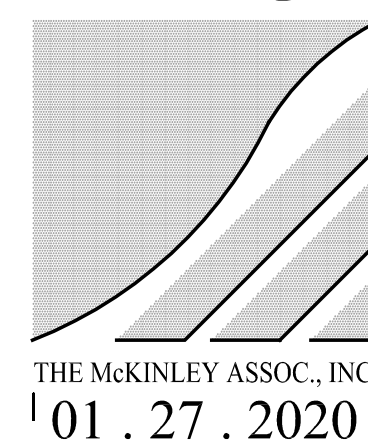


NOTES:
REFER TO SHEET A.2 FOR BUILDING MATERIAL CALL OUTS

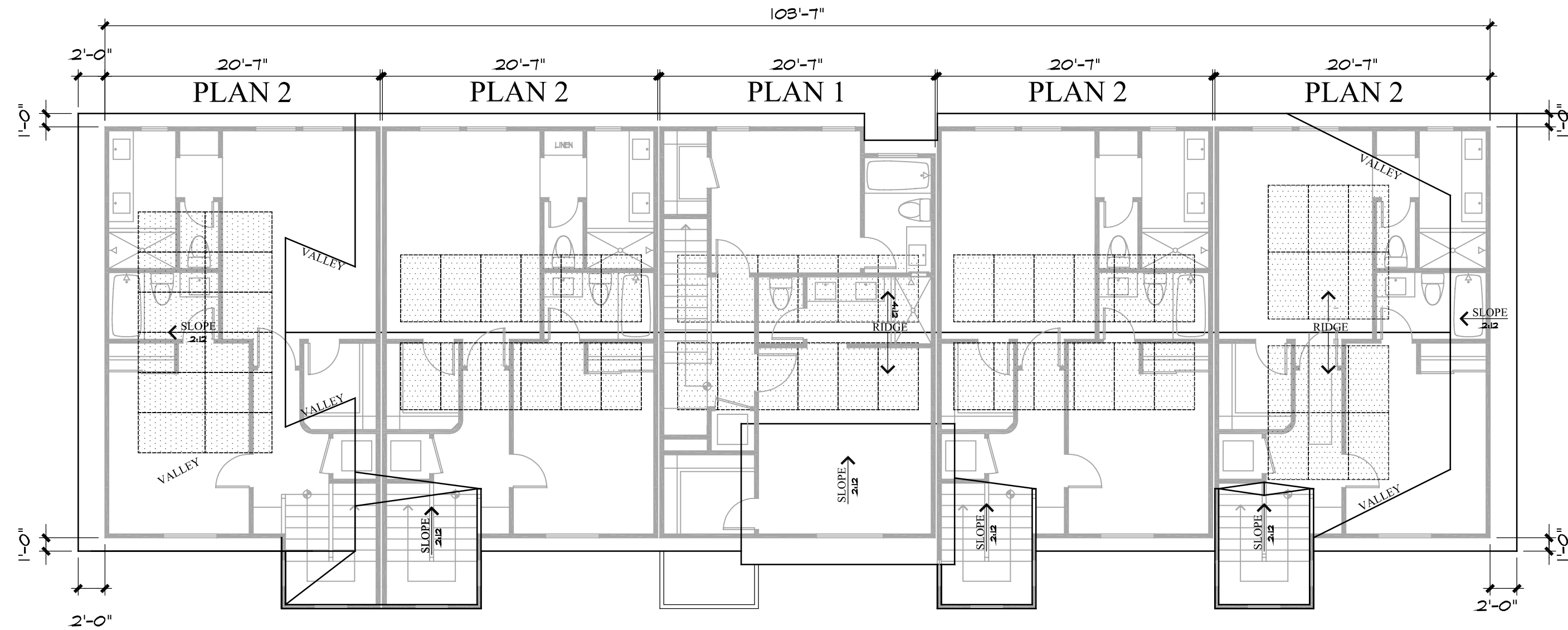


AMEND 2017-0012
CT 2017-0003
PUD 2017-0004
SDP 2018-0018

LA COSTA TOWNE SQUARE TRC

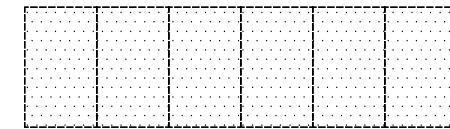


NOTES:
REFER TO SHEET A.10, A.11, A.12 & A.13 FOR FLOOR PLAN DETAILS

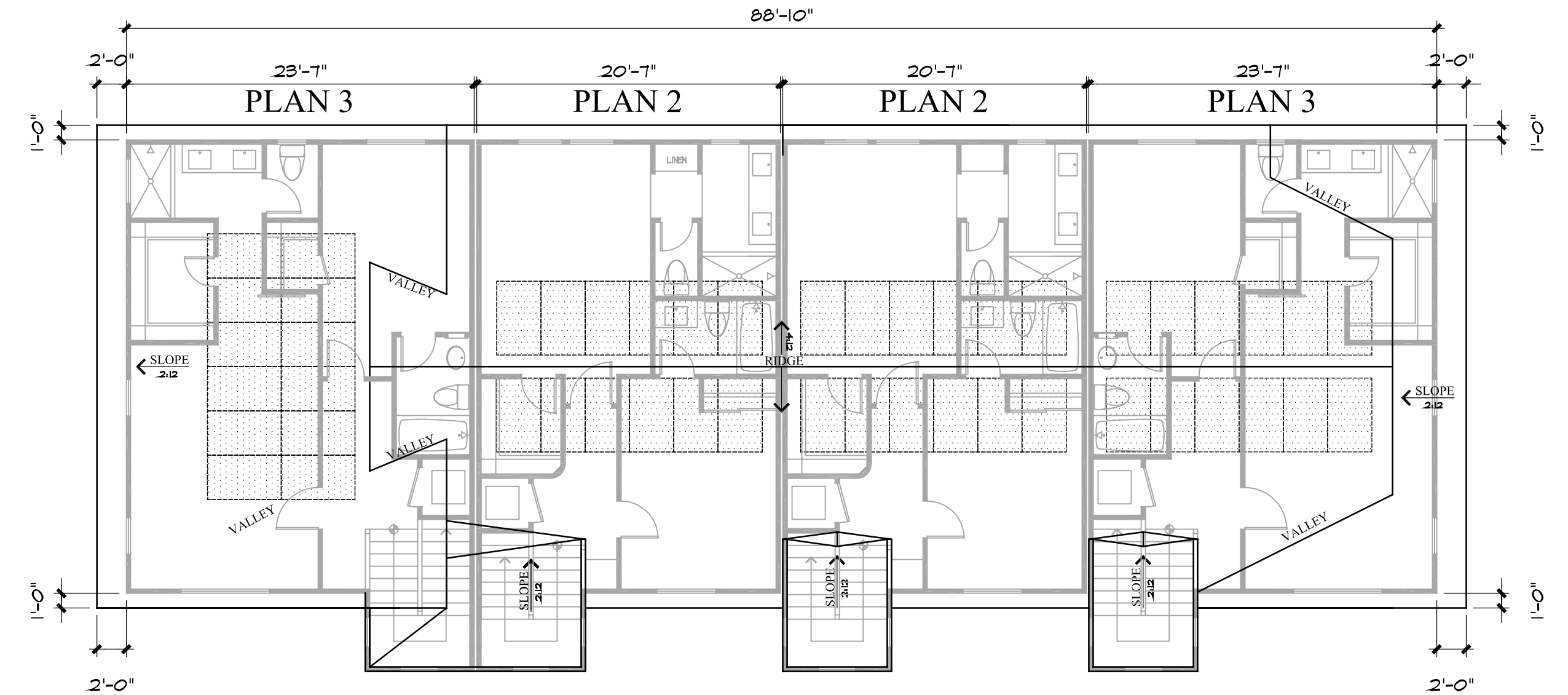


BUILDING ROOF PLAN 5-PLEX

1/8"=1'-0" ALL SLOPED ROOFS 4:12 UON BUILDINGS 13, 14, & 15

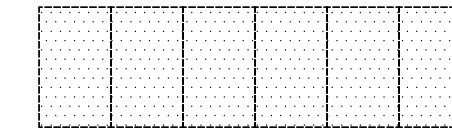


POTENTIAL 1.6 KW PVC ARRAY LOCATION
DEPENDING ON BUILDING ORIENTATION

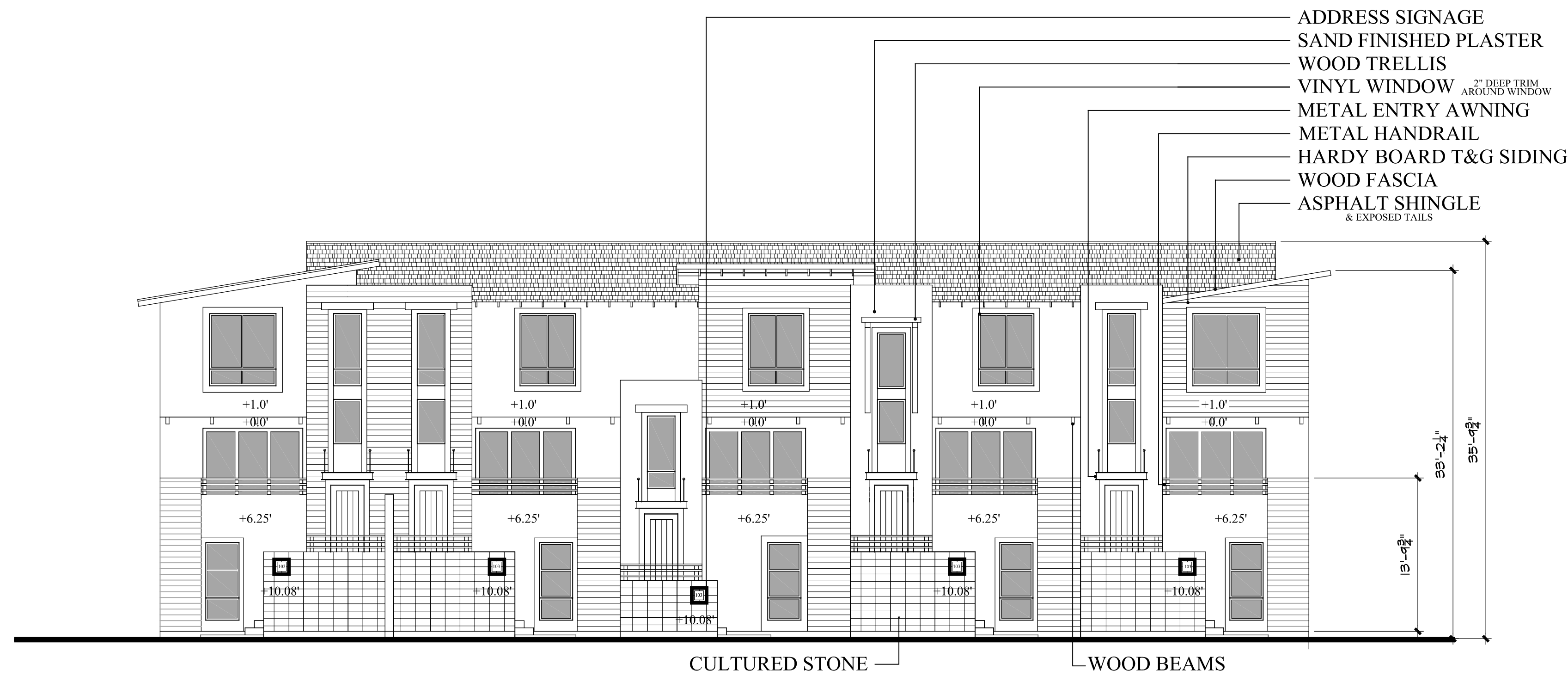


BUILDING ROOF PLAN 4-PLEX

1/8"=1'-0" ALL SLOPED ROOFS 4:12 UO BUILDINGS 19

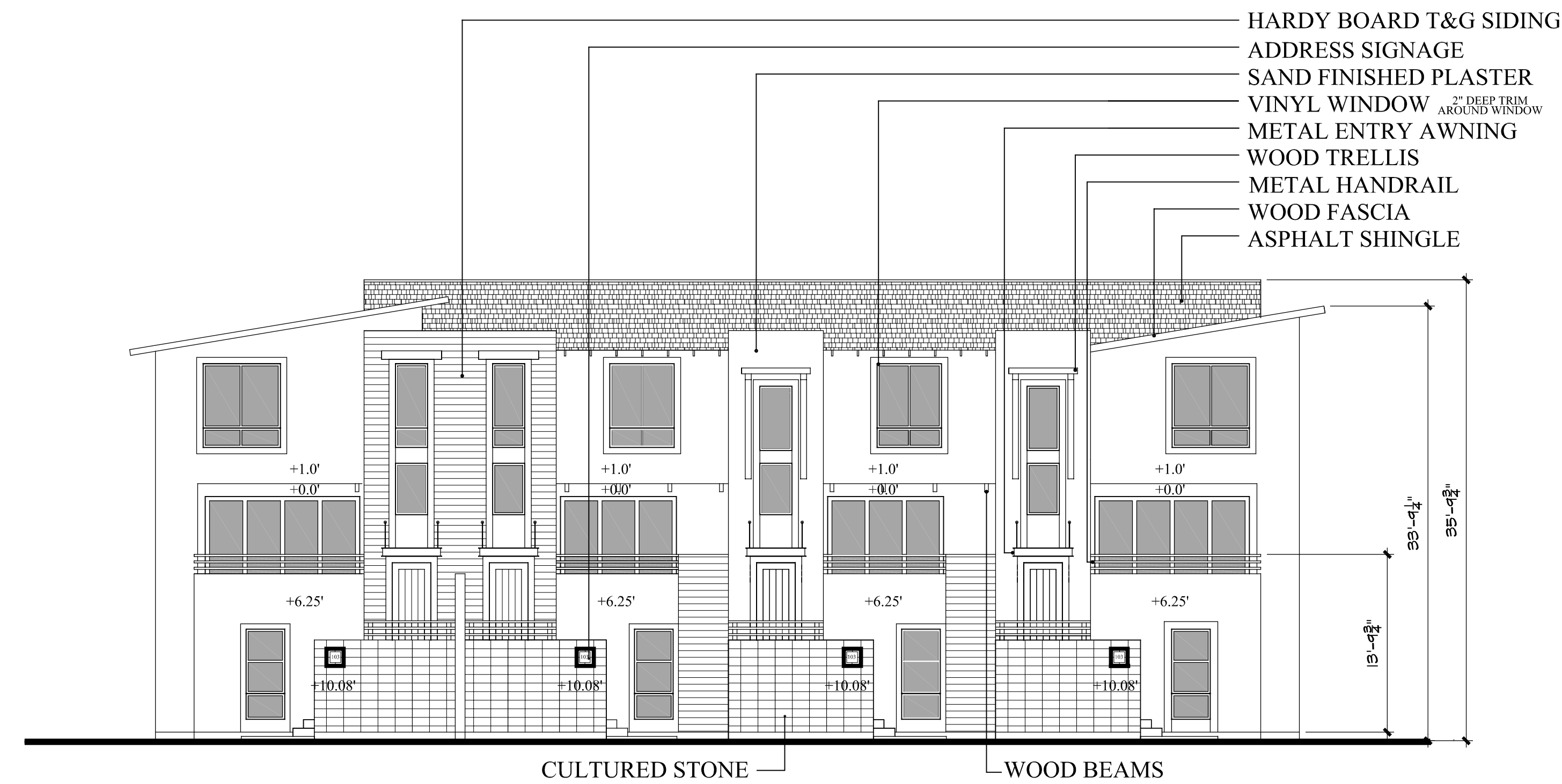


POTENTIAL 1.6 KW PVC ARRAY LOCATION
DEPENDING ON BUILDING ORIENTATION



FRONT ELEVATION 5-PLEX

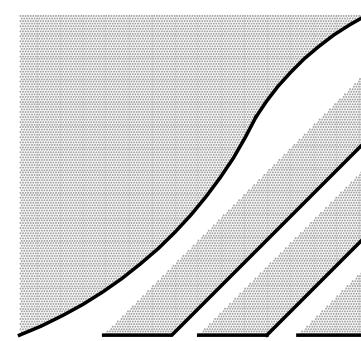
1/8"=1'-0" BUILDINGS 13, 14, & 15



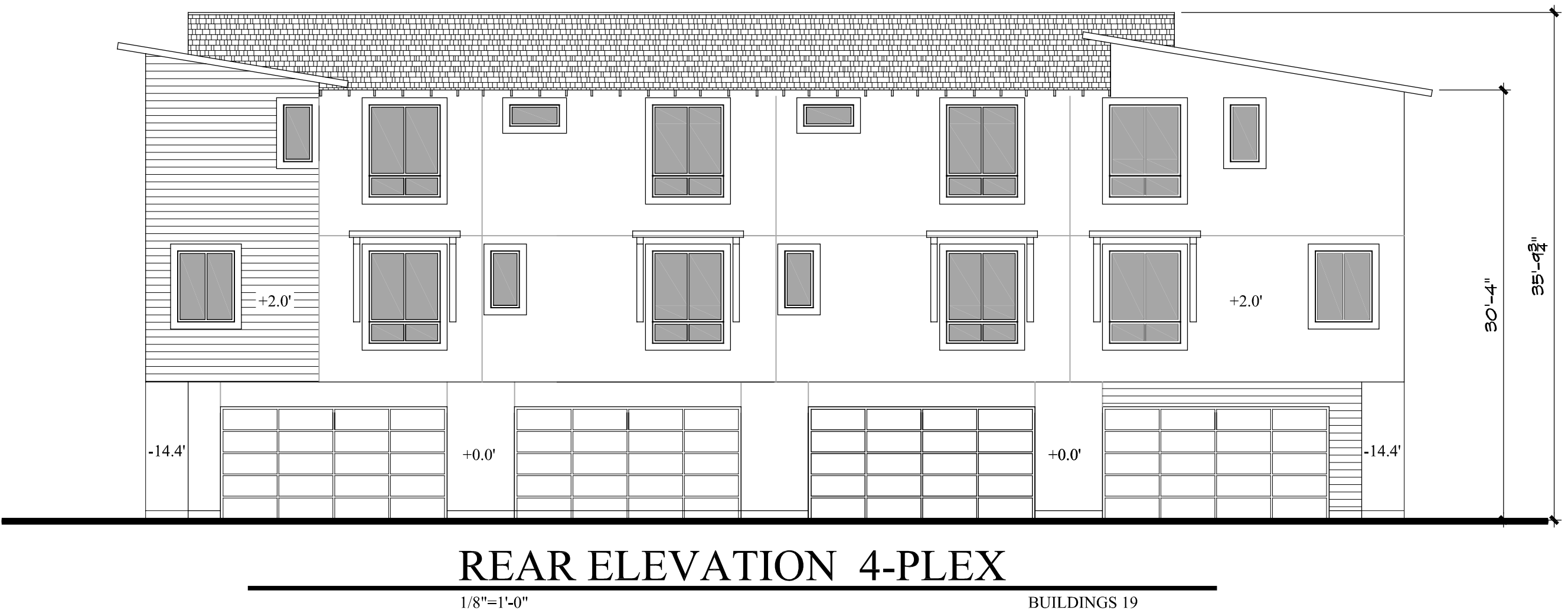
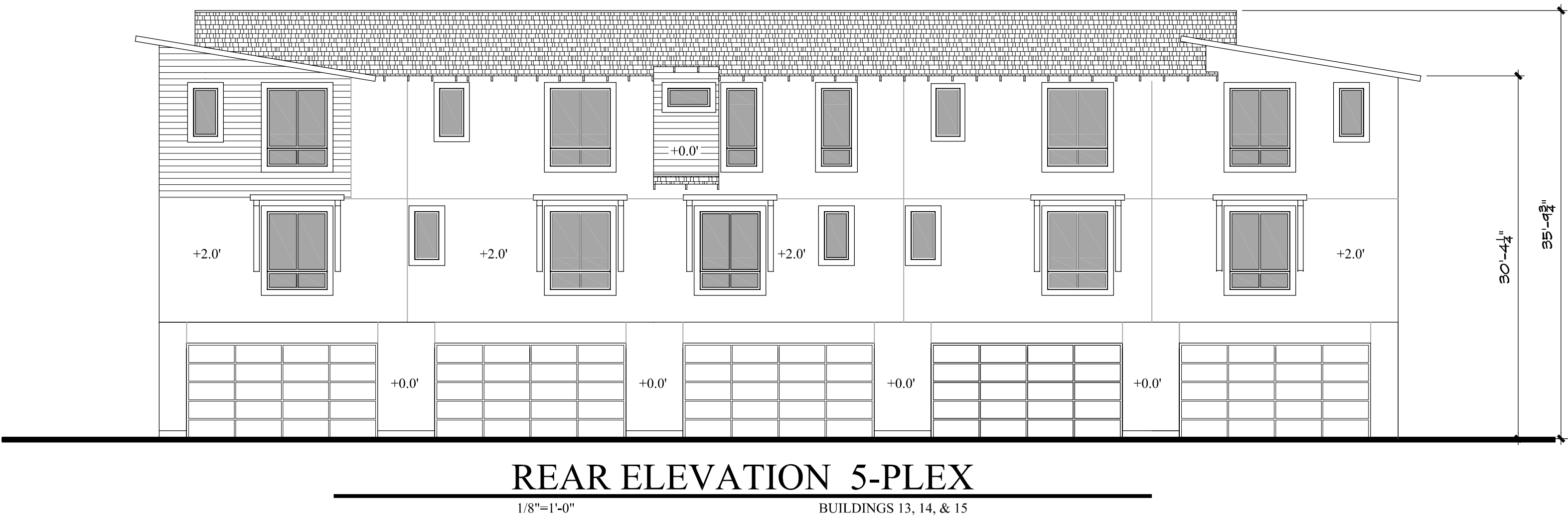
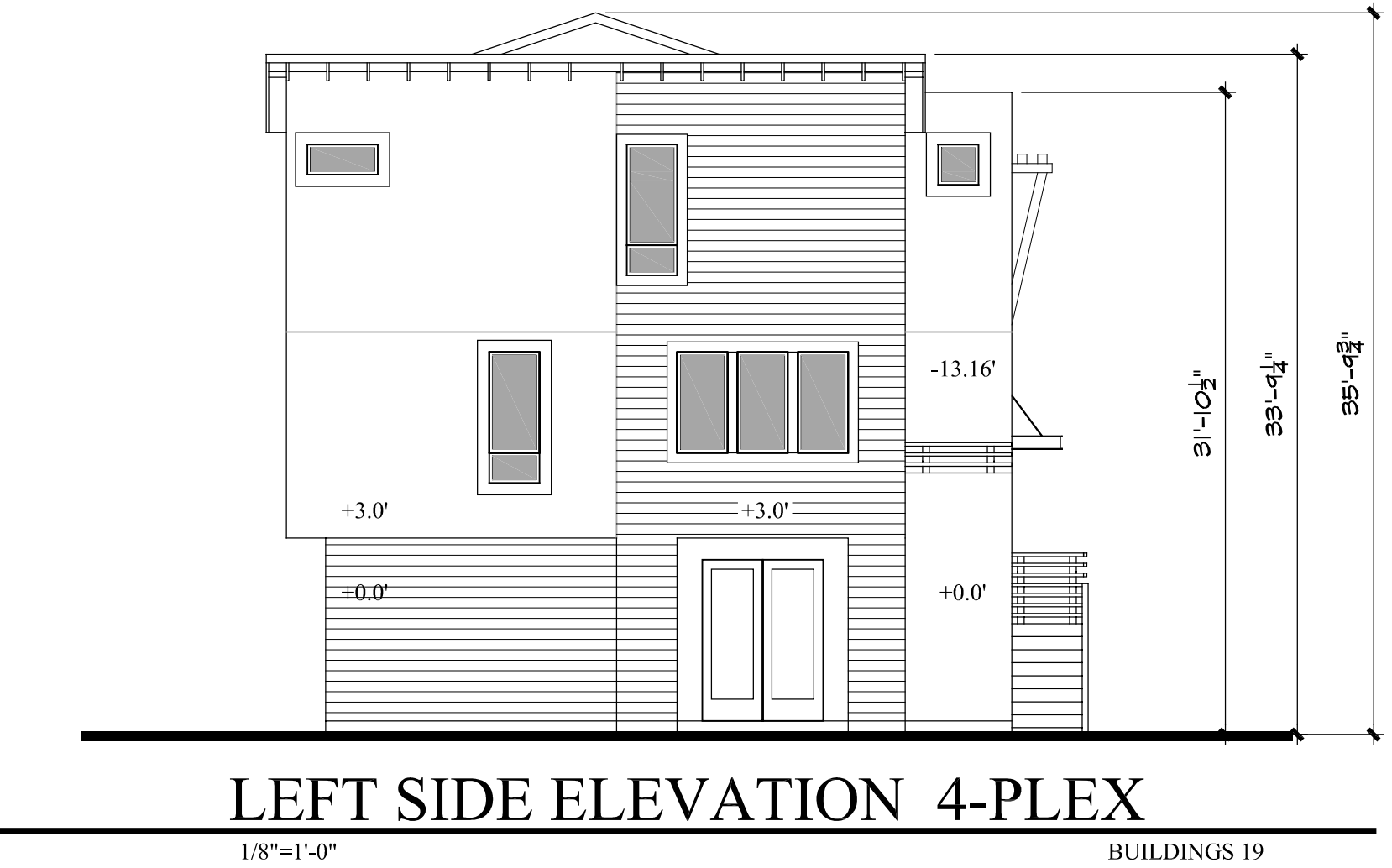
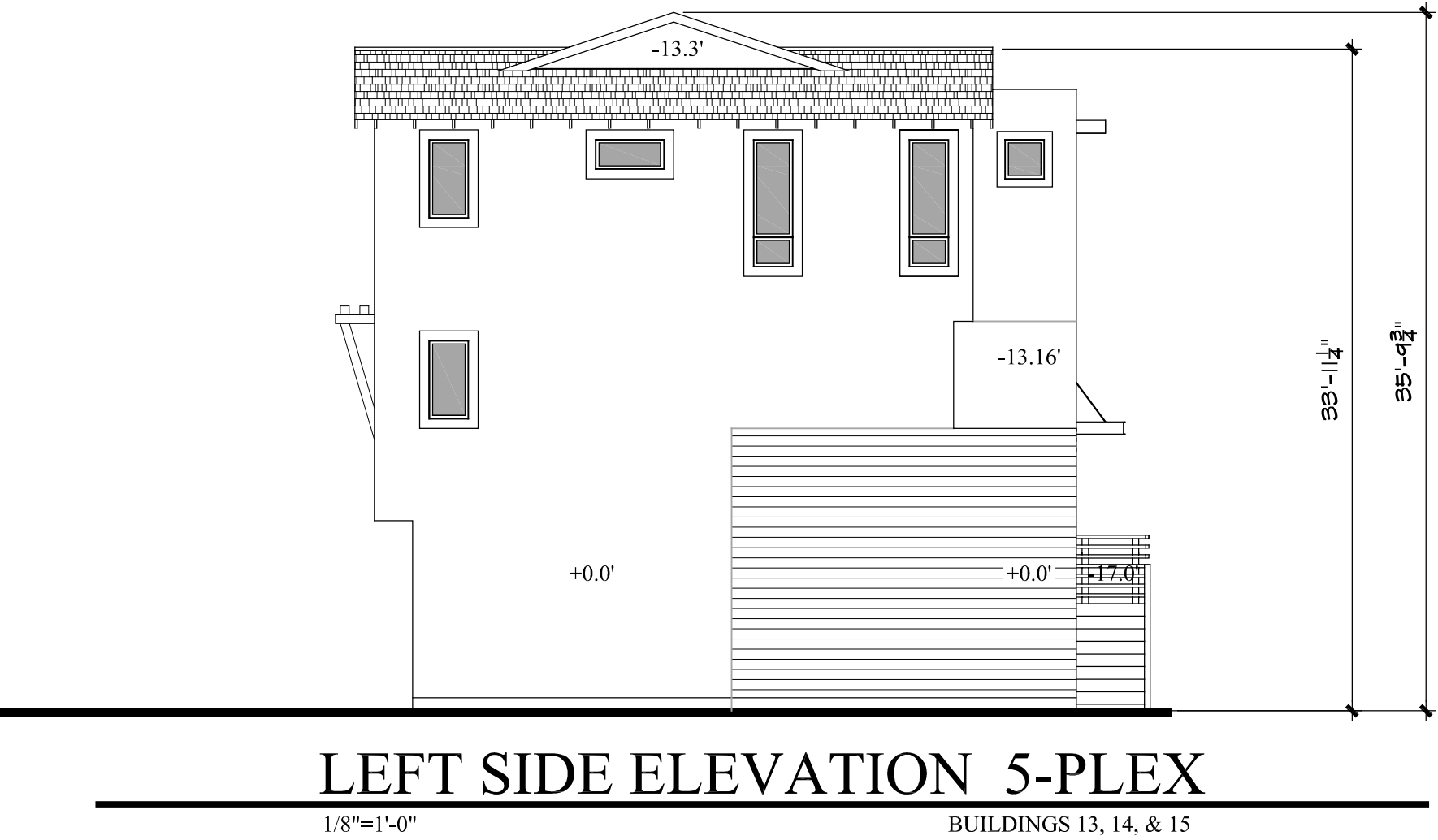
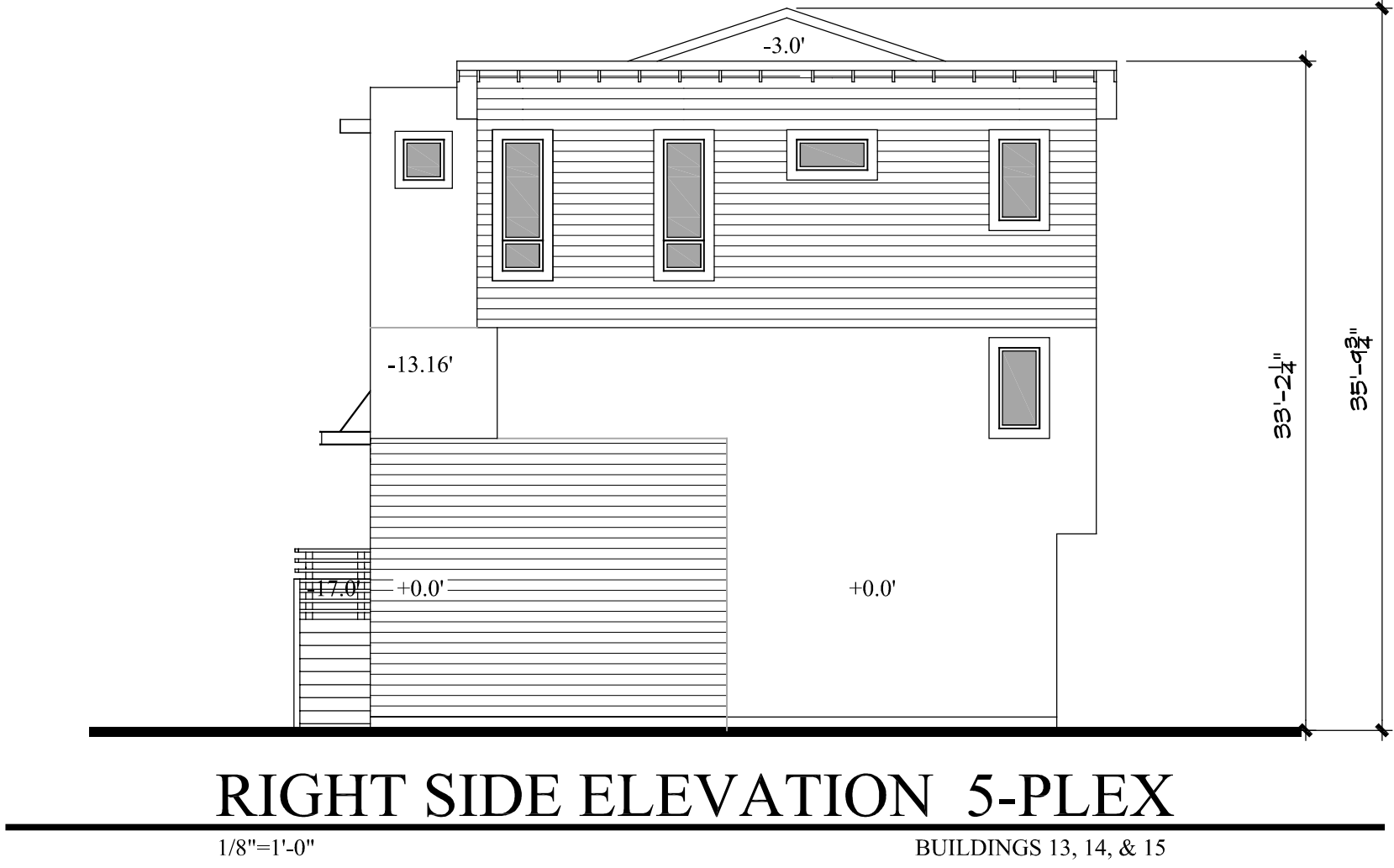
FRONT ELEVATION 4-PLEX

