

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you that the Planning Commission of the City of Carlsbad will hold a public hearing at the