1/8"=1'-0" BUILDINGS 19

LA COSTA TOWNE SQUARE TRC

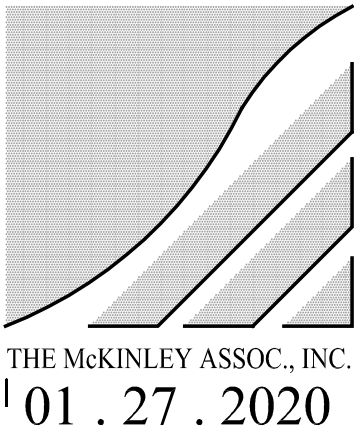


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01 . 27 . 2020

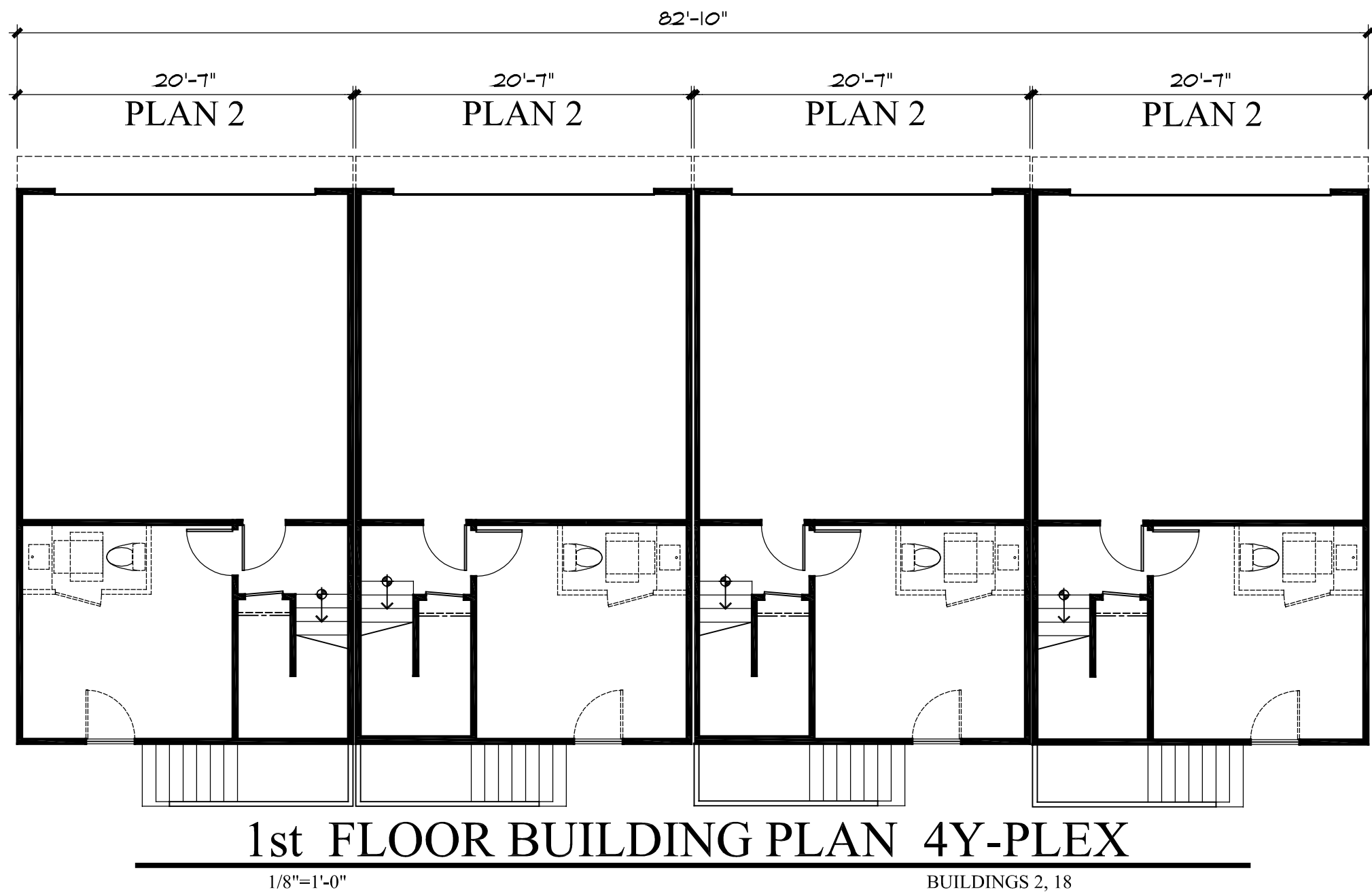
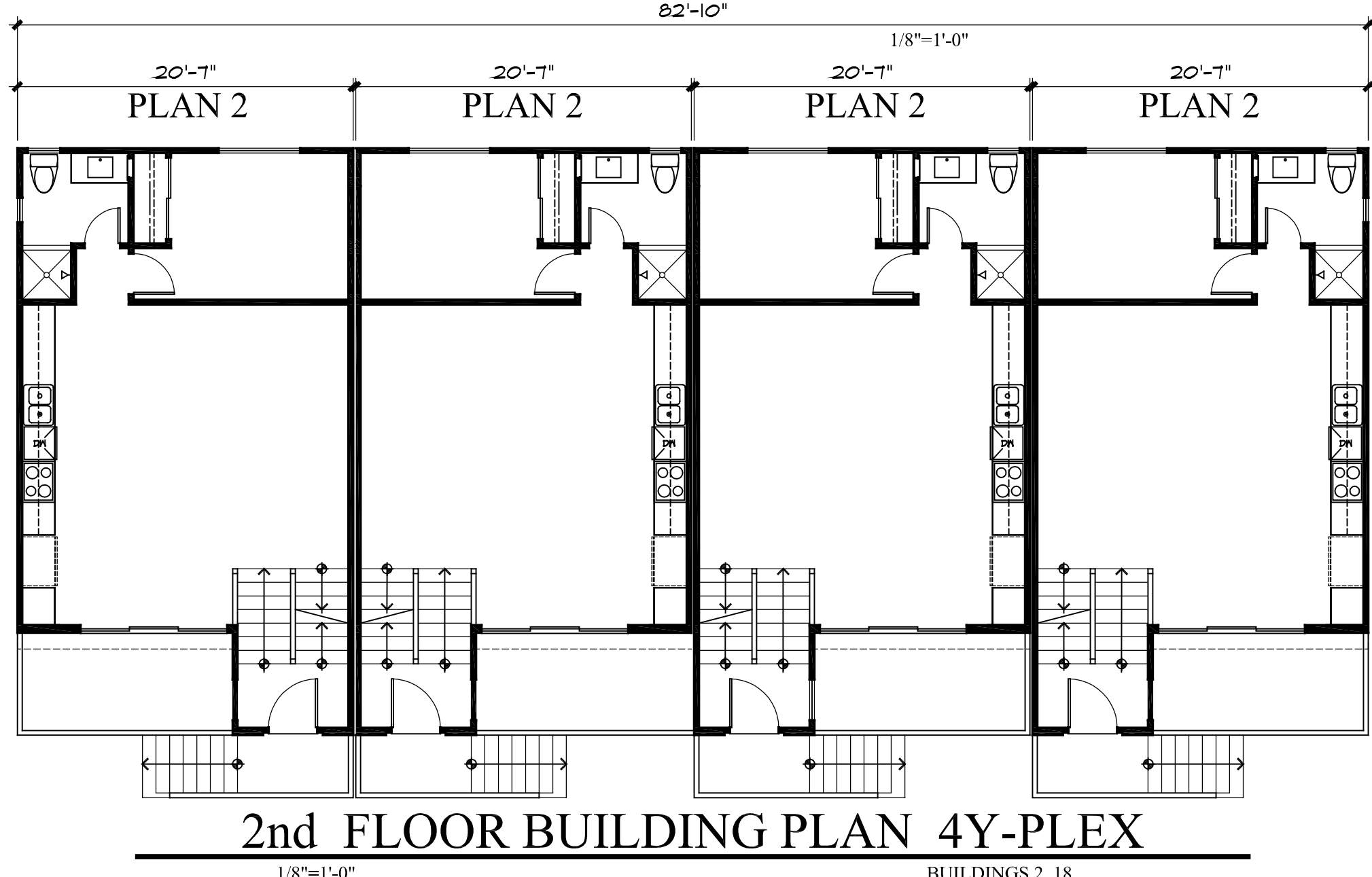
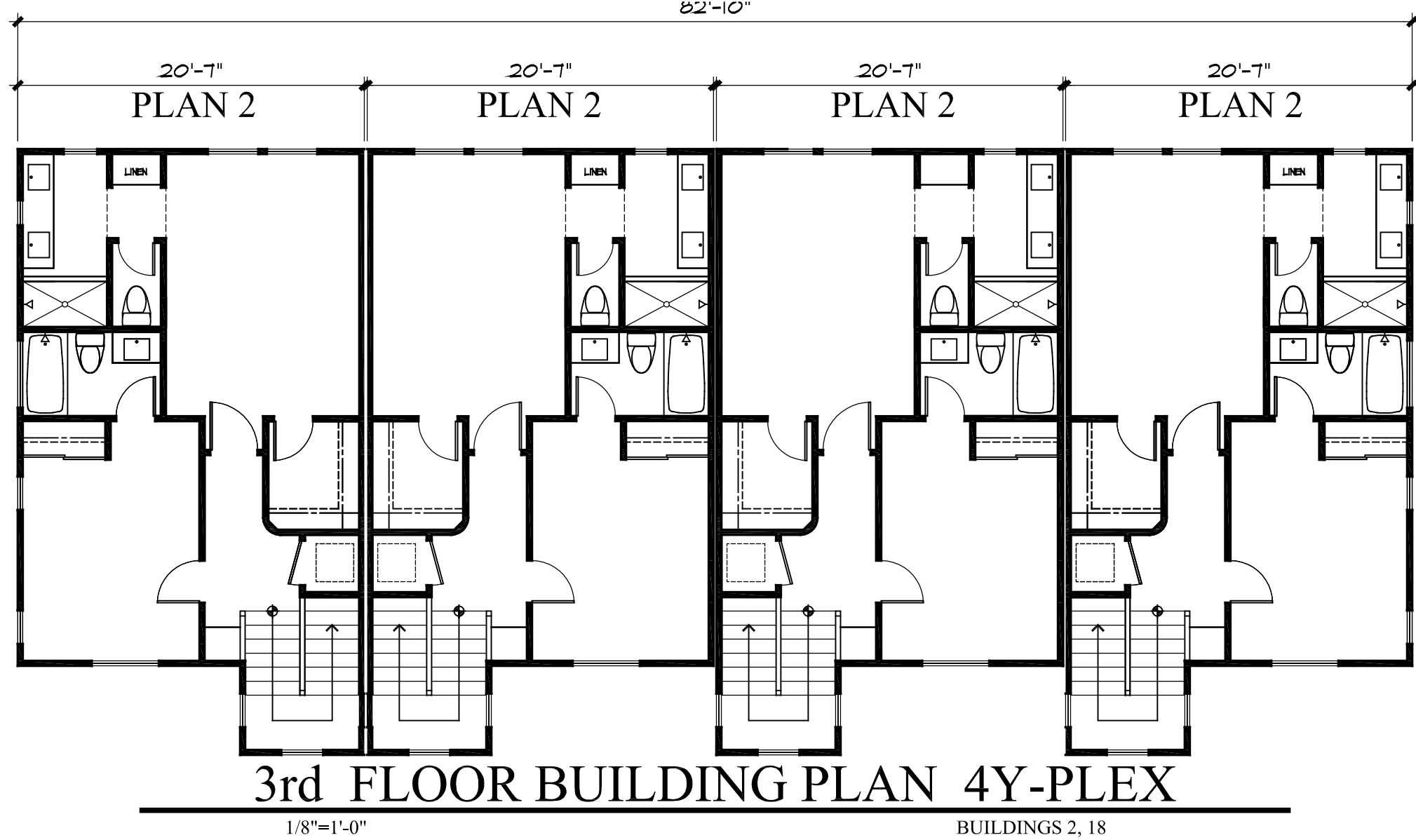
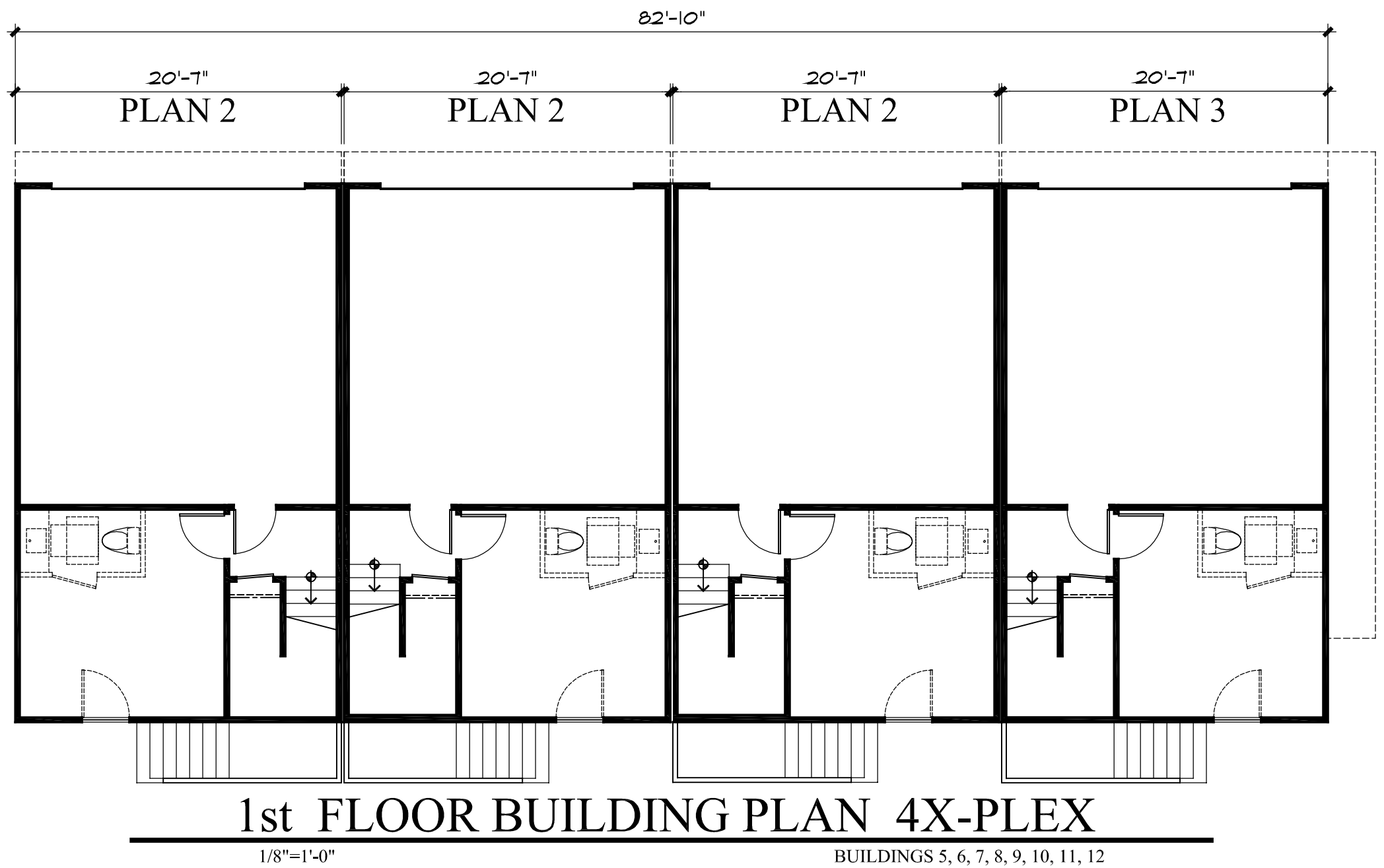
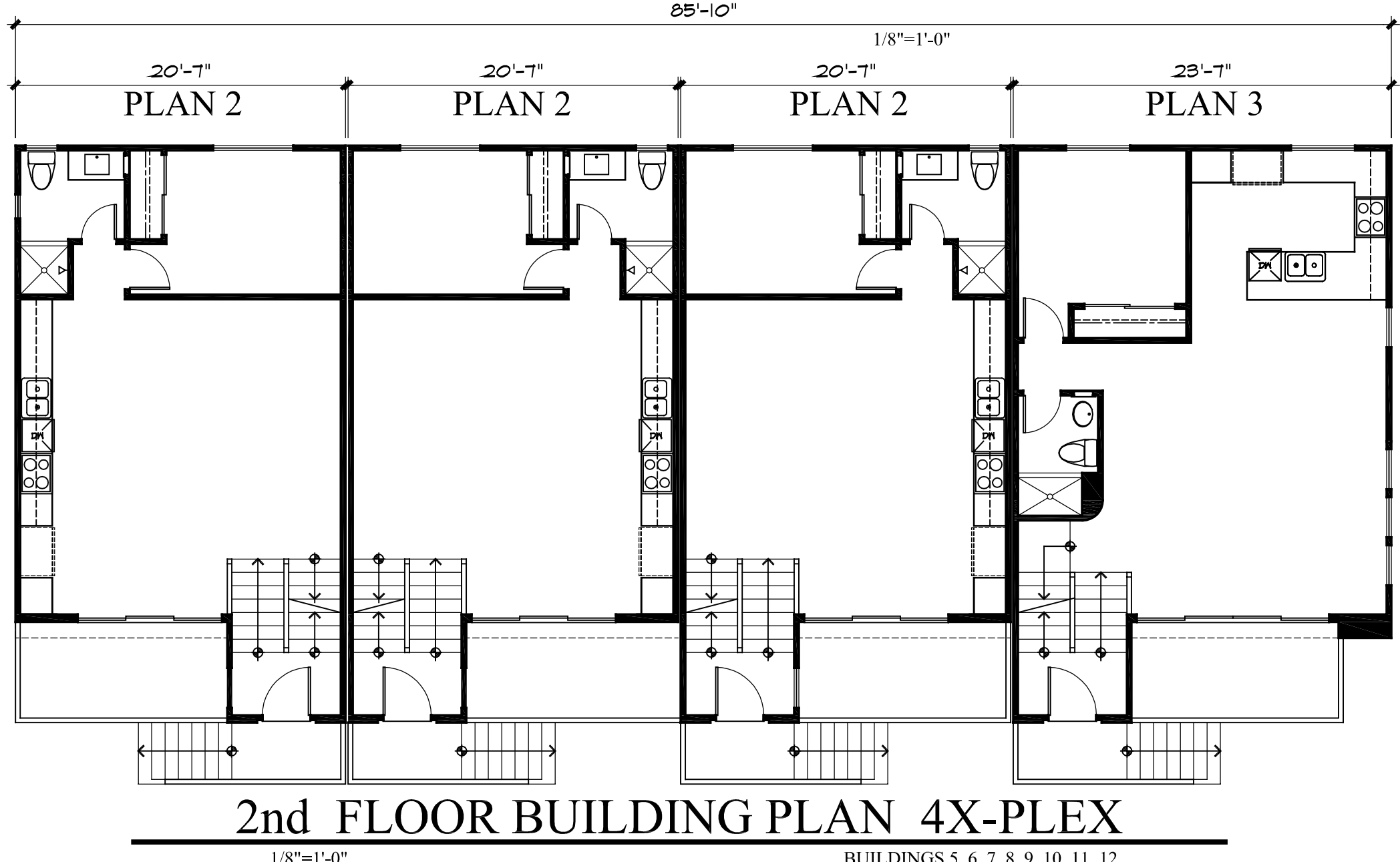
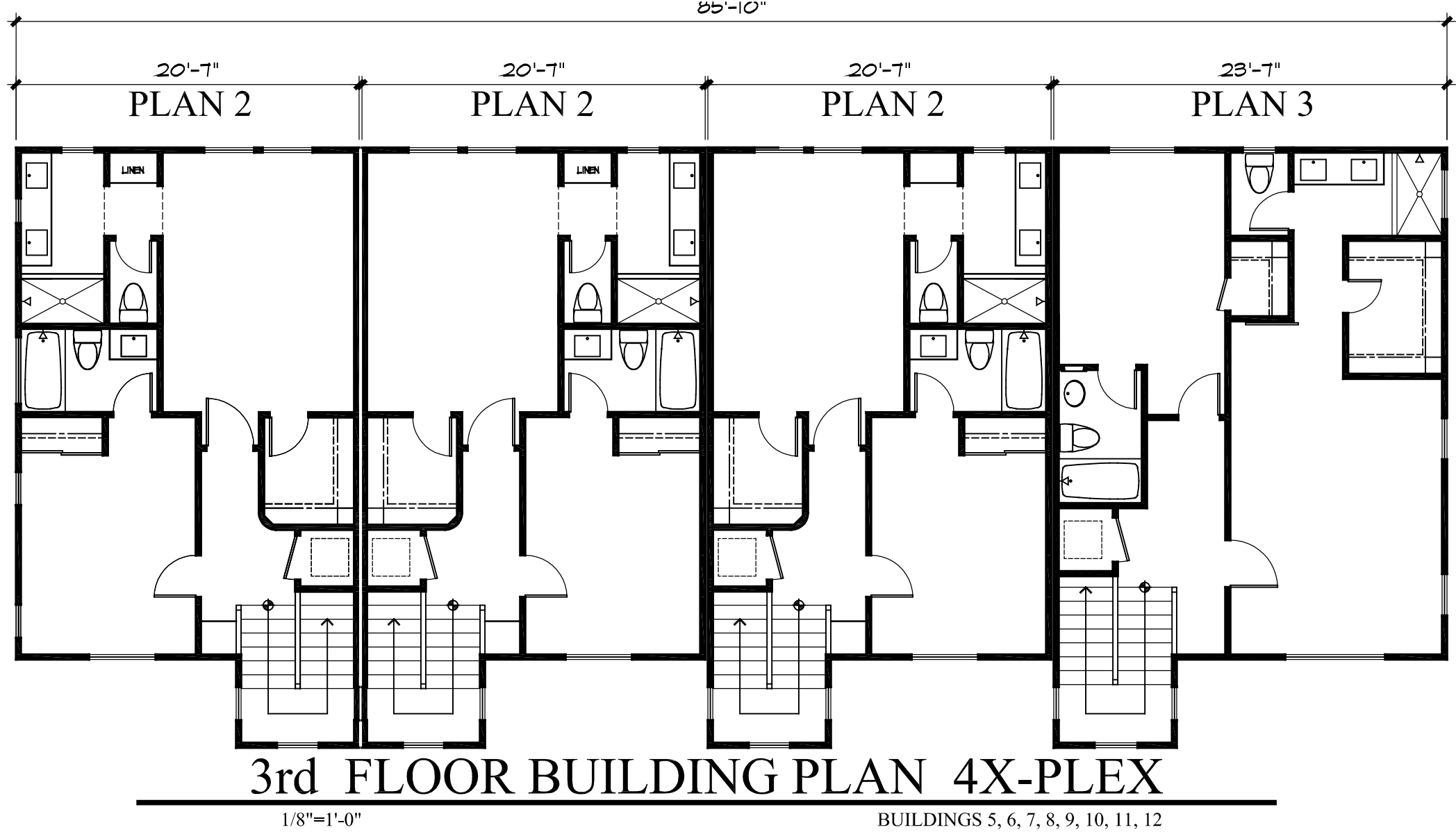


LA COSTA TOWNE SQUARE TRC

NOTES:
REFER TO SHEET A.5 FOR BUILDING MATERIAL CALL OUTS



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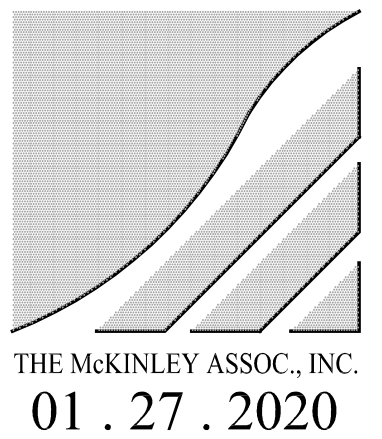


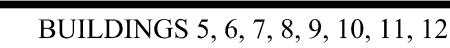
NOTES:
REFER TO SHEET A.10, A.11, A.12 & A.13 FOR FLOOR PLAN DETAILS

NOTES:
REFER TO SHEET A.10, A.11, A.12 & A.13 FOR FLOOR PLAN DETAILS

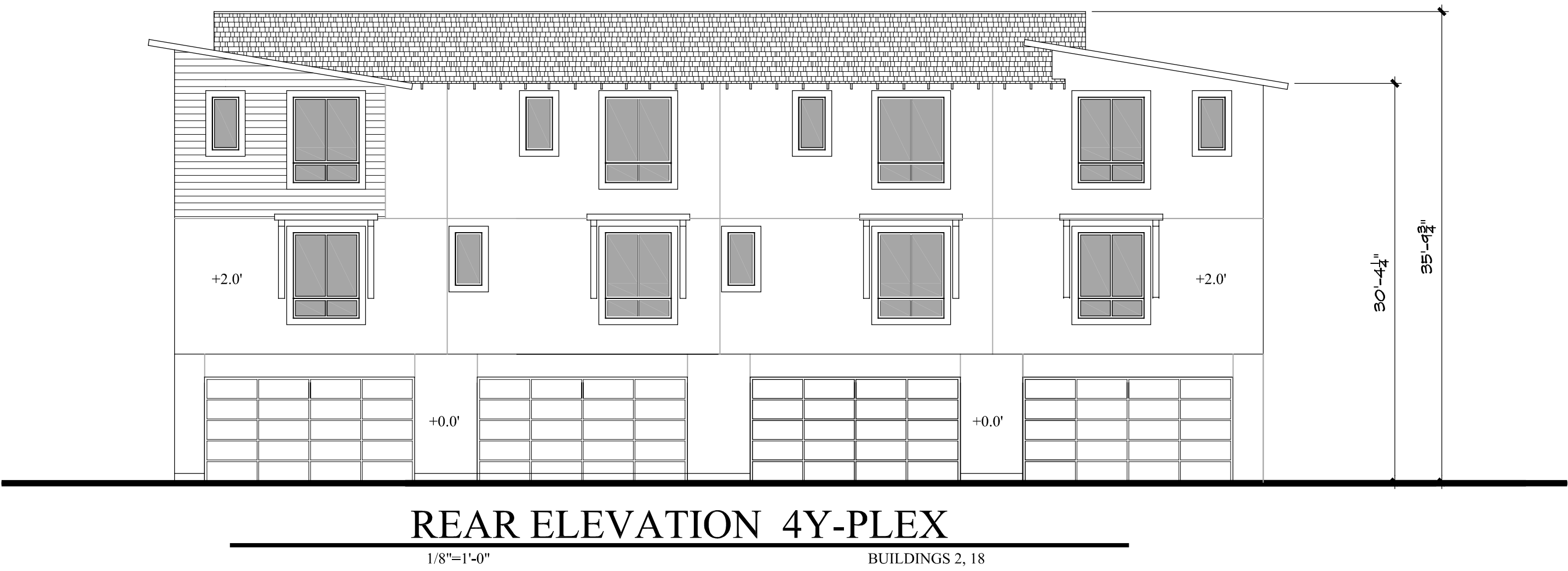
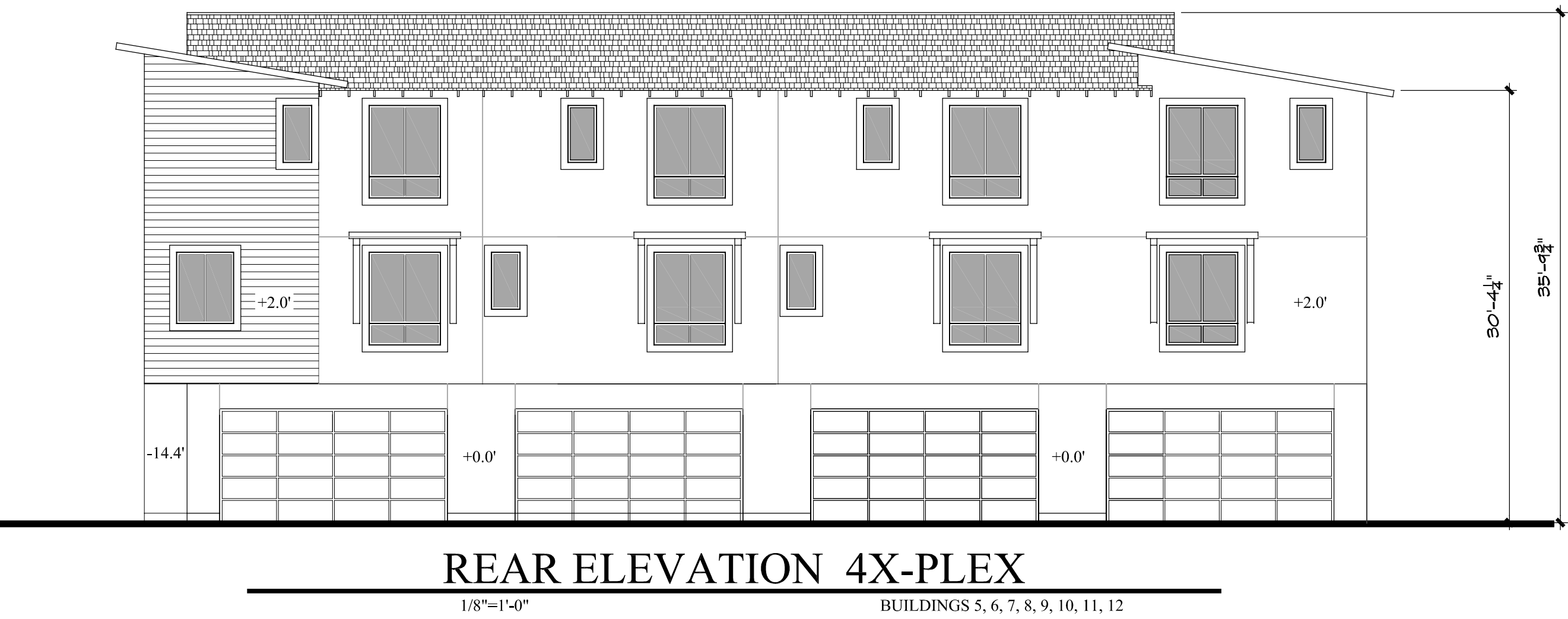
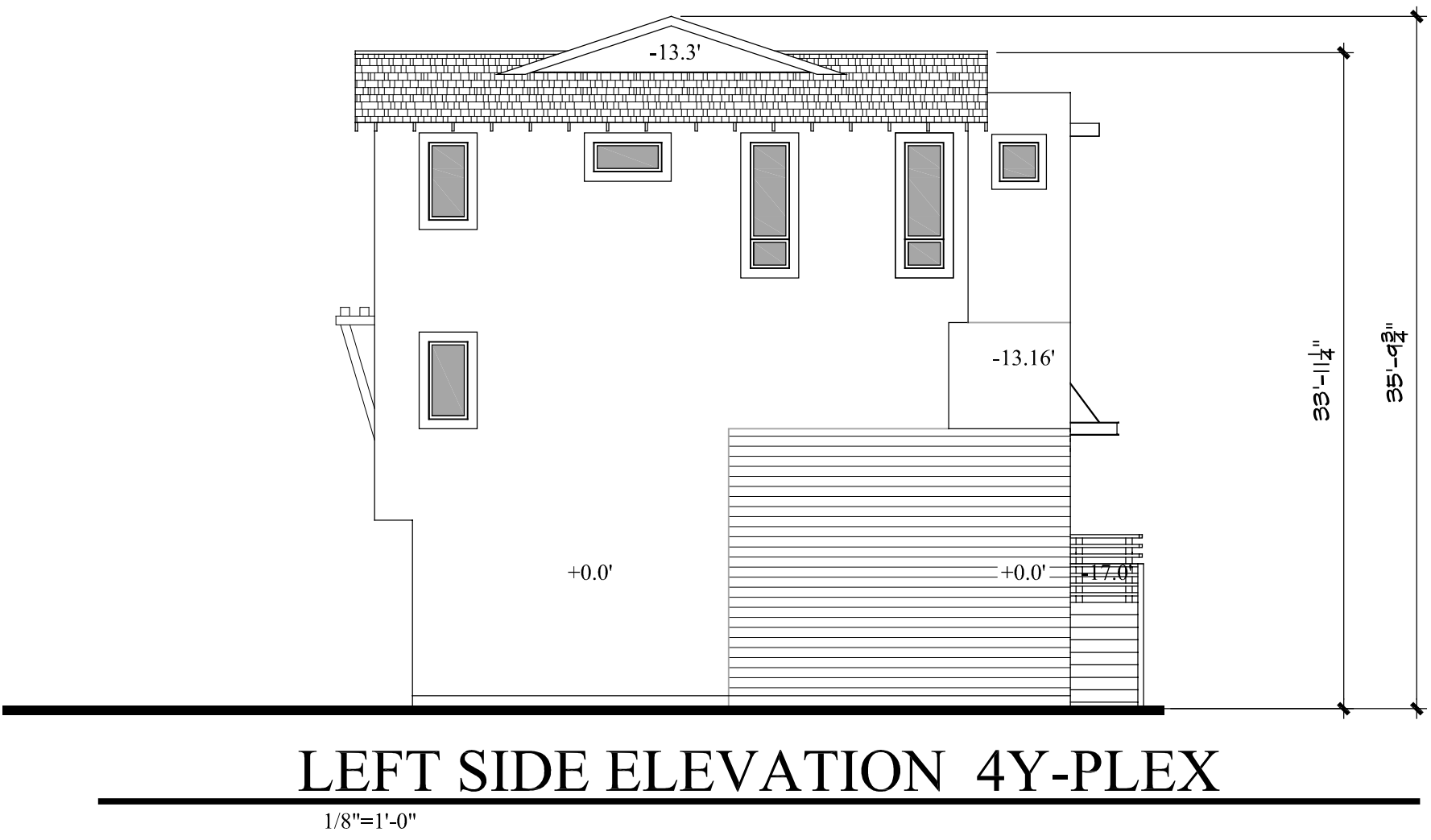
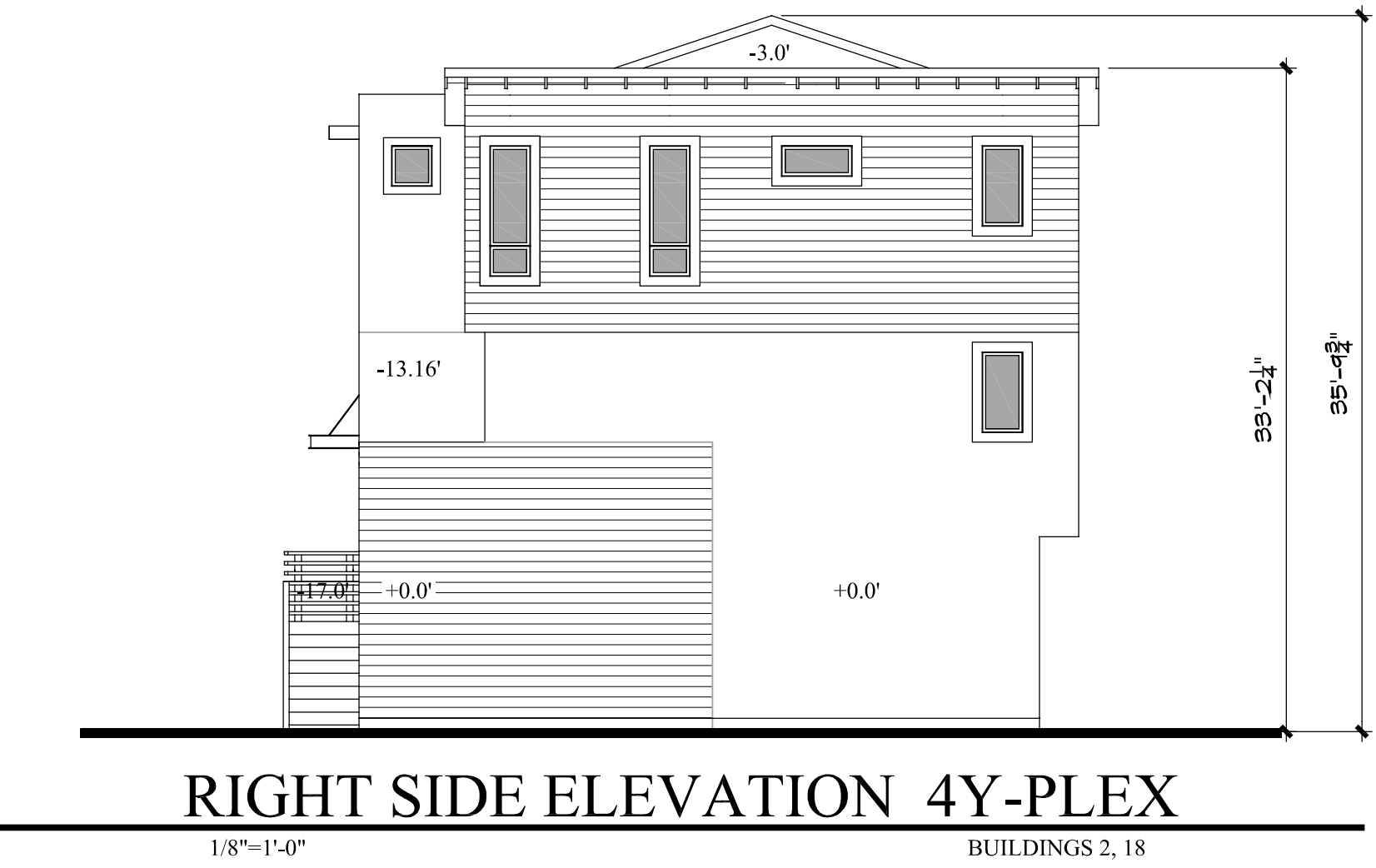
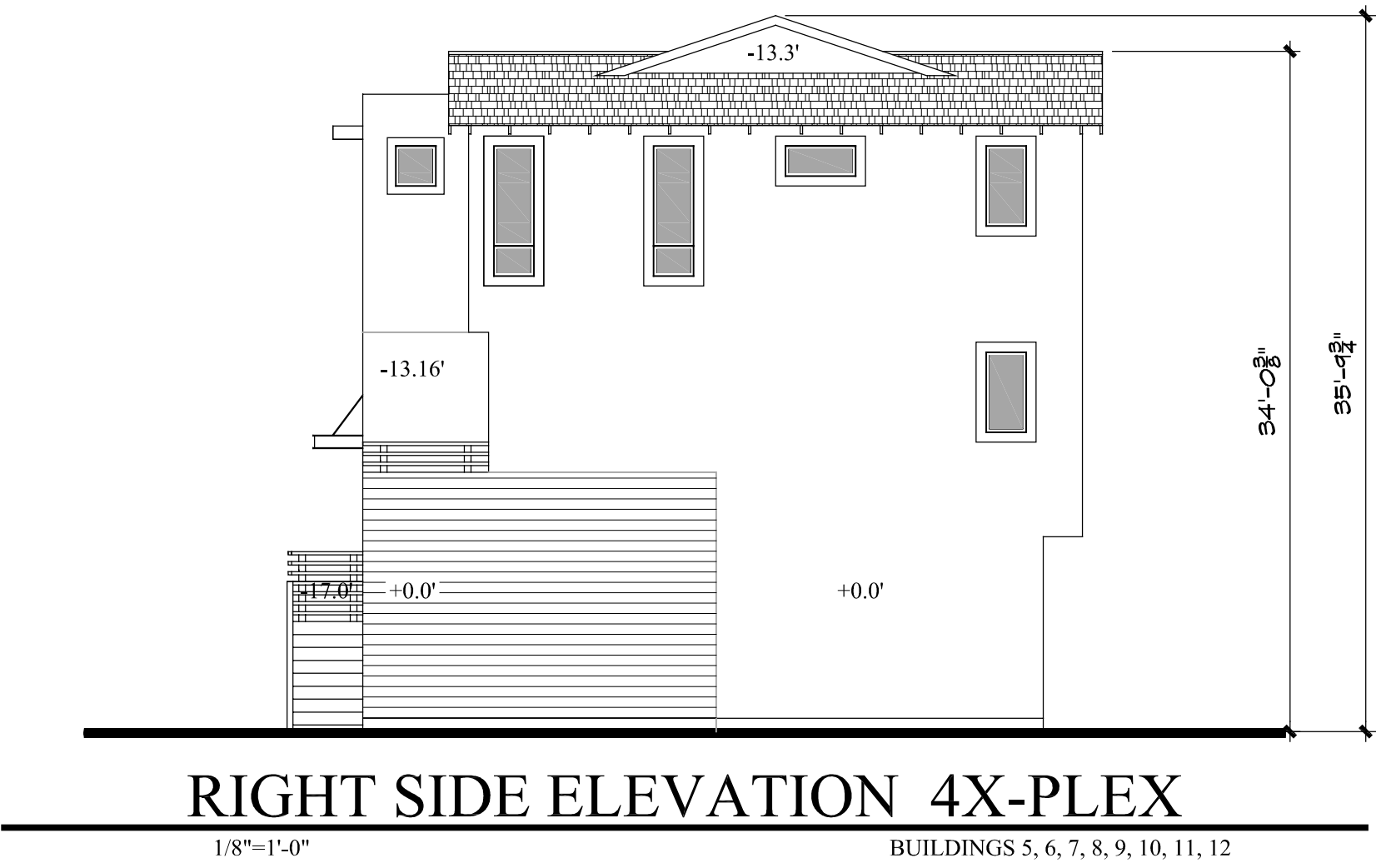
LA COSTA TOWNE SQUARE

TRC





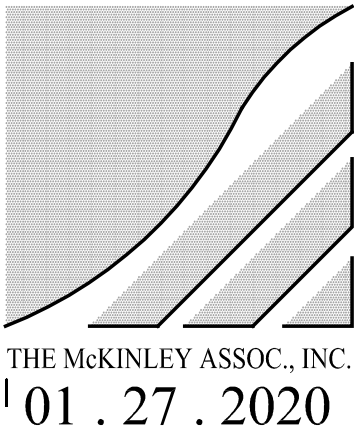
A.8

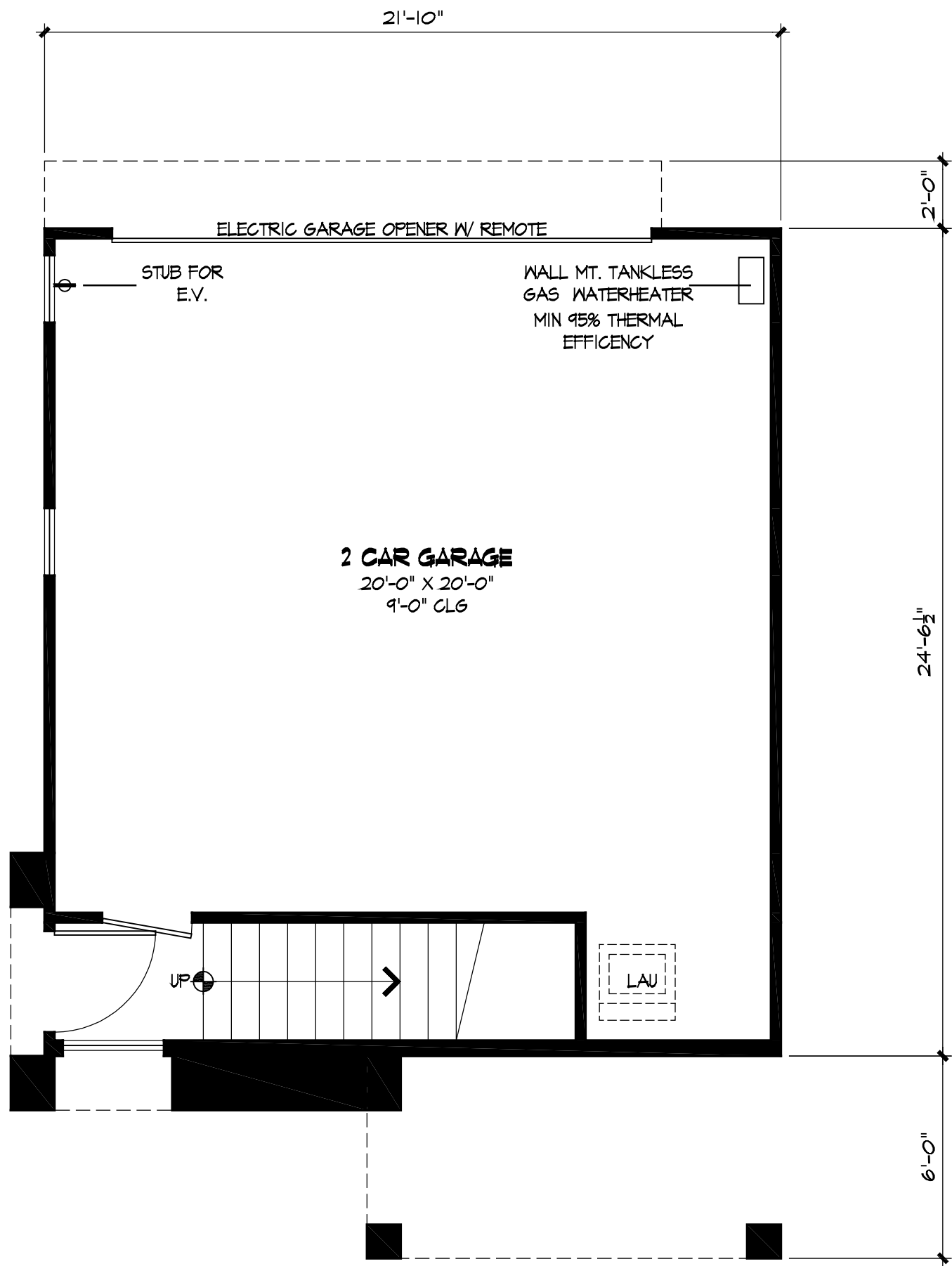
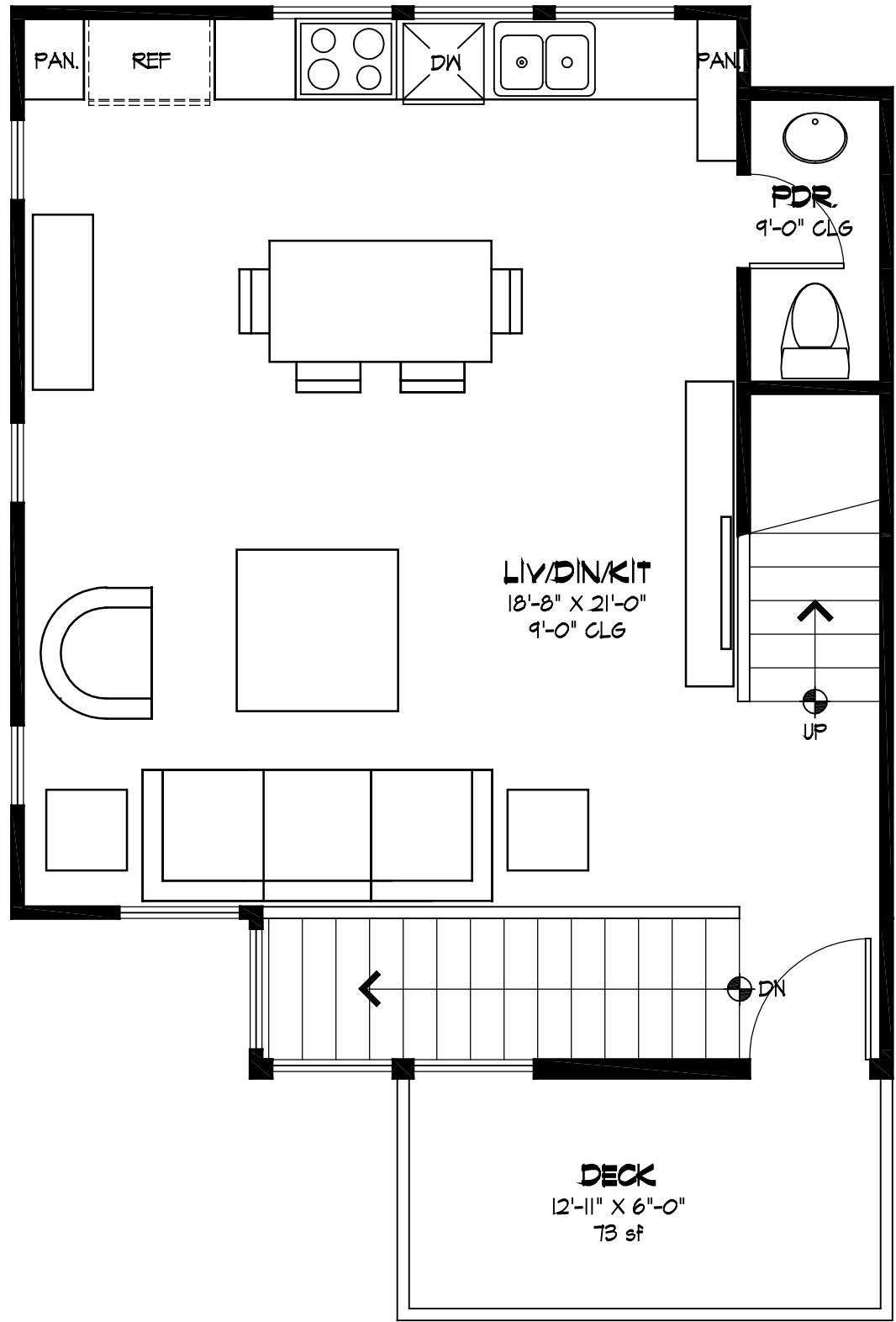
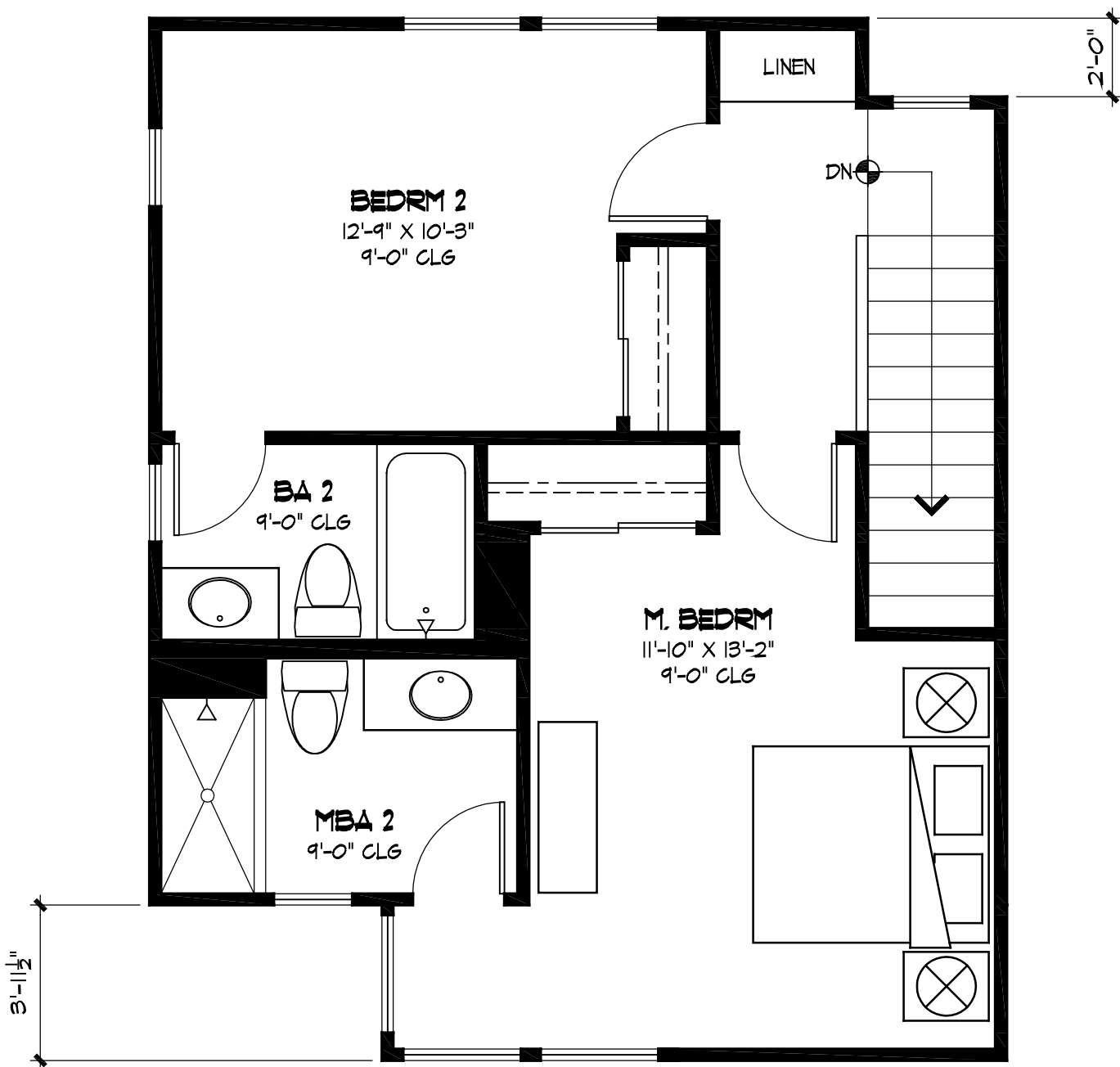


LA COSTA TOWNE SQUARE
TRC

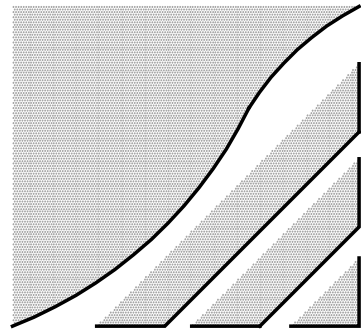
NOTES:
REFER TO SHEET A.8 FOR BUILDING MATERIAL CALL OUTS

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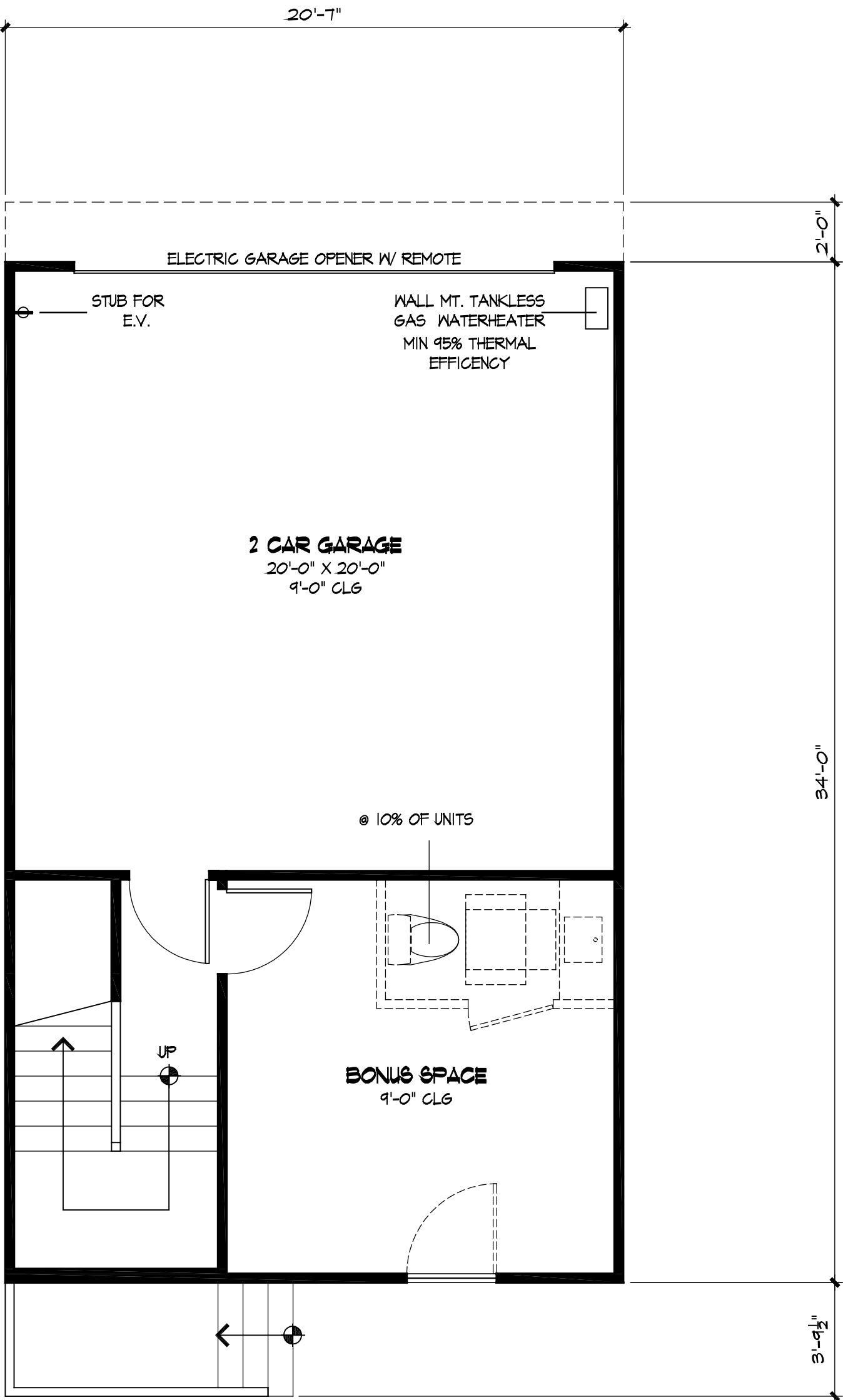
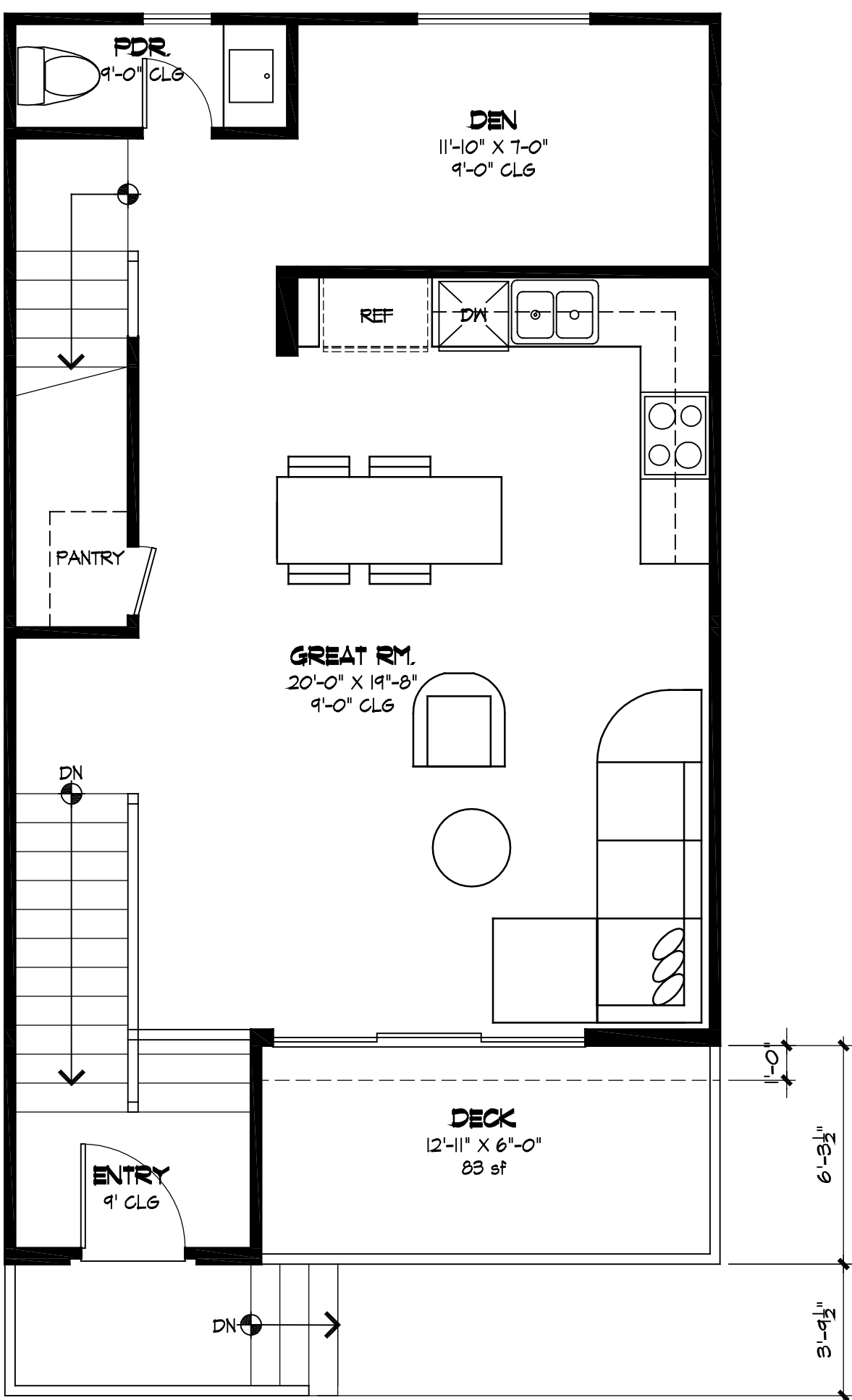
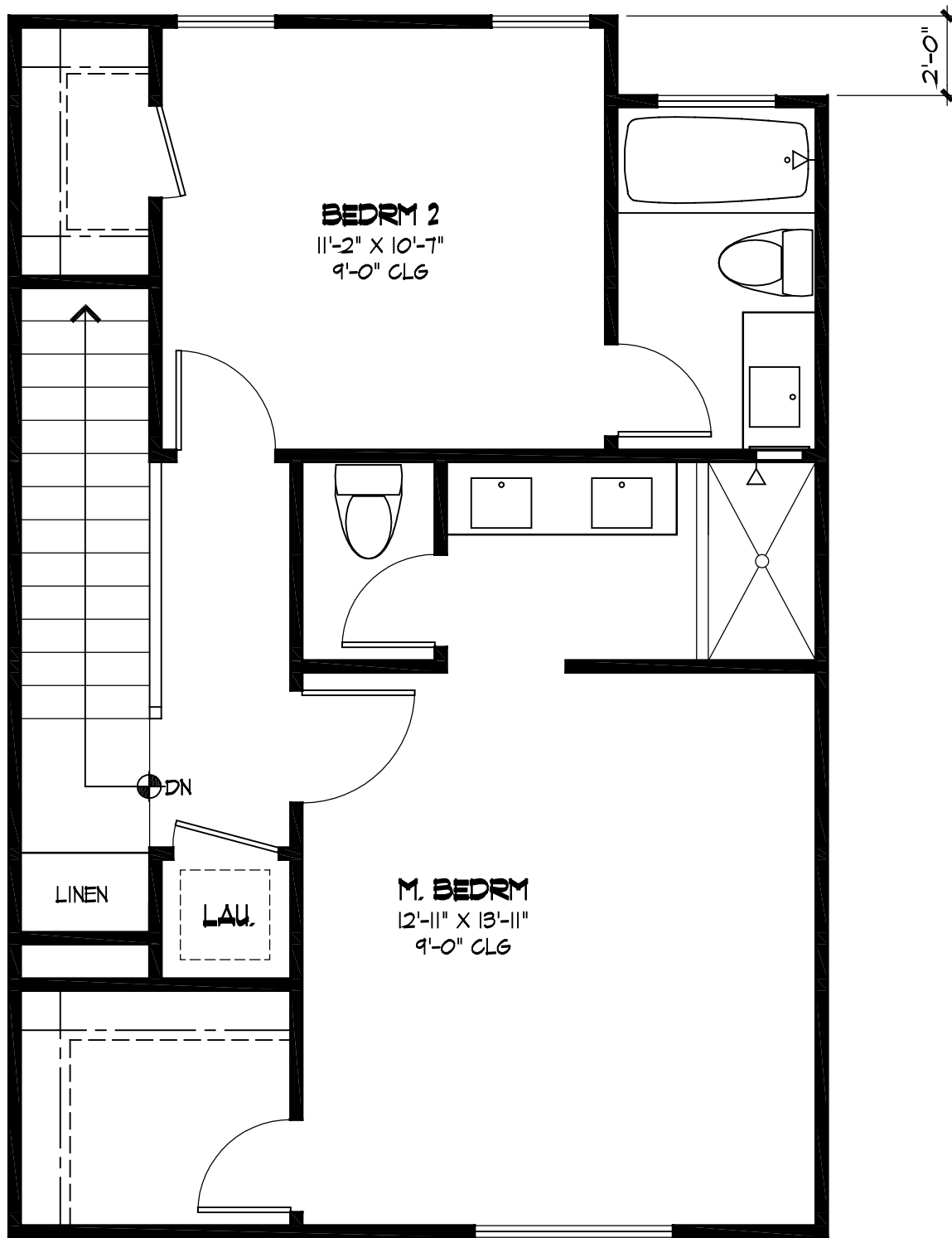




PLAN 0
LA COSTA TOWNE SQUARE
TRC



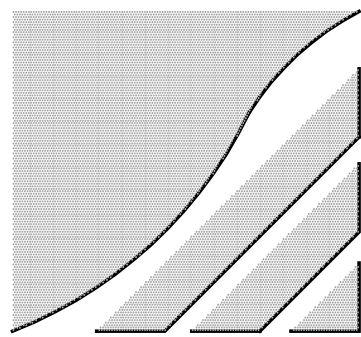
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101.27.2020



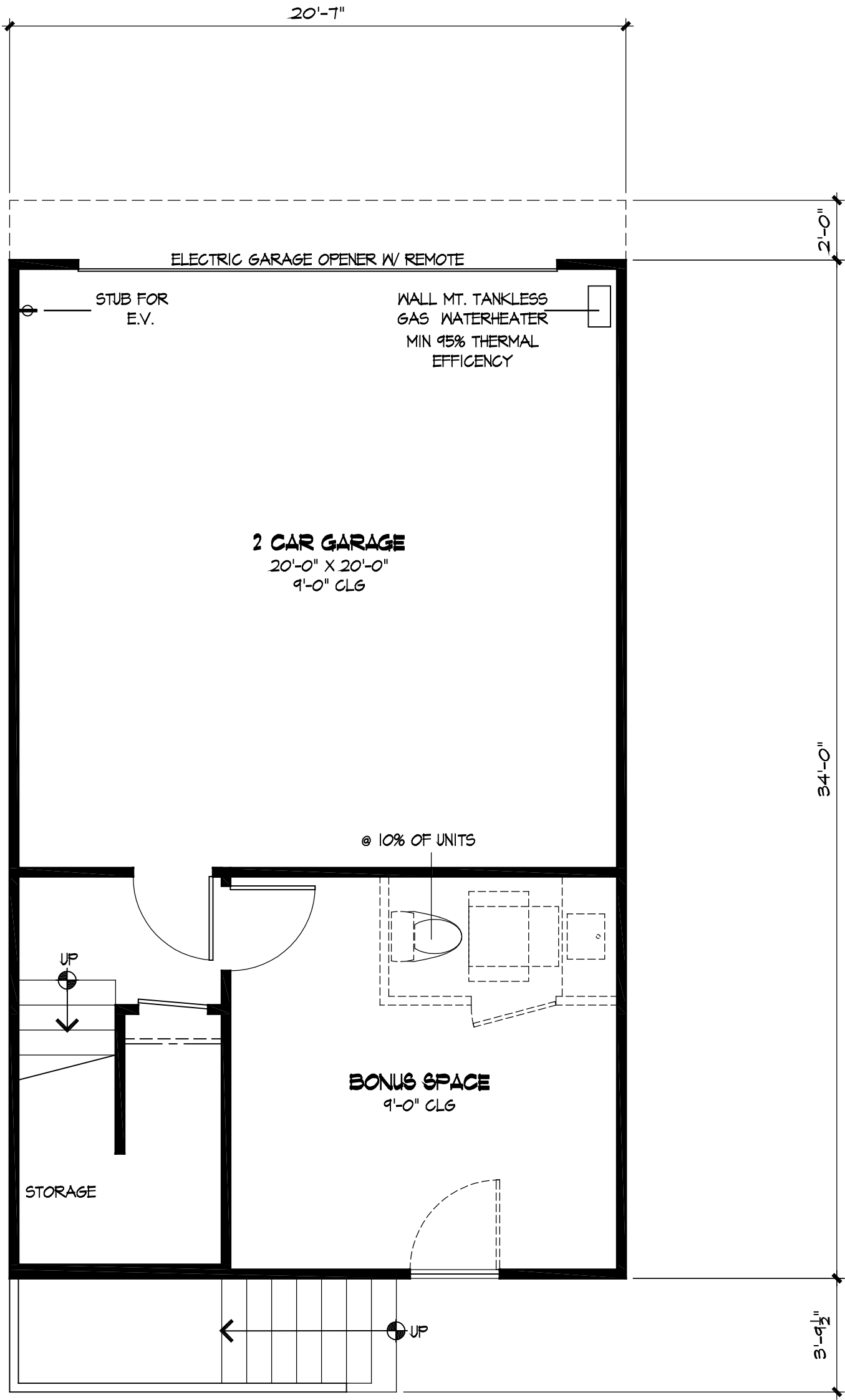
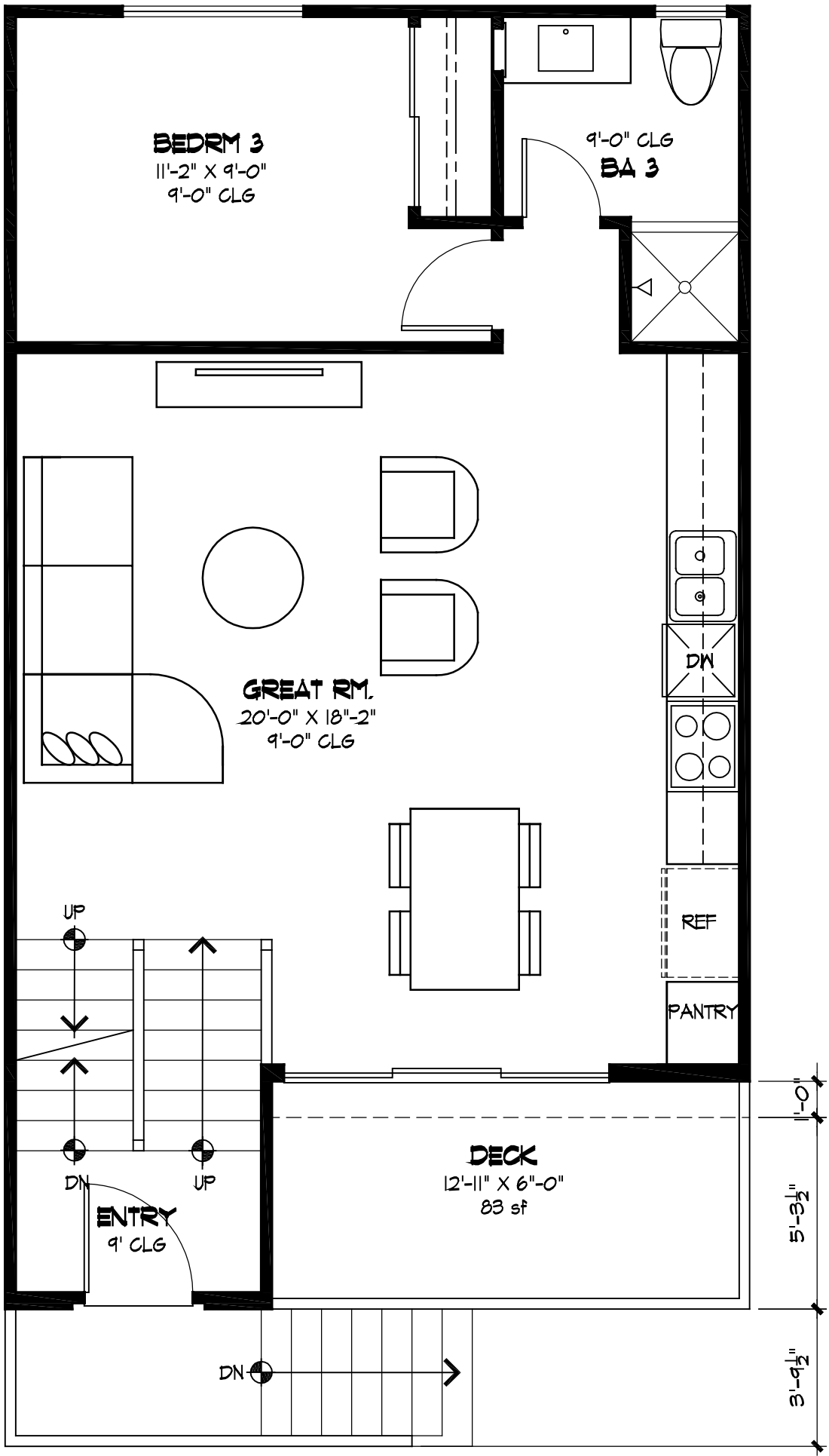
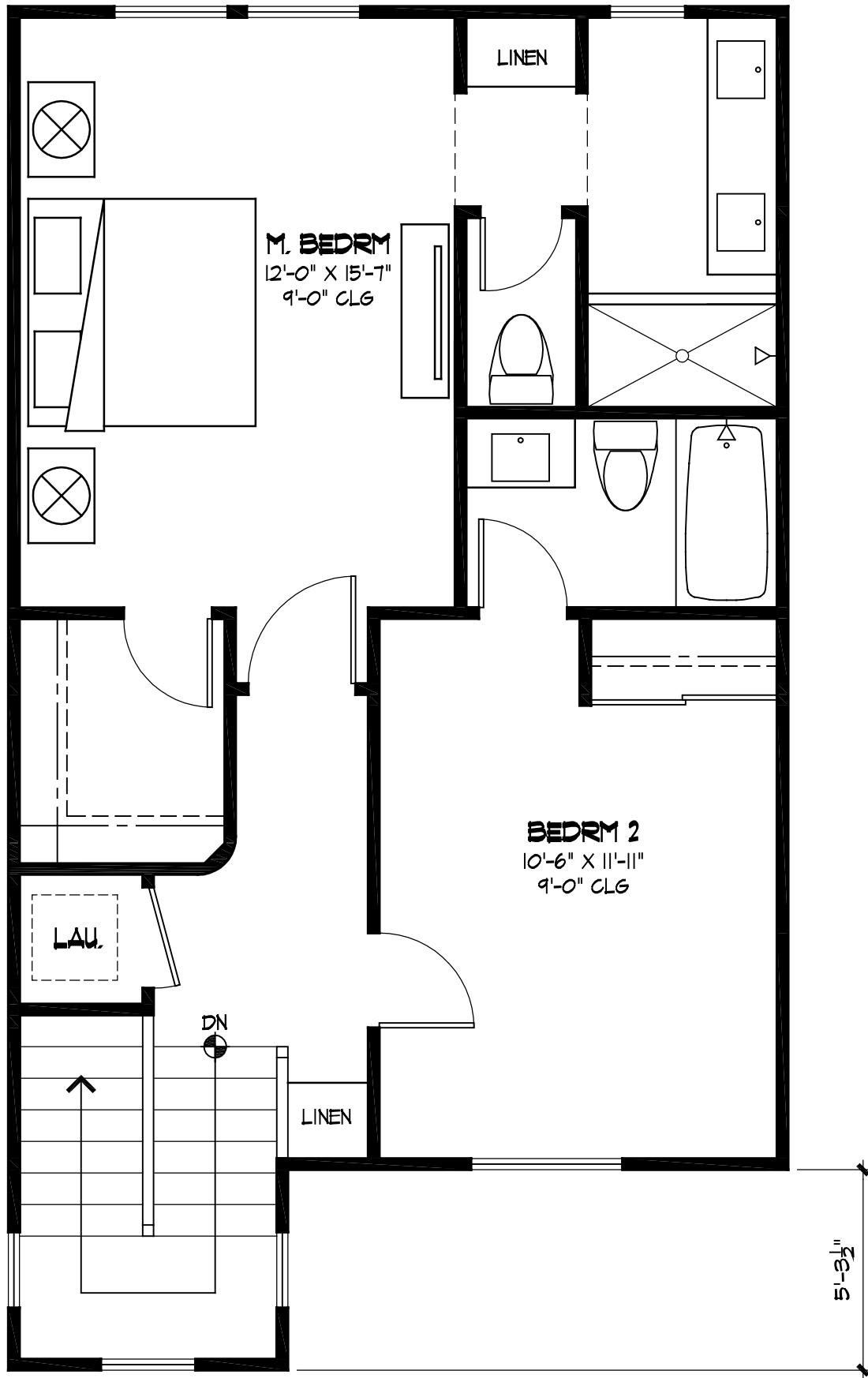
PLAN 1

LA COSTA TOWNE SQUARE

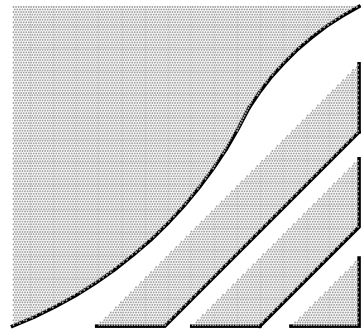
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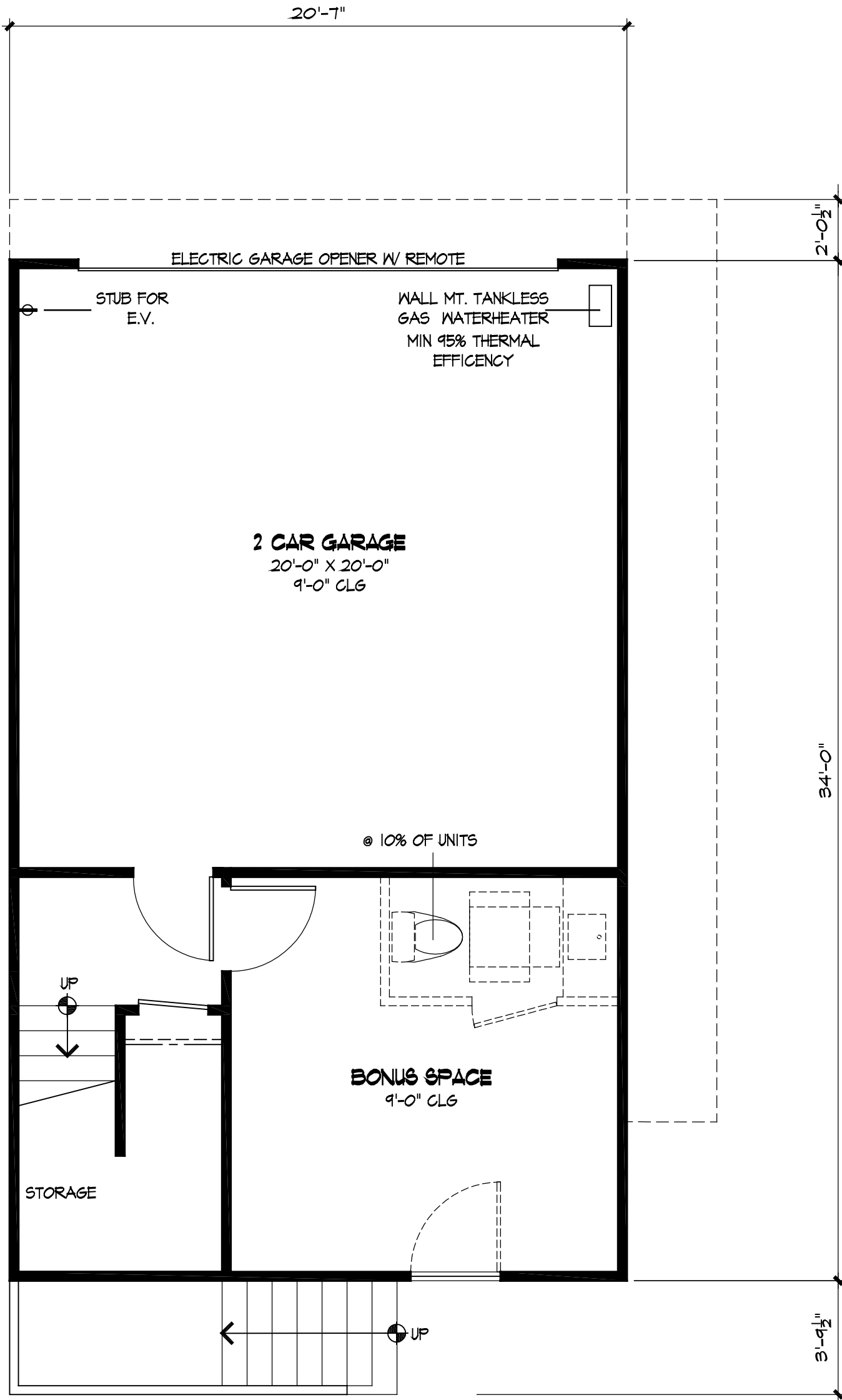
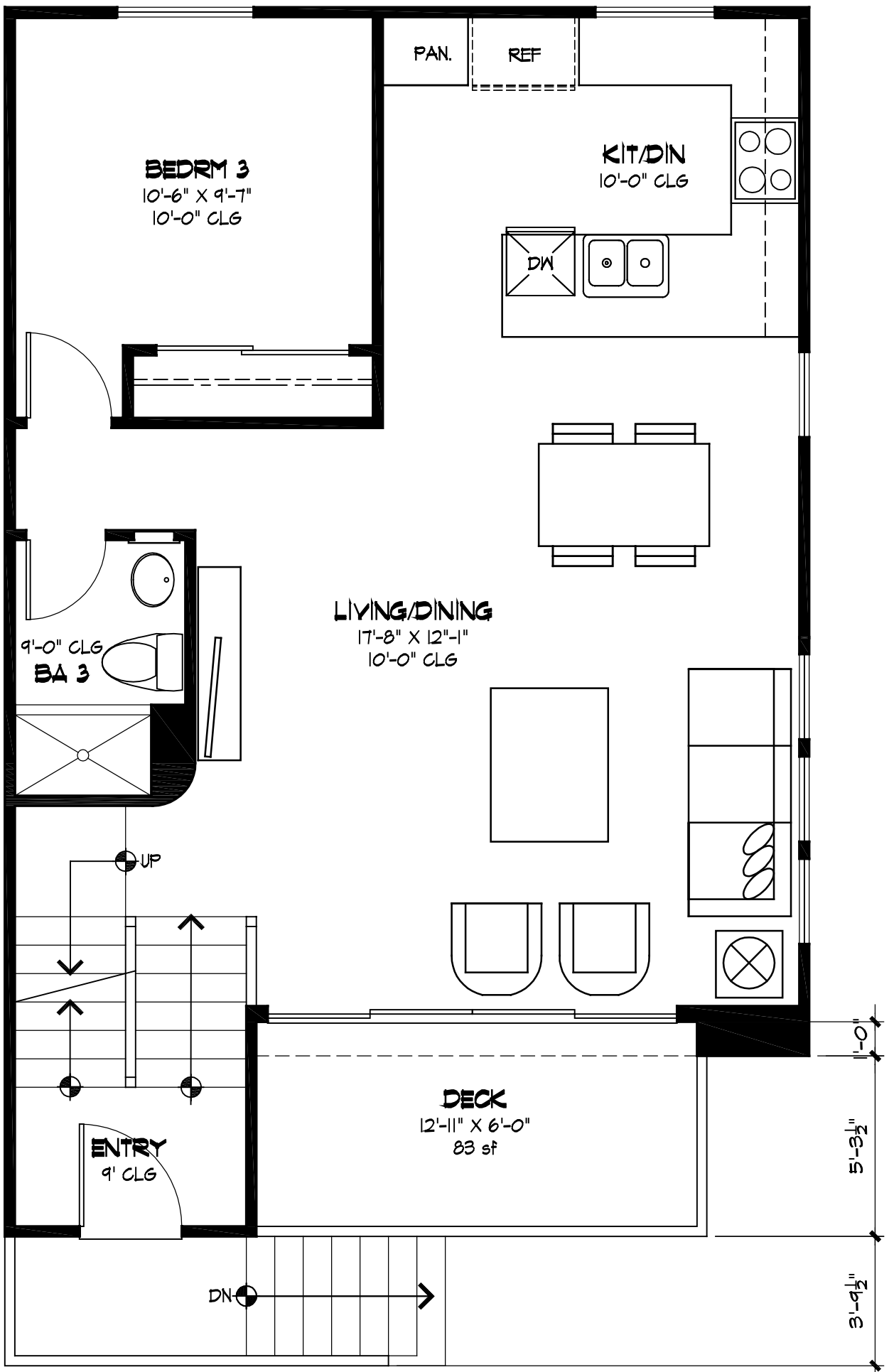
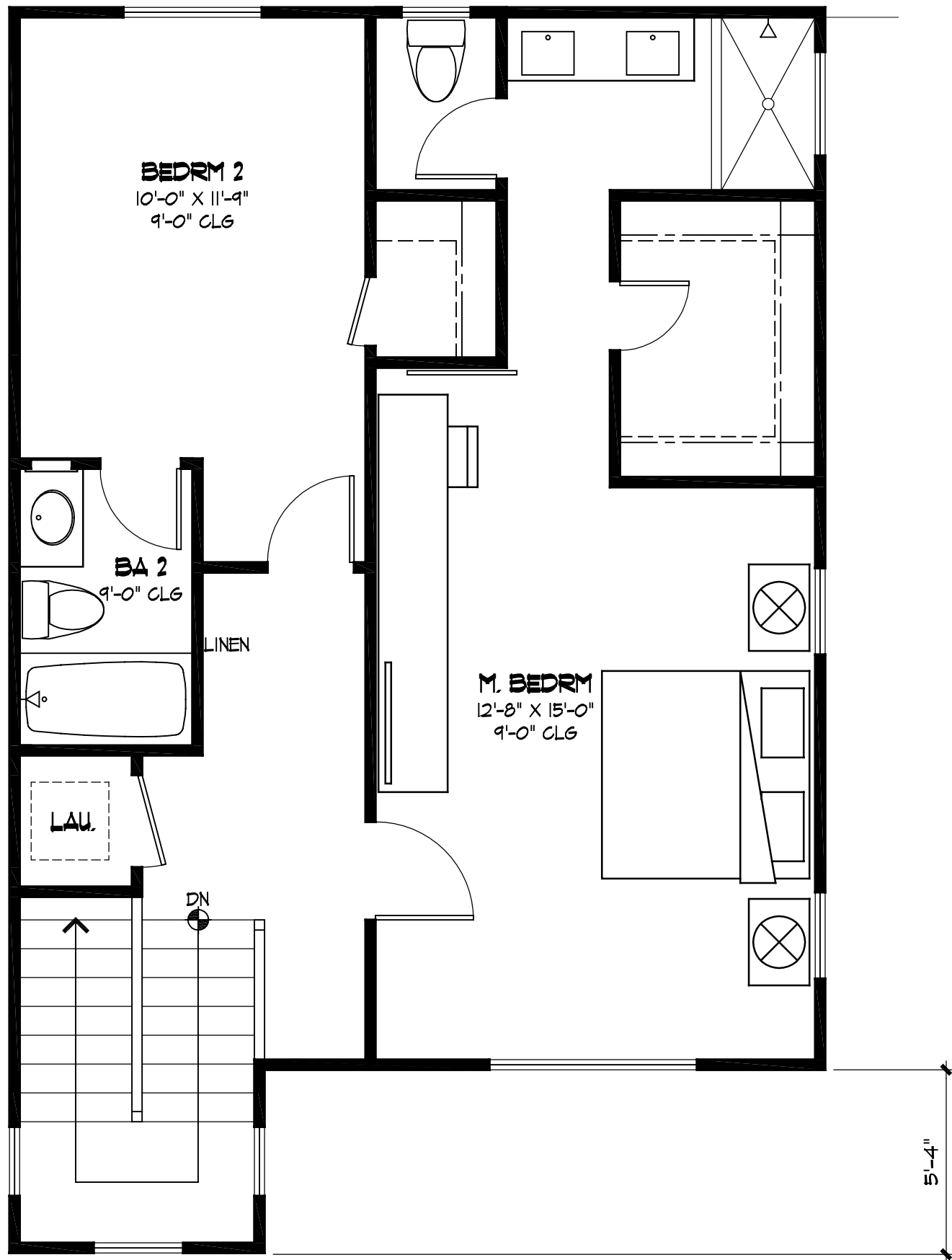
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101.27.2020



PLAN 2
LA COSTA TOWNE SQUARE
TRC



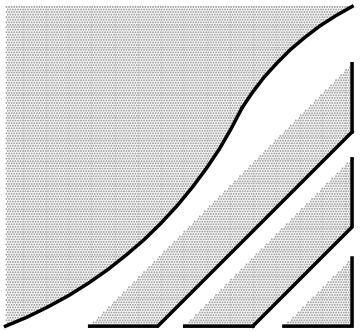
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PLAN 3

LA COSTA TOWNE SQUARE

TRC

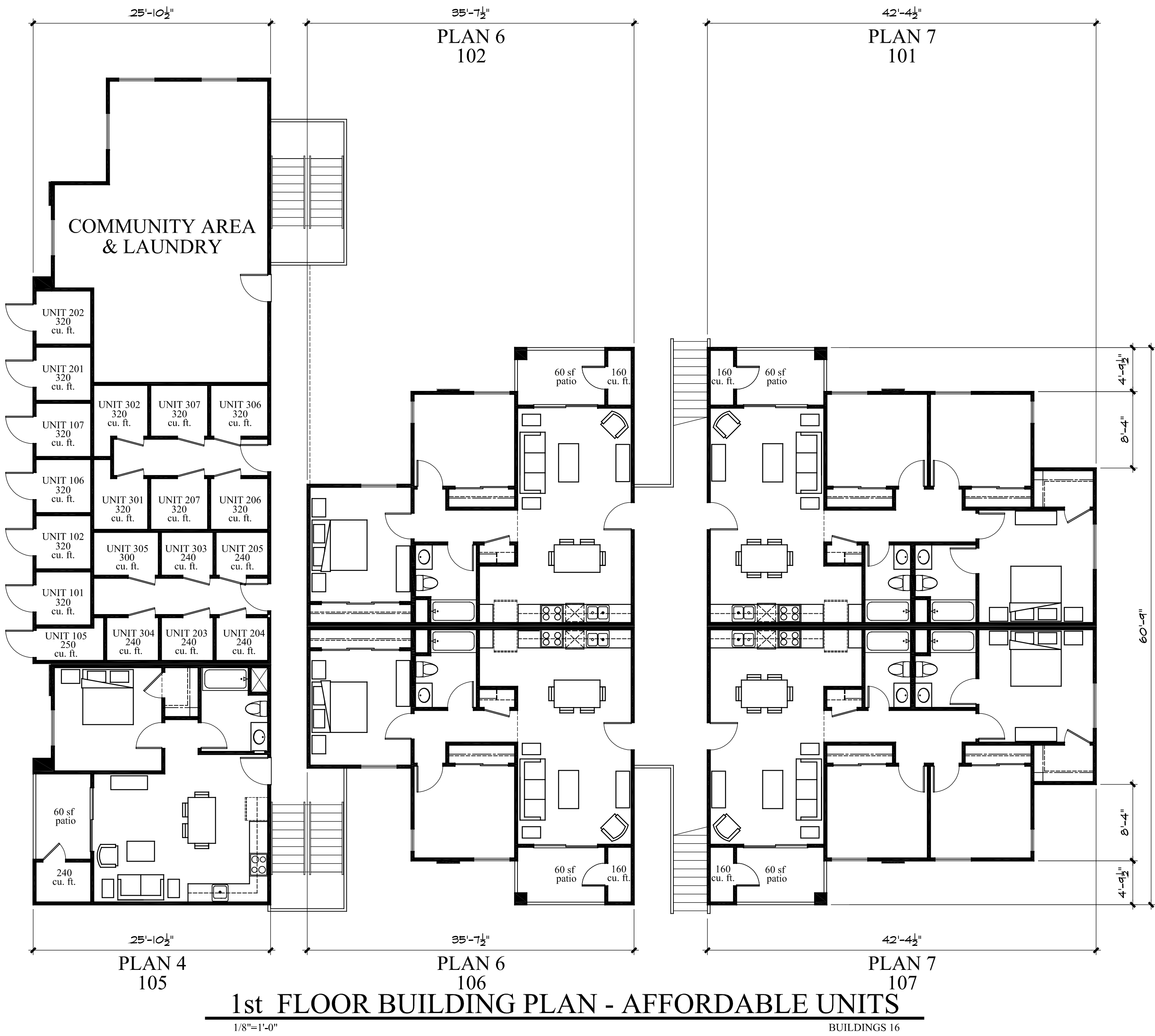


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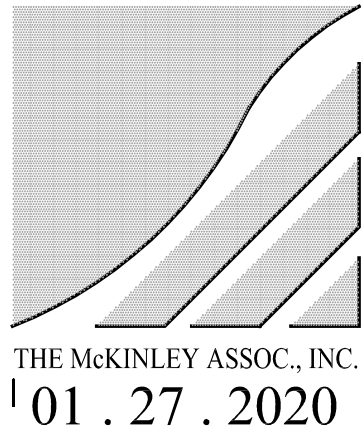


NOTES:
REFER TO SHEET A.3 FOR FLOOR PLAN DETAILS



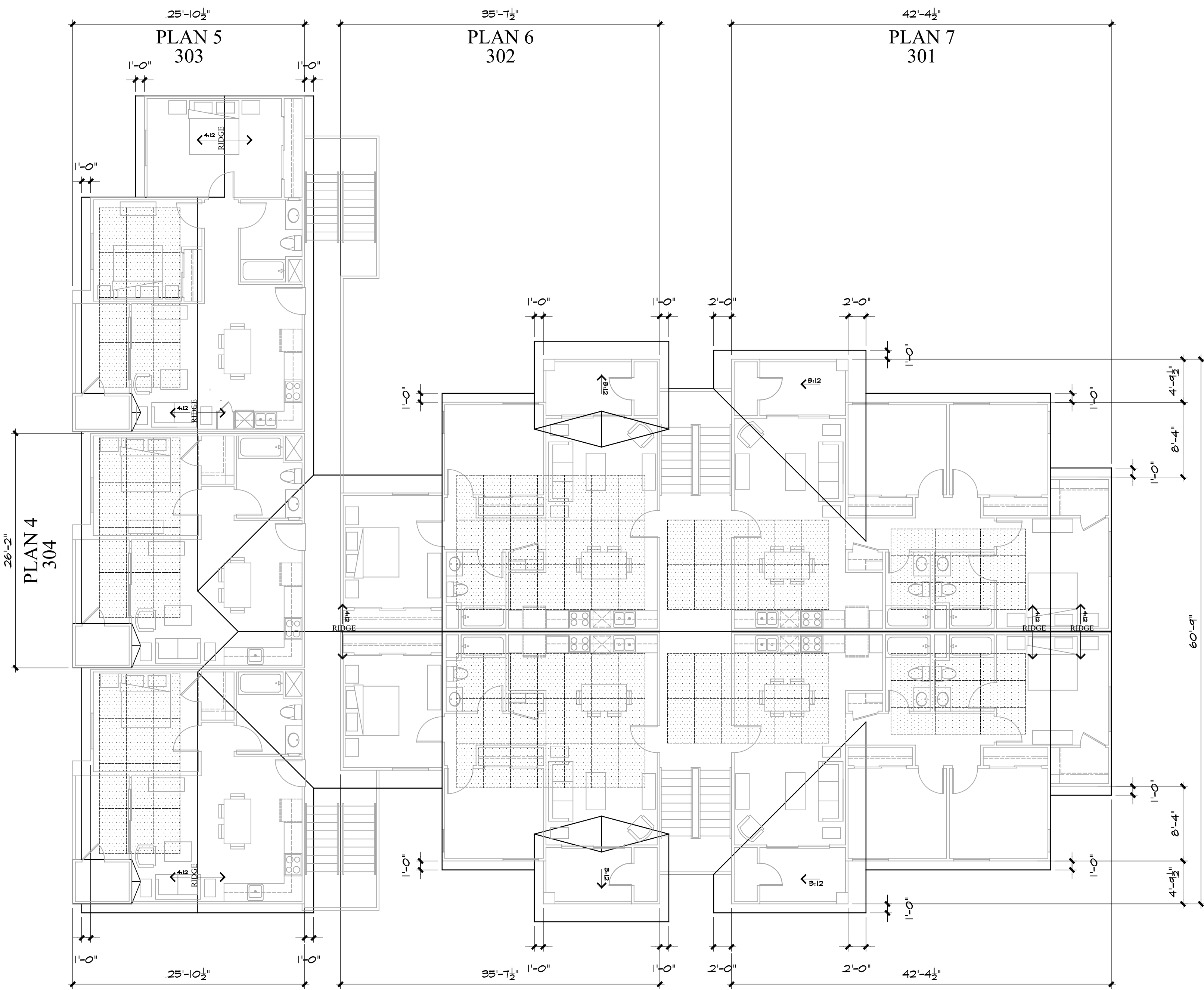
NOTES:
REFER TO SHEET A.3 FOR FLOOR PLAN DETAILS

LA COSTA TOWNE SQUARE TRC



AFFORDABLE UNITS STORAGE CHART

UNIT	DECK	LOCKER	TOTAL	UNIT	DECK	LOCKER	TOTAL	UNIT	DECK	LOCKER	TOTAL
101	160 CU. FT.	320 CU. FT.	480 CU. FT.	201	160 CU. FT.	320 CU. FT.	480 CU. FT.	301	160 CU. FT.	320 CU. FT.	480 CU. FT.
102	160 CU. FT.	320 CU. FT.	480 CU. FT.	202	160 CU. FT.	320 CU. FT.	480 CU. FT.	302	160 CU. FT.	320 CU. FT.	480 CU. FT.
				203	240 CU. FT.	240 CU. FT.	480 CU. FT.	303	240 CU. FT.	240 CU. FT.	480 CU. FT.
				204	240 CU. FT.	240 CU. FT.	480 CU. FT.	304	240 CU. FT.	240 CU. FT.	480 CU. FT.
105	240 CU. FT.	240 CU. FT.	480 CU. FT.	205	240 CU. FT.	240 CU. FT.	480 CU. FT.	305	240 CU. FT.	300 CU. FT.	540 CU. FT.
106	160 CU. FT.	320 CU. FT.	480 CU. FT.	206	160 CU. FT.	320 CU. FT.	480 CU. FT.	306	160 CU. FT.	320 CU. FT.	480 CU. FT.
107	160 CU. FT.	320 CU. FT.	480 CU. FT.	207	160 CU. FT.	320 CU. FT.	480 CU. FT.	307	160 CU. FT.	320 CU. FT.	480 CU. FT.



ROOF PLAN - AFFORDABLE UNITS

1/8"=1'-0" BUILDINGS 16

POTENTIAL 1.6 KW PVC ARRAY LOCATION

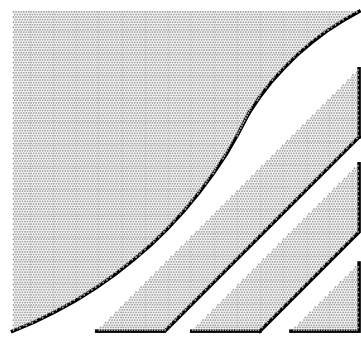


3rd FLOOR BUILDING PLAN - AFFORDABLE UNITS

1/8"=1'-0" BUILDINGS 16

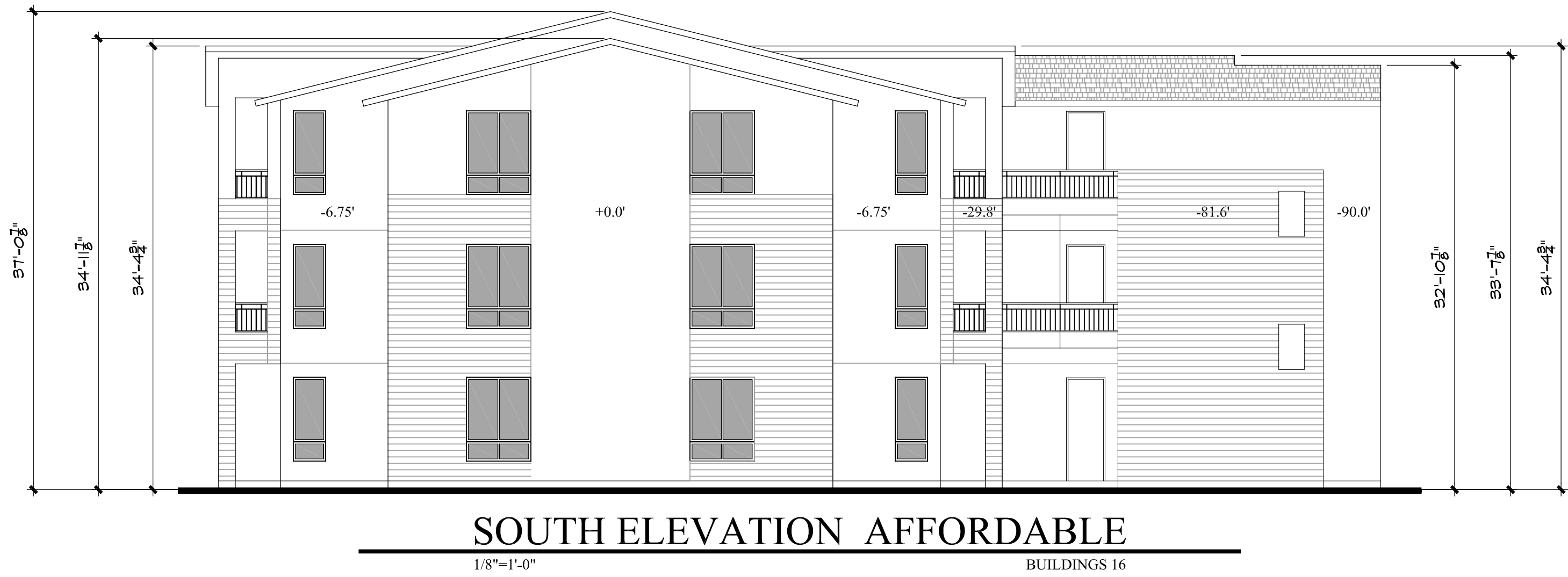
NOTES:
REFER TO SHEET A.3 FOR FLOOR PLAN DETAILS

LA COSTA TOWNE SQUARE
TRC

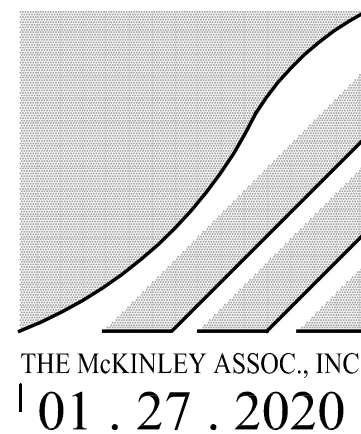


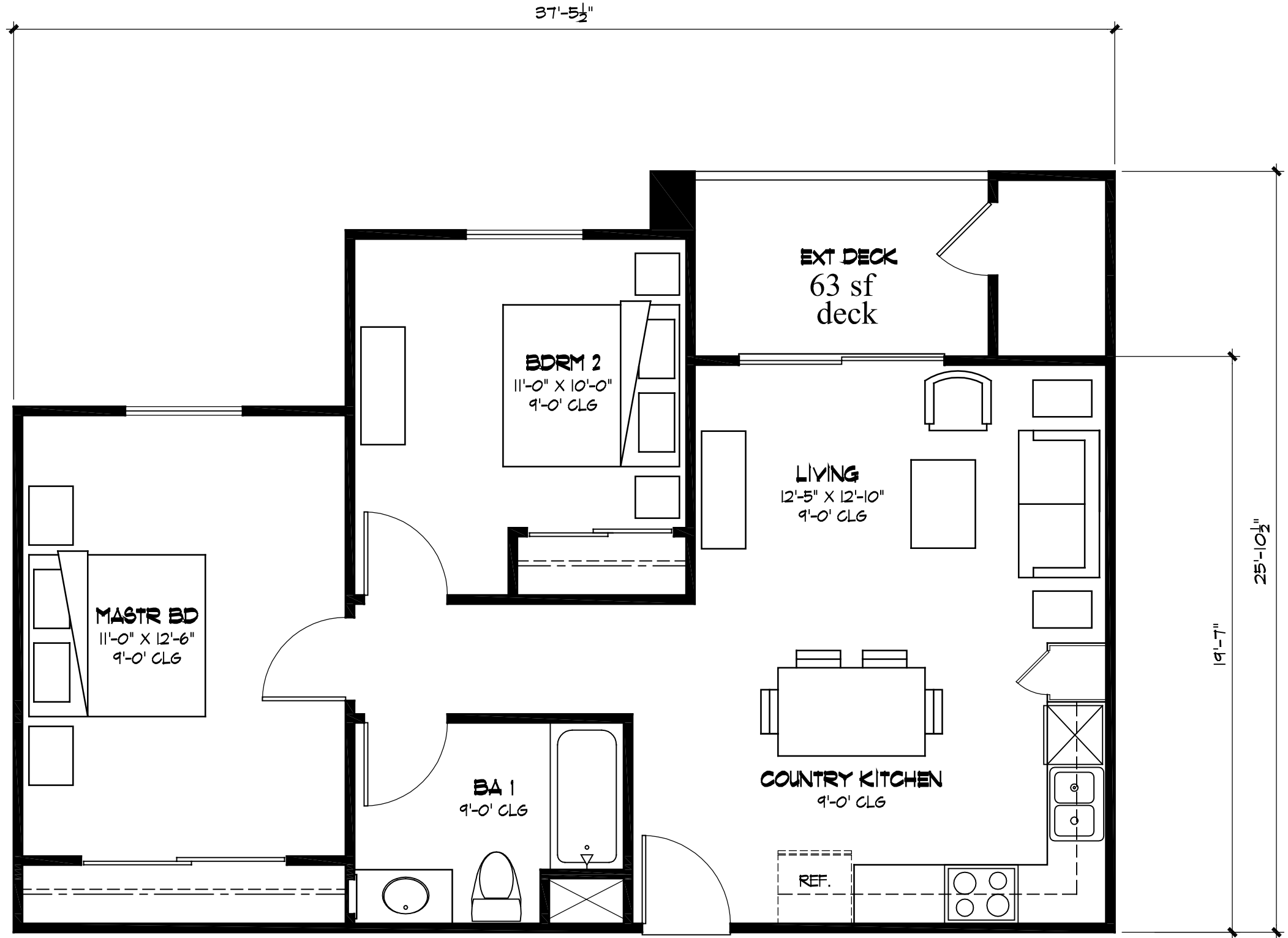
THE MCKINLEY ASSOC., INC.
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NOTES:
REFER TO SHEET A.17 FOR FLOOR PLAN DETAILS



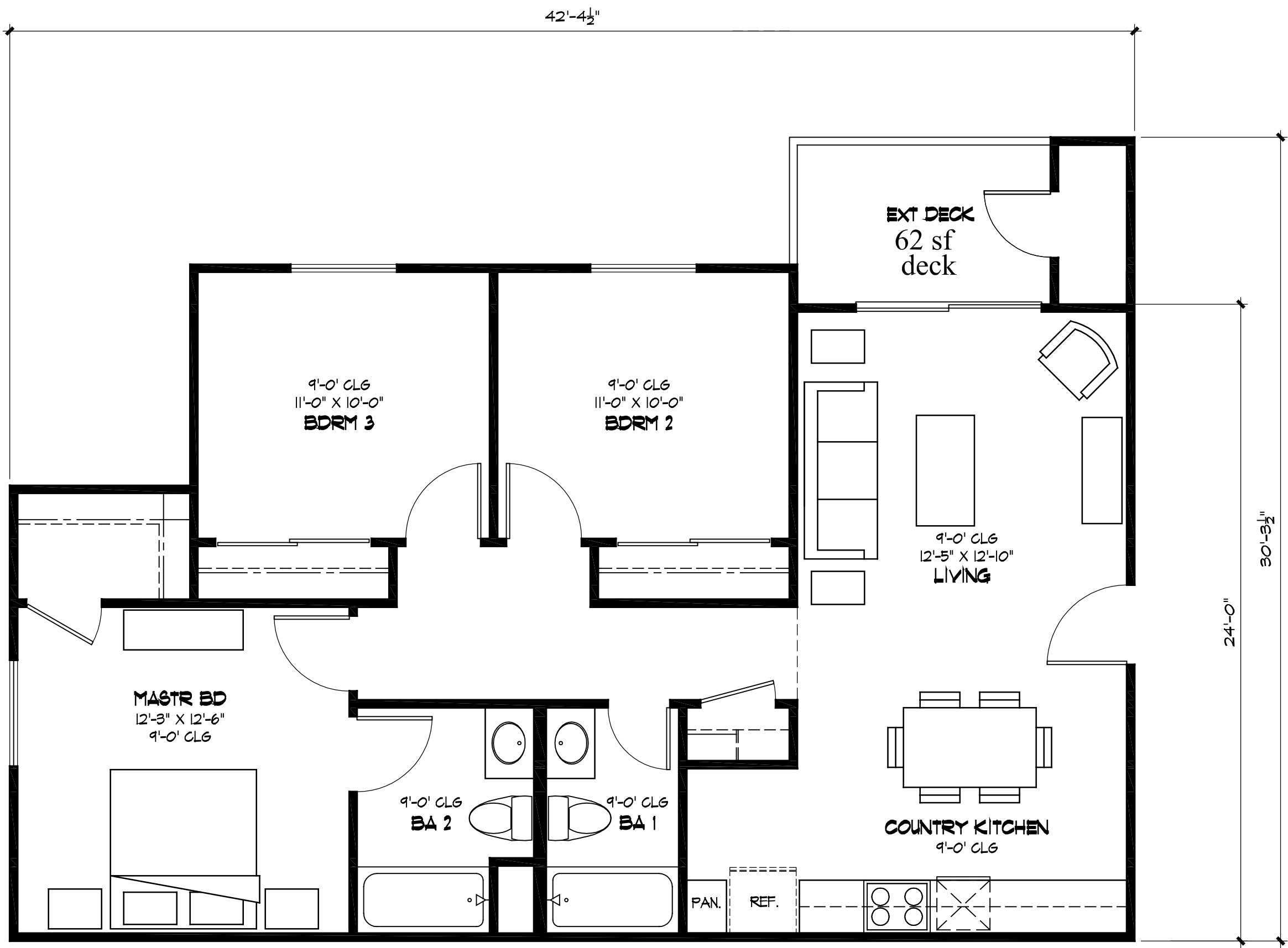
LA COSTA TOWNE SQUARE TRC





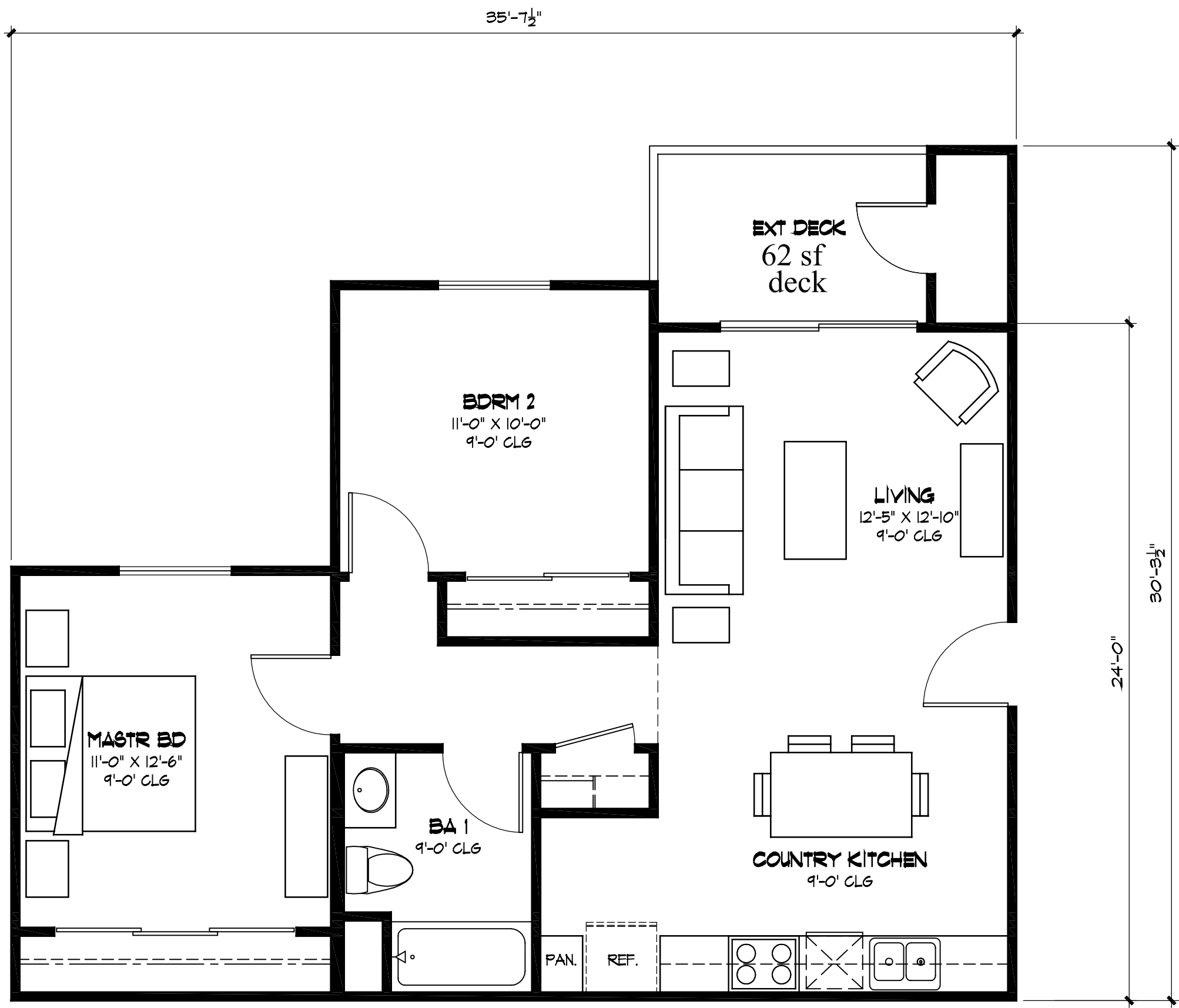
PLAN 5 - 2 BDRM FLOOR PLAN

SCALE: 1/4" = 1'-0" 765 S.F.



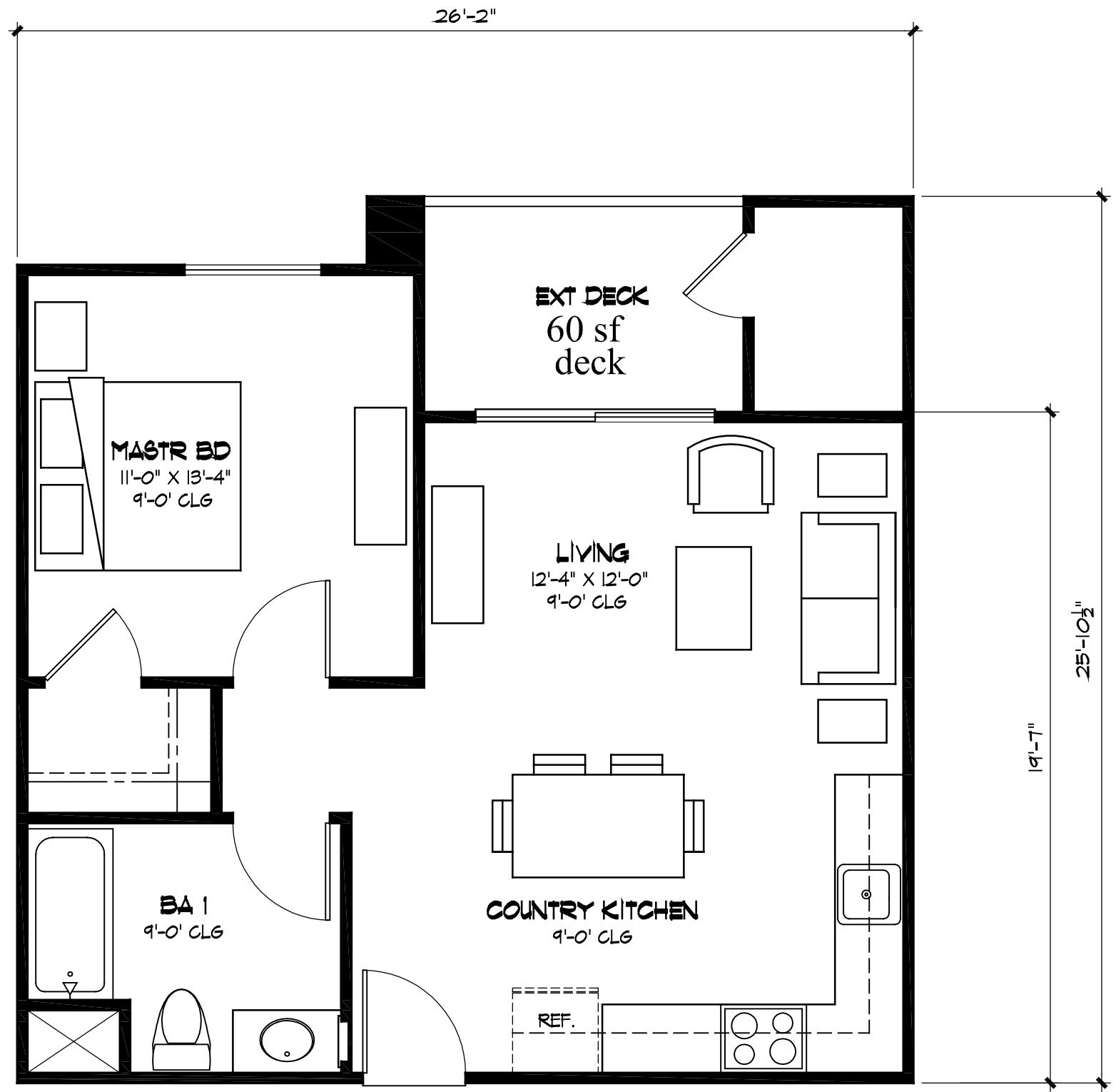
PLAN 7 - 3 BDRM FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,005 S.F.



PLAN 6 - 2 BDRM FLOOR PLAN

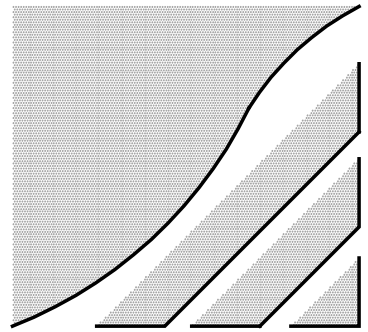
SCALE: 1/4" = 1'-0" 775 S.F.



PLAN 4 - 1 BDRM FLOOR PLAN

SCALE: 1/4" = 1'-0" 563 S.F.

AFFORDABLE FLOOR PLANS
LA COSTA TOWNE SQUARE
TRC



THE MCKINLEY ASSOC., INC.
01 . 27 . 2020



5-PLEX - COLOR SCHEME 1



5-PLEX - COLOR SCHEME 2

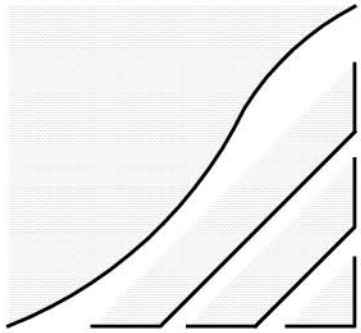


5-PLEX - COLOR SCHEME 3

SCHEME 1	SCHEME 2	SCHEME 3
		
CEDAR CHEST DE6112	COCOA DEC755	JET DE6378
		
STAR GAZING DE6336	PIGEON GRAY DE6214	LOOKING GLASS DE6376
		
COOL DECEMBER DEW383	LIGHT BEIGE DE6211	LACE VEIL DE6372
		
CERTAINT EED RESAWN SHAKE	CERTAINT EED HEATHER BLEND	CERTAINT EED GEORGETOWN GRAY
		
CORONADO CLASSIC 4" JERUSALEM IVORY	CORONADO CLASSIC 4" JERUSALEM TIMBER OWL	CORONADO 3" SPLIT LIMESTONE BLACK SANDS

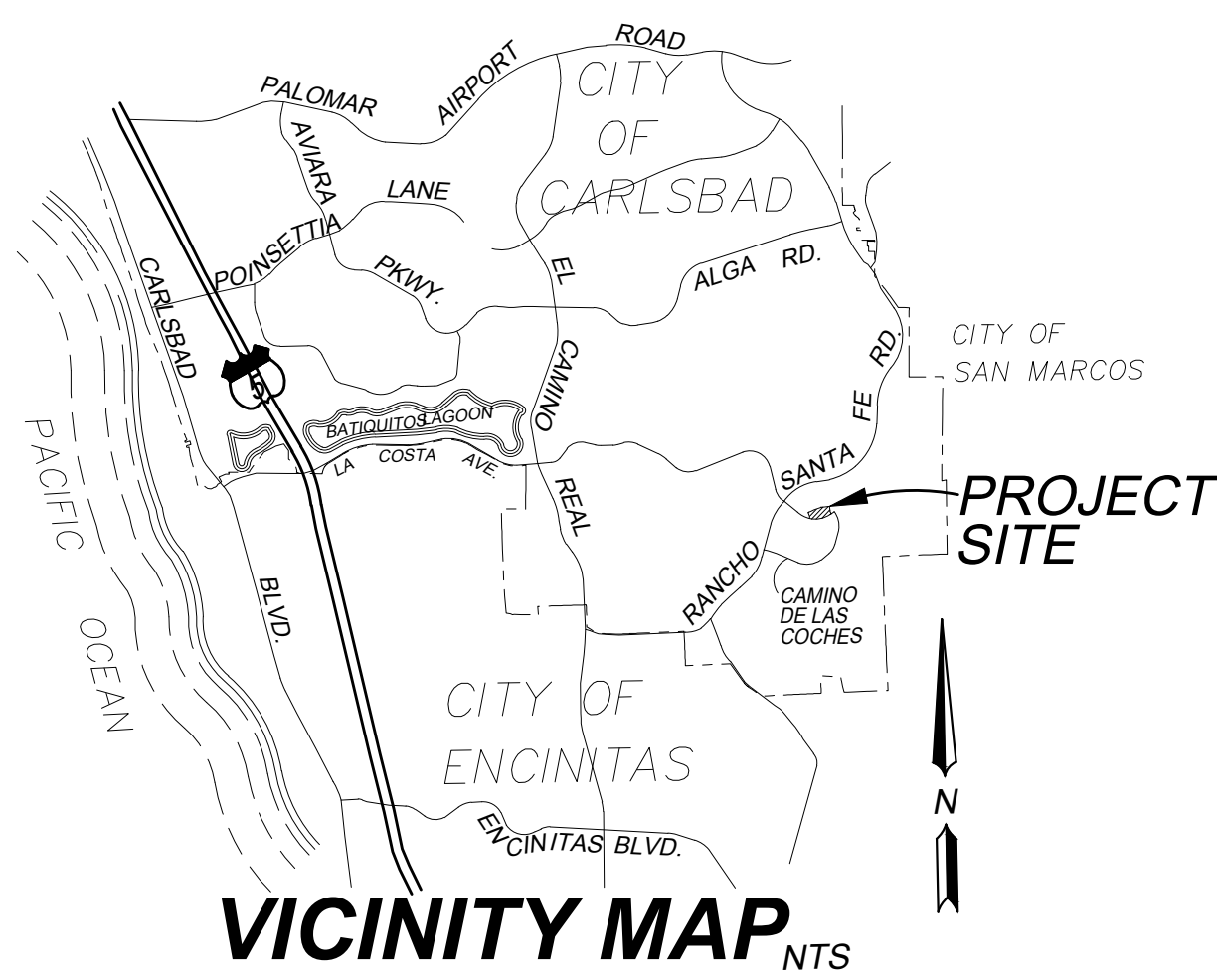
*THE AFFORDABLE UNIT BUILDING WILL BE ONE OF THESE COLOR SCHEMES

COLOR SCHEMES
LA COSTA TOWNE SQUARE
TRC

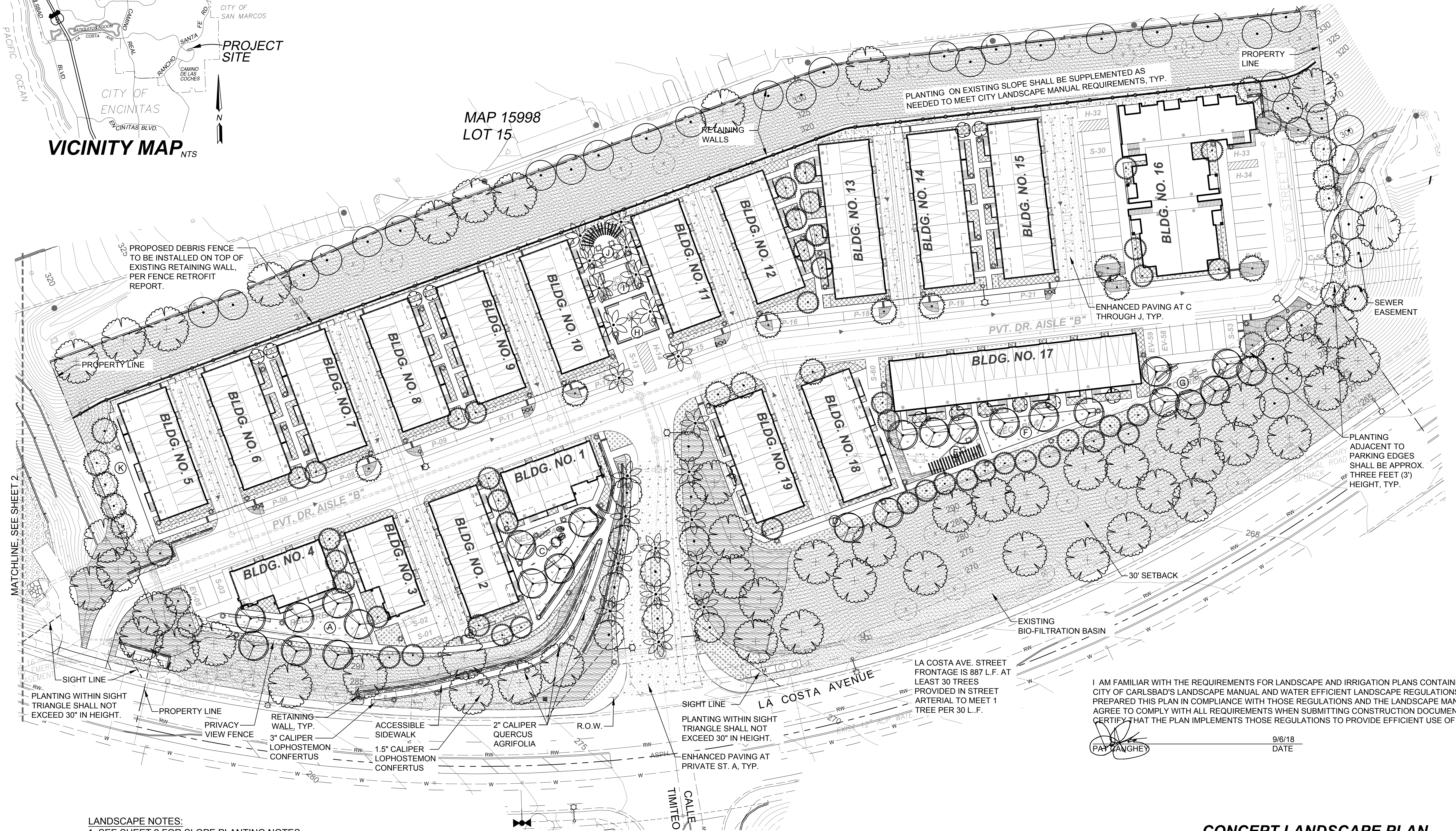


THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

October 31, 2019



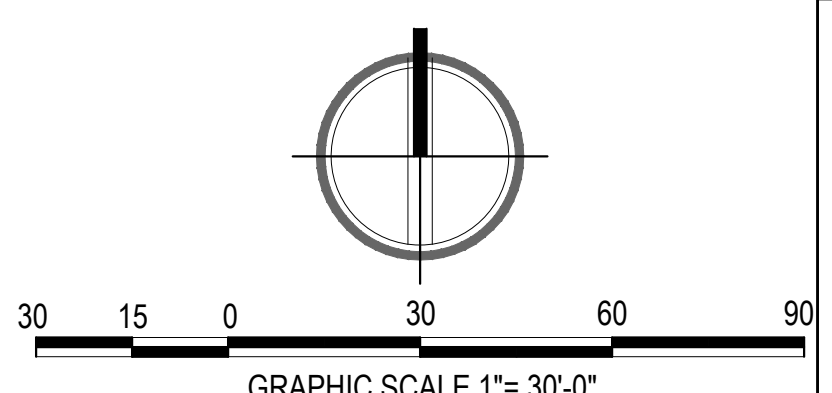
MAP 15998
LOT 15



LANDSCAPE NOTES:
1. SEE SHEET 2 FOR SLOPE PLANTING NOTES.
2. SEE SHEET 3 FOR LANDSCAPE CONCEPT LEGEND AND NOTES.
3. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY COMMON HOA.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

PAT MANGHEY
9/6/18
DATE



WYAC PROJECT #16-029.000

PREPARED BY:



CONCEPT LANDSCAPE PLAN
TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN
SQUARE PARCEL 3
CITY OF CARLSBAD, CALIFORNIA

SHEET
1
OF
6

W.C. NO. 13355-0001

SLOPES 6:1 OR STEEPER REQUIRING EROSION CONTROL MEASURES AS SPECIFIED
HEREIN SHALL BE TREATED WITH ONE OR MORE OF THE FOLLOWING PLANTING
STANDARDS:

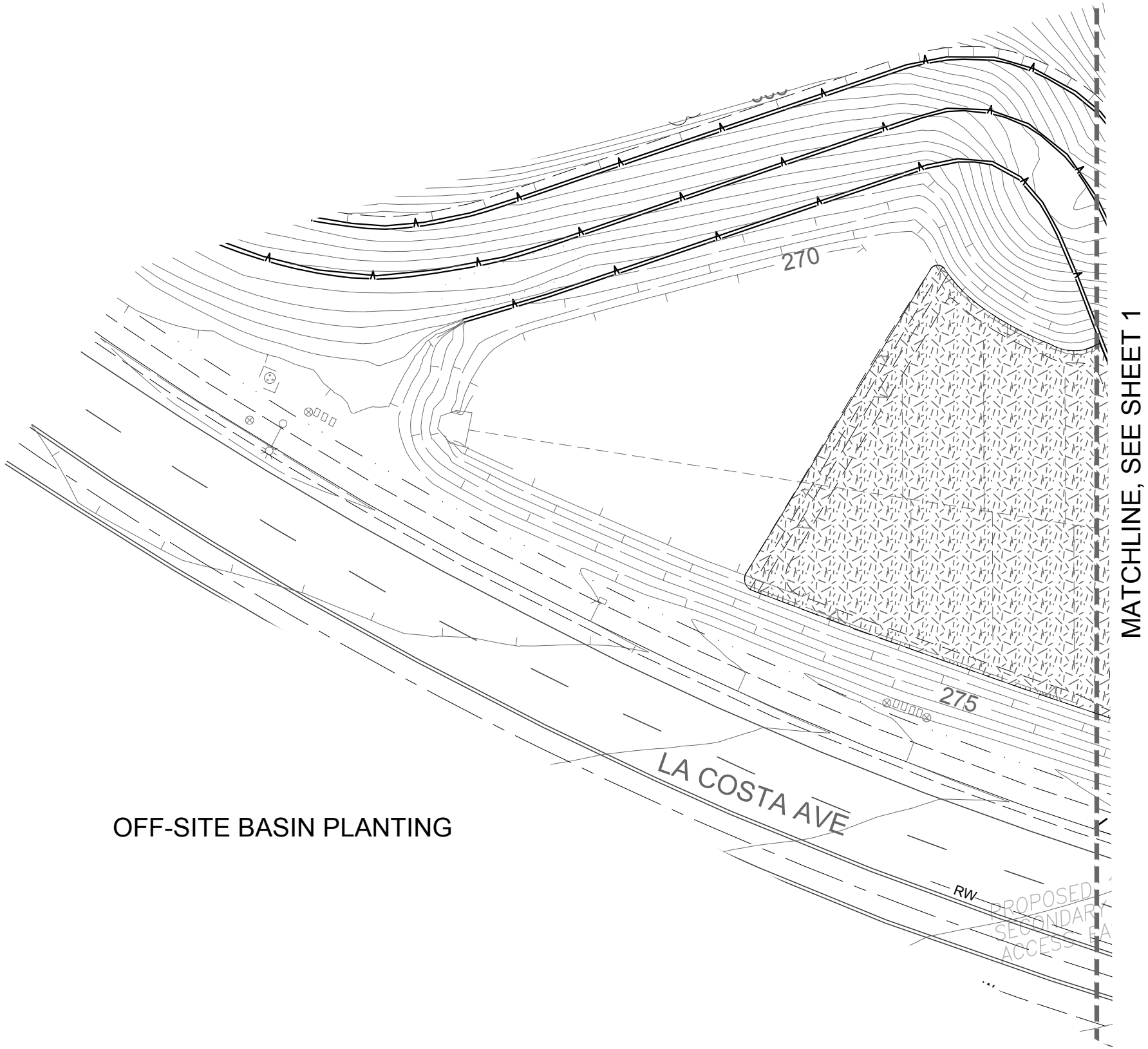
- a. STANDARD 1 - COVER CROP/REINFORCED STRAW MATTING:
COVER CROP SHALL BE A SEED MIX TYPICALLY MADE UP OF QUICK GERMINATING
AND FAST COVERING GRASSES, CLOVERS, AND/OR WILD FLOWERS. SUBMIT THE
SPECIFIC SEED MIX FOR CITY APPROVAL PRIOR TO APPLICATION. THE COVER
CROP SHALL BE APPLIED AT A RATE AND MANNER SUFFICIENT TO PROVIDE 90%
COVERAGE WITHIN THIRTY (30) DAYS.
TYPE OF REINFORCED STRAW MATTING SHALL BE AS APPROVED BY THE CITY
AND STAKED TO THE SLOPE AS RECOMMENDED BY THE MANUFACTURER.
REINFORCED STRAW MATTING SHALL BE REQUIRED WHEN PLANTING OCCURS
BETWEEN AUGUST 15 AND APRIL 15. THE COVER CROP AND/OR REINFORCED
STRAW MAT SHALL BE USED THE REMAINDER OF THE YEAR.
- b. STANDARD #2 - GROUND COVER
ONE HUNDRED {100%} PERCENT OF THE AREA SHALL BE PLANTED WITH A
GROUND COVER KNOWN TO HAVE EXCELLENT SOIL BINDING CHARACTERISTICS
(PLANTED FROM A MINIMUM SIZE OF FLATTED MATERIAL AND SPACED TO
PROVIDE FULL COVERAGE WITHIN ONE YEAR).
- c. STANDARD #3 - LOW SHRUBS
LOW SPREADING WOODY SHRUBS {PLANTED FROM A MINIMUM OF 1 GALLON}
SHALL COVER A MINIMUM OF SEVENTY {70%} PERCENT OF THE SLOPE FACE (AT
MATURE SIZE).
- d. STANDARD #4 - TREES AND/OR LARGE SHRUBS
TREES AND/OR LARGE SHRUBS SHALL BE {PLANTED FROM A MINIMUM OF 1
GALLON CONTAINERS) AT A MINIMUM RATE OF ON {1} PER TWO HUNDRED {200}
SQUARE FEET.

SLOPES - 6:1 OR STEEPER AND:

- a. 3' OR LESS IN VERTICAL HEIGHT AND ARE ADJACENT TO PUBLIC WALKS OR STREETS
REQUIRE AT MINIMUM STANDARD #1.
- b. 3' TO 8' IN VERTICAL HEIGHT REQUIRE STANDARDS #1 (EROSION CONTROL MATTING
SHALL BE INSTALLED
IN LIEU OF A COVER CROP), #2 AND #3.
- c. IN EXCESS OF 8' IN VERTICAL HEIGHT REQUIRE STANDARDS #1 (EROSION CONTROL
MATTING SHALL BE INSTALLED IN LIEU OF A COVER CROP), #2, #3, AND #4.

AREAS GRADED FLATTER THAN 6:1 REQUIRE STANDARD #1 (COVER CROP) WITH
TEMPORARY IRRIGATION WHEN THEY HAVE ONE OR MORE OF THE FOLLOWING
CONDITIONS:

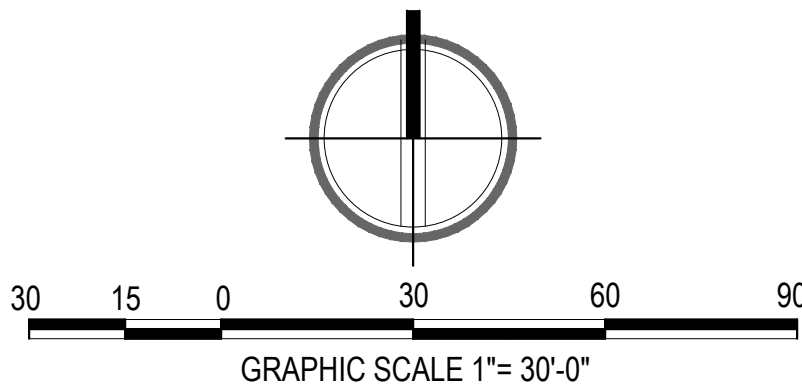
- a. SHEET GRADED PADS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 6 MONTHS OF
COMPLETION OF ROUGH GRADING.
- b. A POTENTIAL EROSION PROBLEM AS DETERMINED BY THE CITY.
- c. IDENTIFIED BY THE CITY AS HIGHLY VISIBLE AREAS TO THE PUBLIC OR HAVE SPECIAL
CONDITIONS THAT WARRANT IMMEDIATE TREATMENT.



OFF-SITE BASIN PLANTING

LANDSCAPE NOTES:

1. SEE SHEET 3 FOR LANDSCAPE CONCEPT LEGEND AND NOTES.
2. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY COMMON HOA.



WYAC PROJECT #16-029.000

PREPARED BY:



CONCEPT LANDSCAPE PLAN

TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

LA COSTA TOWN
SQUARE PARCEL 3

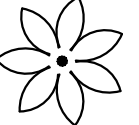
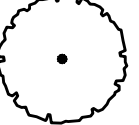

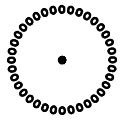
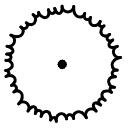
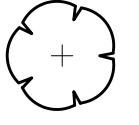
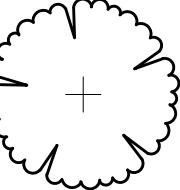

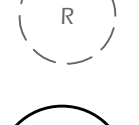
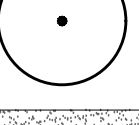
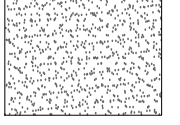
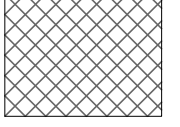
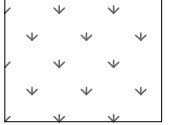
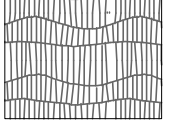
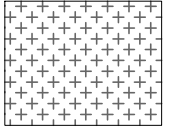
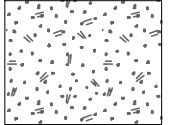
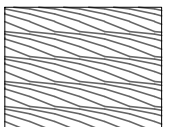
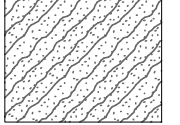
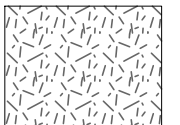
CITY OF CARLSBAD, CALIFORNIA

SHEET

2
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
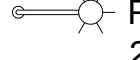
W.C. NO. 13355-0001

CONCEPT PLANT SCHEDULE

	ENTRY PALMS PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	22			12' BTH 12' BTH
	ENTRY TREES JACARANDA MIMOSIFOLIA / JACARANDA OLEA EUROPAEA 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY FRUITLESS OLIVE TIPUANA TIPU / TIPU TREE	11			48"BOX 48"BOX 48"BOX
	RECREATION SPACE PISTACIA CHINENSIS / CHINESE PISTACHE ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA	25			36"BOX 36"BOX 36"BOX
	ACCENT TREES HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE MULTI-TRUNK X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	45			24"BOX 24"BOX 24"BOX
	INTERIOR TREES ACACIA STENOPHYLLA / SHOESTRING ACACIA GEIJERA PARVIFLORA / AUSTRALIAN WILLOW LOPHOSTEMON CONFERTUS / BRISBANE BOX	30			24"BOX 24"BOX 24"BOX
	COURTYARD TREES CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	12			24"BOX 24"BOX 24"BOX
	SLOPE TREES LOPHOSTEMON CONFERTUS / BRISBANE BOX PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK	53			24"BOX 24"BOX 24"BOX
	EXISTING TREE TO REMAIN	38			
	EXISTING TREE TO REMOVE	8			
	SCREENING TREES PINUS CANARIENSIS / CANARY ISLAND PINE PINUS ELDARICA / AFGHAN PINE PINUS HALEPENSIS / ALLEPO PINE	35			24"BOX 24"BOX 24"BOX
	EXISTING PLANTING TO REMAIN				
	FOUNDATION PLANTING ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE ACANTHUS MOLLIS / BEAR'S BREECH ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH COPROSMA REPENS 'MARBLE QUEEN' / MARBLE QUEEN MIRROR PLANT JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER MAHONIA 'SOFT CARESS' / SOFT CARESS OREGON GRAPE MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL 5 GAL 5 GAL 15 GAL 5 GAL 15 GAL 5 GAL 5 GAL		15% @ 48" oc 5% @ 36" oc 20% @ 84" oc 10% @ 48" oc 15% @ 48" oc 10% @ 36" oc 10% @ 36" oc 15% @ 36" oc	
	RECREATION TURF PASPALUM VAGINATUM 'PLATINUM TE' / PLATINUM PASPALUM			SOLID SOD	
	DRIVEWAY PLANTING AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA FESTUCA MAIREI / ATLAS FESCUE RHAPHIOLEPIS INDICA 'SPRINGTIME' TM / SPRINGTIME INDIAN HAWTHORNE ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL 5 GAL		10% @ 24" oc 20% @ 36" oc 20% @ 24" oc 20% @ 48" oc 15% @ 48" oc 15% @ 36" oc	
	ACCENT PLANTING ALOE X 'BLUE ELF' / ALOE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH COPROSMA X 'PACIFIC SUNSET' / PACIFIC SUNSET MIRROR PLANT DIANELLA CAERULEA 'CLARITY BLUE' / DIANELLA HESPERALOE PARVIFLORA / RED YUCCA LEONOTIS LEONURUS / LION'S TAIL WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL		10% @ 18" oc 15% @ 48" oc 20% @ 36" oc 15% @ 24" oc 15% @ 36" oc 10% @ 48" oc 15% @ 36" oc	
	SCREENING PLANTING CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH HETEROMELES ARBUTIFOLIA / TOYON LAURUS NOBILIS 'LITTLE RAGU' / SWEET BAY METROSIDEROS COLLINA 'SPRINGFIRE' / NEW ZEALAND CHRISTMAS TREE RHUS INTEGRIFOLIA / LEMONADE BERRY	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL		20% @ 36" oc 20% @ 96" oc 20% @ 72" oc 20% @ 72" oc 20% @ 96" oc	
	SLOPE PLANTING ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA HETEROMELES ARBUTIFOLIA / TOYON LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY SALVIA CLEVELANDII 'WINIFRED GILLMAN' / CLEVELAND SAGE	5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL		10% @ 48" oc 25% @ 72" oc 13% @ 60" oc 10% @ 84" oc 12% @ 72" oc 15% @ 48" oc 15% @ 48" oc	
	VINE CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE PANDOREA JASMINOIDES 'ROSEA' / JASMINE PANDOREA	5 GAL 5 GAL 5 GAL		33% @ 72" oc 34% @ 72" oc 33% @ 72" oc	
	BIORETENTION PLANTING IVA HAYESIANA / SAN DIEGO POVERTY WEED JUNCUS PATENS / CALIFORNIA GRAY RUSH RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY ROSA CALIFORNICA / CALIFORNIA WILD ROSE	5 GAL 1 GAL 5 GAL 5 GAL		25% @ 60" oc 25% @ 24" oc 25% @ 60" oc 25% @ 84" oc	

- CONCEPT AMENITY SPACES SUCH AS:
- Ⓐ RECREATION SPACE
 - TURF AREAS
 - SEATING
 - Ⓑ GATHERING/RECREATION SPACE
 - HORSESHOE PIT AND SEATING
 - Ⓒ PLAYGROUND RECREATION SPACE
 - PLAYGROUND W/ RUBBERIZED SURFACING
 - SEATING
 - Ⓓ GATHERING/RECREATION SPACE
 - HORSESHOE PIT AND SEATING
 - Ⓔ GATHERING/RECREATION SPACE
 - ENCHANCED CONCRETE PAVING W/ TRELLIS, BBQ, AND SEATING
 - Ⓕ RECREATION SPACE
 - TURF AREAS
 - Ⓖ PLAYGROUND RECREATION SPACE
 - PLAYGROUND W/ RUBBERIZED SURFACING
 - SEATING
 - Ⓗ ENTRY ART ELEMENT
 - ENHANCED CONCRETE PAVING
 - Ⓘ GATHERING SPACE
 - BENCHES AND FIRE PLACE
 - Ⓢ GATHERING / EATING SPACE
 - TRELLIS W/SEATING & BBQ
 - Ⓚ RECREATION SPACE
 - BOCCÉ BALL COURT

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PEDESTRIAN LIGHTED BOLLARD, CUT-OFF SHIELD STYLE, TYP.
	LANDSCAPE ACCENT UPLIGHT, AT ENTRY MEDIAN, TYP.
	POLE MOUNTED VEHICULAR SITE LIGHTING, 20' HEIGHT, LED OR AS REQUIRED BY CODE, TYP.

PLANTING NOTES:

- ALL PLANTING AND FINISH GRADING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS, AND PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS. FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- SEE THIS SHEET FOR PLANTING LEGEND AND NOTES.
- CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF APPROPRIATELY OFF-SITE.
- FINISH GRADE OF SOIL SHALL BE TWO-INCHES (2") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN SHRUB AND GROUNDCOVER AREAS, AND ONE-INCH (1") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN TURF AREAS.
- CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF ALL PROPOSED TREES TO BE INSTALLED, TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. EACH TREE PHOTOGRAPH SHALL INCLUDE GRAPHIC INFORMATION ABOUT THE TREE INCLUDING, BUT NOT LIMITED TO: DIAMETER AT BREAST HEIGHT, OVERALL HEIGHT, TRUNK HEIGHT, CROWN WIDTH AND HEIGHT, AND NURSERY SOURCE.
- ALL TREES SHALL BE SINGLE-TRUNK STANDARDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOR TREES WITHIN FIVE FEET FROM HARDSCAPE AREAS, CONTRACTOR TO INSTALL ROOT BARRIERS PER SPECIFICATIONS AND DETAILS.
- ALL PLANTS SHALL BE PROTECTED FROM SUN, WIND, HEAT, AND FROST DURING TRANSPORTATION TO THE SITE AND DURING STORAGE AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS FOR MORE THAN ONE DAY.
- DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING PROCESS.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE OWNER'S REPRESENTATIVE SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
- PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS. ANY PLANT BROUGHT TO THE CONSTRUCTION SITE WHICH IS FOUND TO HAVE DISEASE OR INVASIVE SPECIES SHALL BE REMOVED IMMEDIATELY.
- ALL ON-SITE PLANT MATERIALS (BALL AND BURLAP, CONTAINERS, TEMPORARILY STAGED IN BARK MULCH, AND/OR PLANTED IN THE GROUND) SHALL BE PROPERLY WATERED AND MAINTAINED TO ENSURE HEALTHY GROWTH.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
- THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED APPROXIMATELY AS SHOWN ON THE DRAWINGS. TREE LOCATIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO EXCAVATION FOR PLANTING PITS AND REMOVAL FROM CONTAINERS. FINAL LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACINGS. QUANTITIES ARE PROVIDED ON THE PLANS FOR REFERENCE ONLY.
- CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS REPORT (SOILS ANALYSIS REPORT FROM REPRESENTATIVE ON-SITE SOIL SAMPLES - SEE SPECIFICATIONS) TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ANY PLANTING WORK OR SOIL AMENDMENT INCORPORATION. THE RECOMMENDATIONS OF THE SOILS ANALYSIS REPORT FOR TOPSOIL AMENDMENT AND BACKFILL MIX AMENDMENT SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
- REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
- CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS WITH SLOPES SHALLOWER THAN THREE-TO-ONE (3:1) GRADIENT.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MATTING ON ALL SLOPES WITH THREE-TO-ONE (3:1) GRADIENT AND GREATER.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AND OTHER IMPROVEMENTS WITHIN AND OUTSIDE THE LIMITS OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED.
- THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- 50% OF SHRUBS (EXCEPT ON SLOPES 3:1 OR STEEPER) SHALL BE A MINIMUM 5 GALLON SIZE.
- ALL UTILITIES SHALL BE SCREENED.
- LANDSCAPE SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES TO APPROVED DRAINAGE SYSTEM.
- WHEN IRRIGATION IS USED FOR VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE, OVERHEAD IRRIGATION SHALL NOT BE PERMITTED AND ONLY SUBSURFACE IRRIGATION SHALL BE USED, UNLESS THE ADJACENT IMPERMEABLE SURFACE IS DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO LANDSCAPE AREA.
- EXISTING SLOPE LANDSCAPING SHALL BE REFURBISHED, REPLACING DEAD/MISSING PLANT MATERIAL AS APPROPRIATE TO MEET LANDSCAPE MANUAL REQUIREMENTS.

PROJECT APPLICATION #:
AMEND 2017-0012 / CT 2017-0003 / PUD 2017-0004
SDP 2018-0018

CONCEPT LANDSCAPE
NOTES & SCHEDULE

WYAC PROJECT #16-029.000

PREPARED BY:

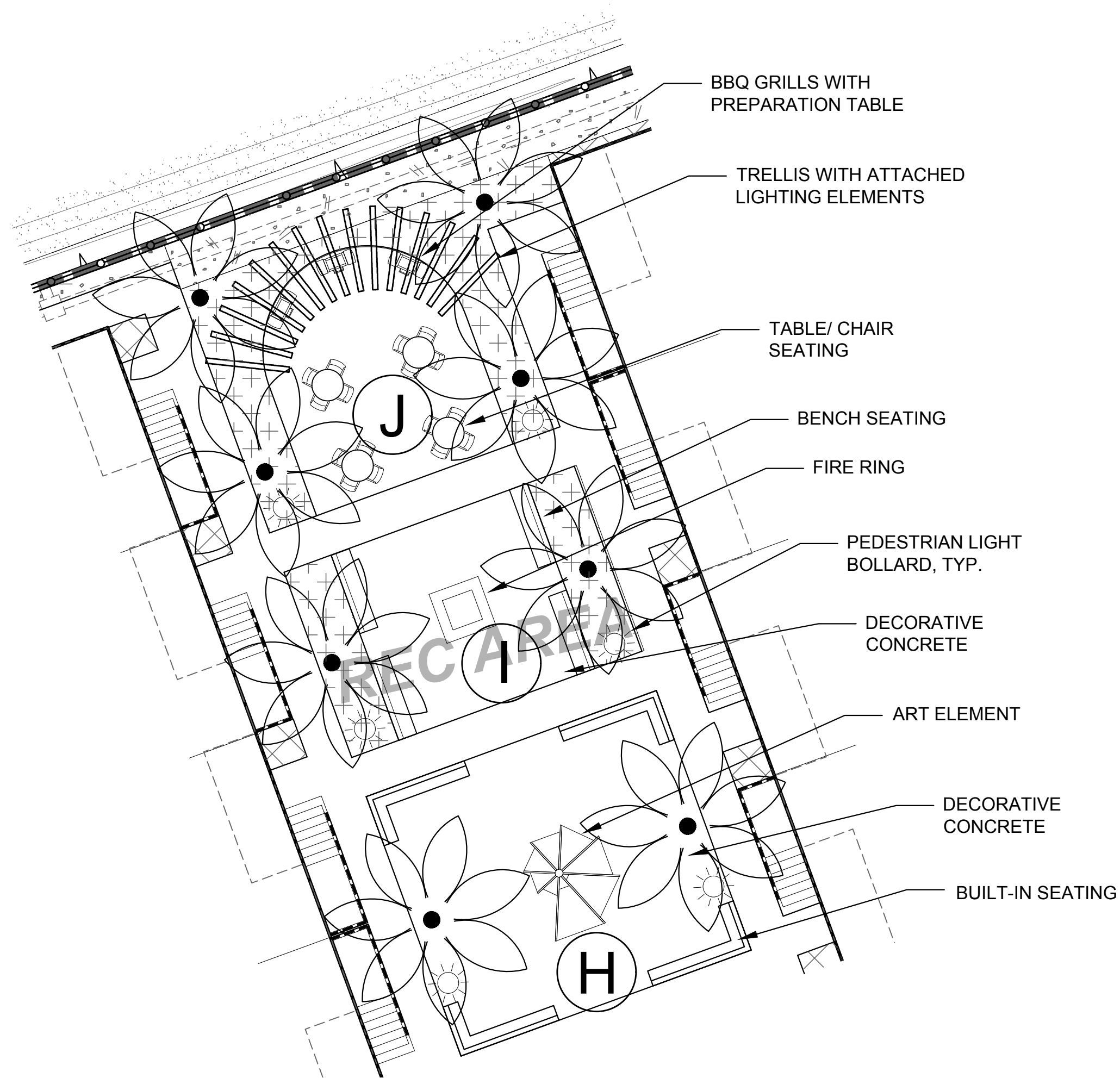


TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
**LA COSTA TOWN
SQUARE PARCEL 3**
CITY OF CARLSBAD, CALIFORNIA

SHEET

3
OF
6

W.C. NO. 13355-0001

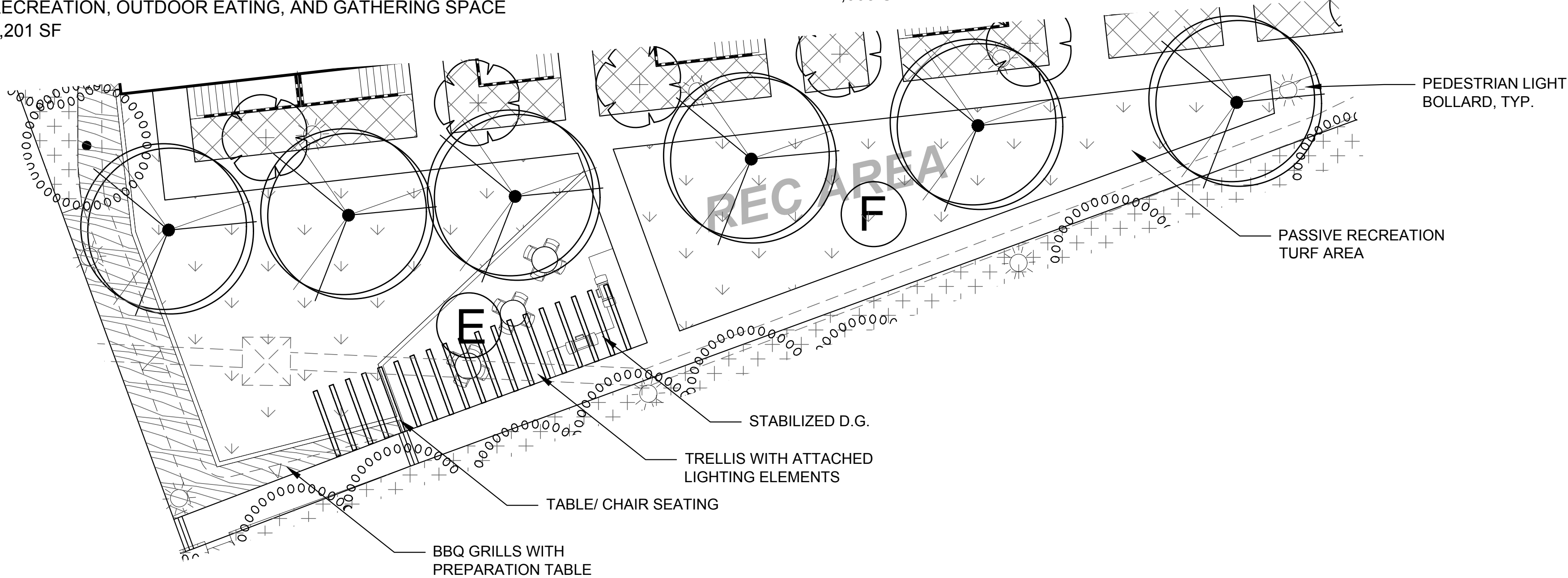


CONCEPT AMENITY SPACE H
ART ELEMENT AND SEATING
1,050 SF

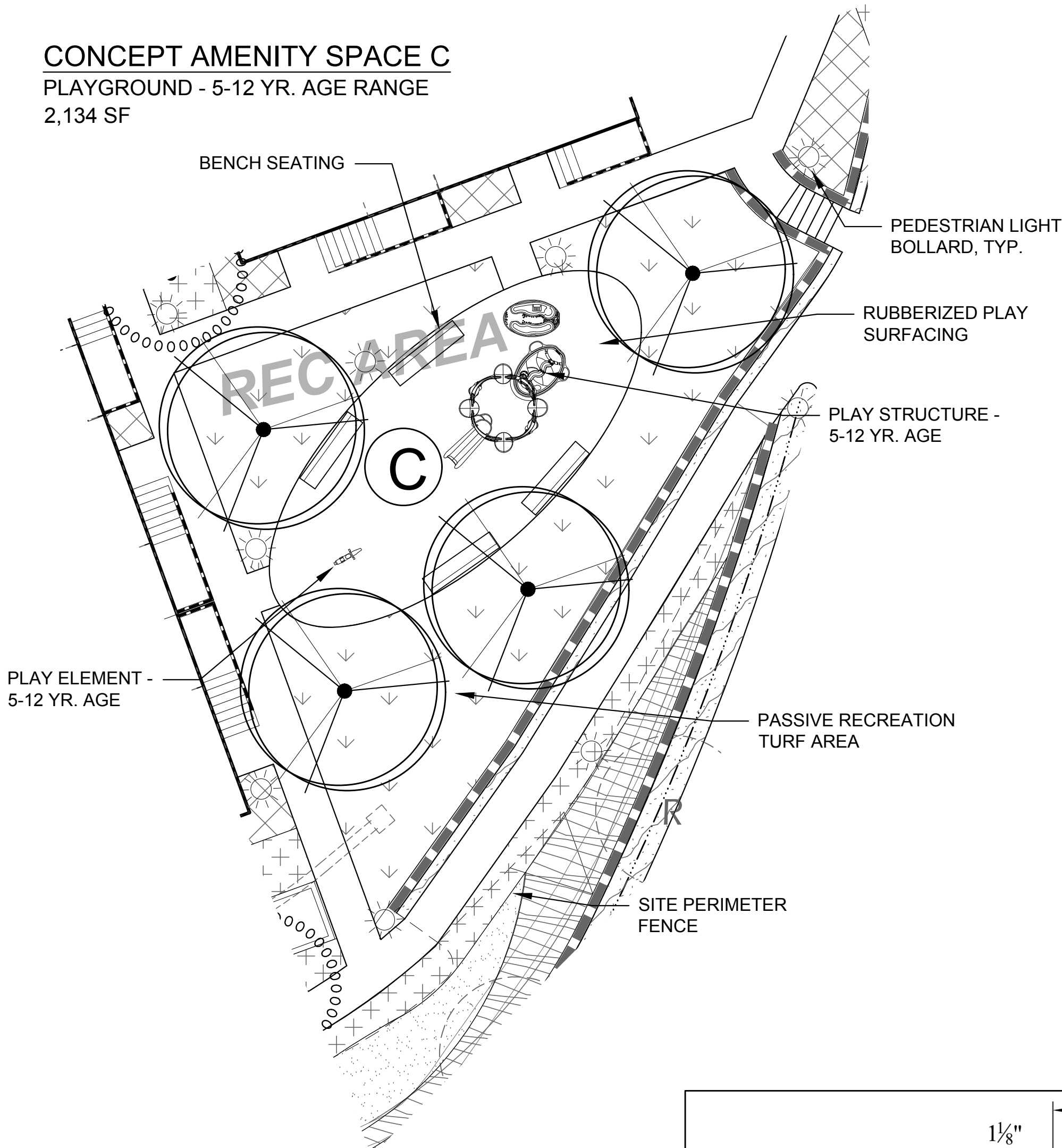
CONCEPT AMENITY SPACE I
OUTDOOR GATHERING SPACE
1,045 SF

CONCEPT AMENITY SPACE J
OUTDOOR EATING AND GATHERING SPACE
1,050 SF

CONCEPT AMENITY SPACE E & F
RECREATION, OUTDOOR EATING, AND GATHERING SPACE
3,201 SF



CONCEPT AMENITY SPACE C
PLAYGROUND - 5-12 YR. AGE RANGE
2,134 SF



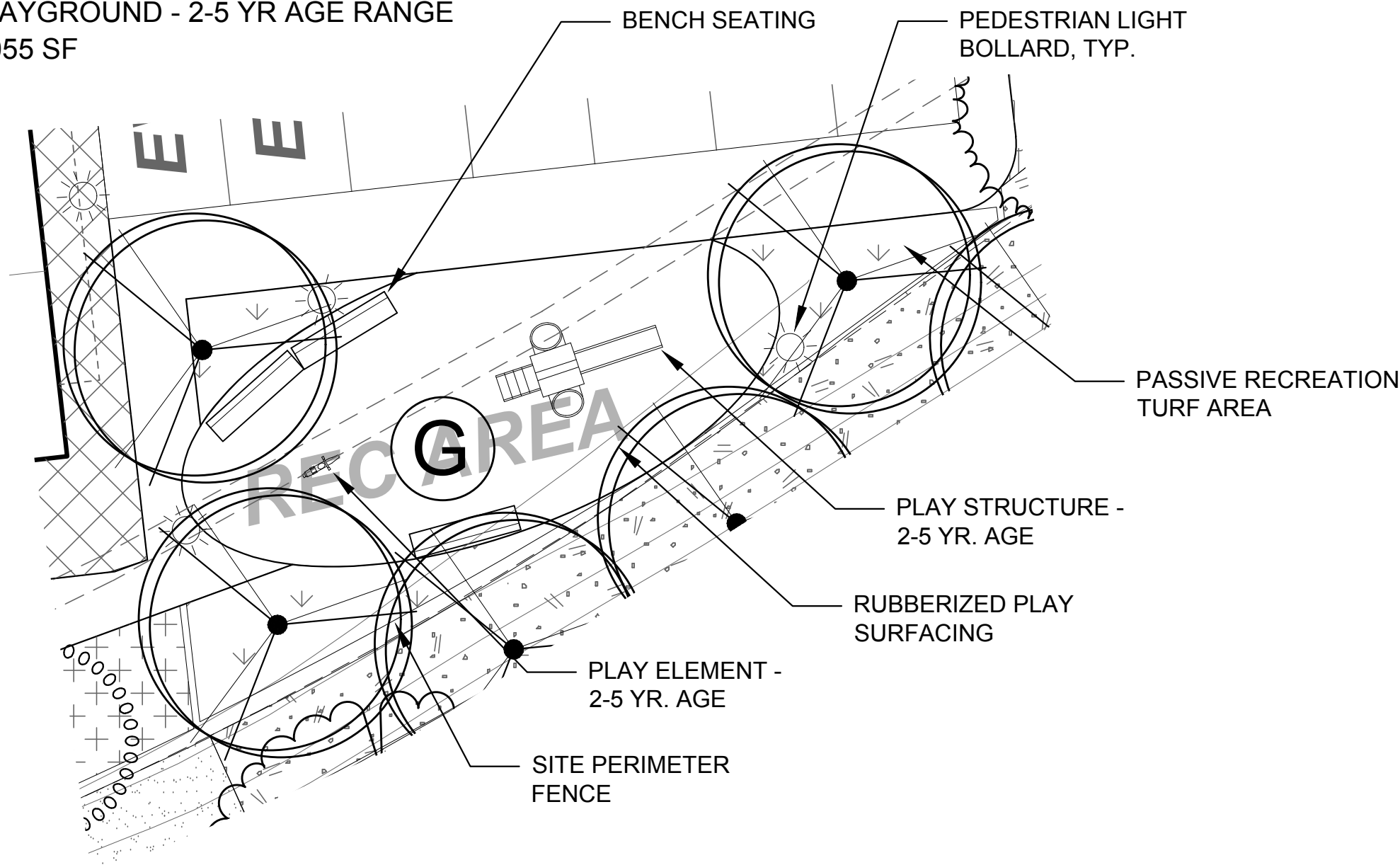
CONCEPT AMENITY SPACE A (SEE CONCEPT PLAN)
PASSIVE RECREATION AND SEATING
1,580 SF

CONCEPT AMENITY SPACE B (SEE CONCEPT PLAN)
HORSESHOE PIT AND SEATING
768 SF

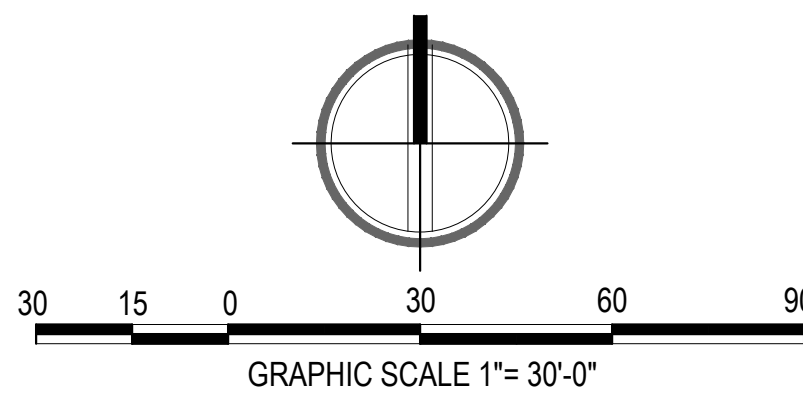
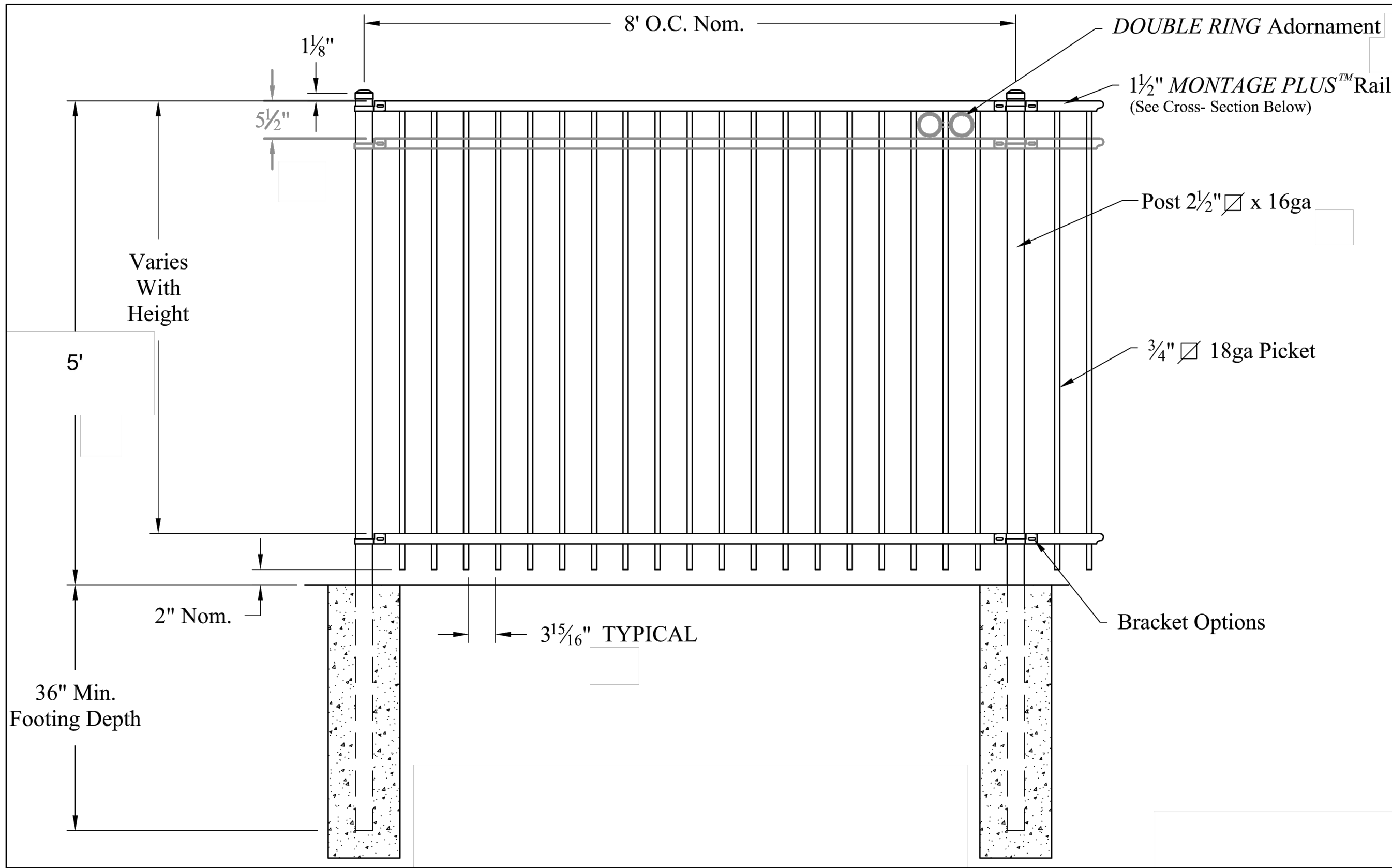
CONCEPT AMENITY SPACE D (SEE CONCEPT PLAN)
HORSESHOE PIT AND SEATING
1,176 SF

CONCEPT AMENITY SPACE K (SEE CONCEPT PLAN)
BOCCE BALL COURT
1,605 SF

CONCEPT AMENITY SPACE G
PLAYGROUND - 2-5 YR AGE RANGE
1,055 SF



PRIVACY VIEW FENCE
BLACK COATED TUBE STEEL



WYAC PROJECT #16-029.000

PREPARED BY:



CONCEPT LANDSCAPE VIGNETTES

**TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN
SQUARE PARCEL 3
CITY OF CARLSBAD, CALIFORNIA**

**SHEET
4
OF
6**

W.C. NO. 13355-0001

MAP 15998
LOT 15

SEE SHEET 5 FOR WATER
CONSERVATION CONCEPT
LEGEND AND NOTES.

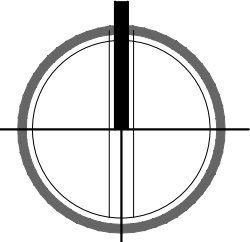
**WATER CONSERVATION AND
HYDROZONE PLAN**

**TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
LA COSTA TOWN
SQUARE PARCEL 3
CITY OF CARLSBAD, CALIFORNIA**

**SHEET
5
OF
6**

WYAC PROJECT #16-029.000

PREPARED BY:



30 15 0 30 60 90
GRAPHIC SCALE 1"= 30'-0"

PROPOSED RECYCLED WATER
IRRIGATION POINT OF CONNECTION
INCLUDING METER, CONTROLLER,
MASTER VALVE, AND FLOW
SENSOR. PROPOSED IRRIGATION
SHALL CONNECT TO THIS POINT OF
CONNECTION.

PROPOSED RECYCLED
WATER IRRIGATION.
(PURPLE COLOR)

PROPOSED POTABLE
WATER LINE.
PROPOSED FIRE
WATER LINE.

EXISTING RECYCLED WATER
IRRIGATION TO REMAIN,
PROTECT IN PLACE (RED
COLOR)



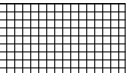


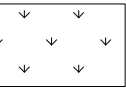
MATCHLINE, SEE ABOVE

MATCHLINE, SEE BELOW

IRRIGATION NOTES:
- PROPOSED IRRIGATION SHALL CONNECT TO PROPOSED 1 1/2" RECYCLED WATER IRRIGATION METER (PER CIVIL). POINT OF CONNECTION SHALL INCLUDE 1 1/2" MASTER VALVE AND FLOW SENSOR. IRRIGATION SYSTEM CONTROLLED BY WEATHER-BASED "SMART" CONTROLLER.

- WATER CONSERVATION FEATURES:
1. 3" DEPTH BARK MULCH IN ALL PLANTER AREAS TO ASSIST REGULATING EVAPOTRANSPIRATION.
 2. REQUIRING SOIL TESTING AND RECOMMENDATIONS FROM CONTRACTORS FOLLOWING ANY GRADING OPERATIONS.
 3. SOIL AMENDMENTS BASED UPON SOIL TESTING WHICH WILL AIDE IN NUTRIENT ABSORPTION BY PLANTING MATERIAL.
 4. UTILIZATION OF NATIVE/ADAPTIVE PLANTING MATERIAL TO MINIMIZE WATER NEEDS.
 5. ONLY UTILIZING TURF IN HIGH USE RECREATION AREAS.
 6. INSTALLING "SMART" WEATHER-BASED CONTROLLER(S).
 7. IRRIGATING UTILIZING RECYCLED WATER.
 8. IRRIGATING WITH SUB-GRADE DRIP IRRIGATION IN SHRUB AREAS AND HIGH-EFFICIENT OVERHEAD SPRAYS IN TURF AREAS.
 9. OWNER WILL HIRE QUALIFIED, EXPERIENCED LANDSCAPE MAINTENANCE COMPANY TO PROVIDE PROPER LANDSCAPE MAINTENANCE.
 10. WATERING IN THE LATE EVENING/EARLY MORNING TO REDUCE EVAPORATION.
 11. CONTINUALLY ADJUSTING WATER RUN TIMES TO MORE EFFICIENTLY WATER PLANTING.

HYDROZONE LEGEND:

-  TREES - LOW WATER USE ON BUBBLERS (2,950 SF)
-  TREES - MEDIUM WATER USE ON BUBBLERS (2,550 SF)
-  SHRUBS - LOW WATER USE ON SPRAYS (18,682 SF)
-  SHRUBS - LOW WATER USE ON DRIP (19,494 SF)
-  SHRUBS - MEDIUM WATER USE ON DRIP (12,067 SF)
-  TURF - HIGH WATER USE ON SPRAYS (5,342 SF)

APPENDIX F: WELO WORKSHEETS

Maximum Applied Water Allowance

A landscape project subject to the Water Efficient Landscape Ordinance shall include the MAWA for the plans, including the calculations used to determine the MAWA. A landscape project shall not exceed the MAWA. The MAWA for a landscape project shall be determined by the following equation:

Residential: MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]
Non-Residential: MAWA = (ETo)(0.62)[(0.45 x LA) + (0.55 x SLA)]

The abbreviations used in the equation have the following meanings:

MAWA	Maximum Applied Water Allowance in gallons per year.
ETo	Evapotranspiration in inches per year.
0.62	Conversion factor to gallons per square foot.
0.55 or 0.45	ET adjustment factor (ETAF) for plant factors and irrigation efficiency.
LA	Landscaped area includes special landscaped area in square feet.
0.45 or 0.55	The additional ET adjustment factor for a special landscaped area (1.0 - 0.55 = 0.45 or 1.0 – 0.45 = 0.55)
SLA	Special landscaped area in square feet.

Show Calculation:

Recycled Water Use (All Special Landscape Area)
(40) (0.62) (1) (61,085)

1,514,908 gal.

Maximum Applied Water Allowance = 683,359 gallons per year

City of Carlsbad Landscape Manual

APPENDIX F: WELO WORKSHEETS

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

CITY OF CARLSBAD ESTIMATED TOTAL WATER USE (ETWU)							
	Process Step No. (Below)	Hydrozone Number (1 – 5 with SLA Zone Below – use as many tables as necessary to complete all hydrozones)					
		1	2	3	4	5	SLA
Evapotranspiration Rate (ETo)*	1	40.0					
Conversion Factor	2	0.62					
(Step 1 x Step 2)	3	24.8					
Plant Factor (PF)** (From WUCOLS) (VLW – HW) (0.1 - 0.8)	4						
Area of Hydrozone (sq. ft.) (HA)	5						61,085
(Step 4 x Step 5)	6						
Irrigation Efficiency (IE)***	7						
(Step 6 ÷ Step 7)	8						
(Total All Step 8 + Total SLA sq. ft. in Step 5)	9	61,085					
(Step 3 x Step 9) Estimated Total Water Use in gallons per year (ETWU) - MAWA shall not exceed	10	1,514,908					

ETo*
West of I-5 = 40.0
East of I-5 and West of El Camino Real = 44.0
East of El Camino Real = 47.0
Applicant may provide a different ETo if supported by documentation subject to approval by the City Planning Division

***IE
Micro-spray = .80
Spray = .72
Rotor = .72
MP Rotor = .75
Bubbler = .75
Drip = .80

** Plant Factor & Water Use
0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.5 = MW - Moderate Water Use Plants
0.8 = HW - High Water Use Plants

City of Carlsbad Landscape Manual

WYAC PROJECT #16-029.000

PREPARED BY:



WATER CONSERVATION
SCHEDULE & CALCS

TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

LA COSTA TOWN
SQUARE PARCEL 3
CITY OF CARLSBAD, CALIFORNIA

SHEET

6
OF
6

W.C. NO. 13355-0001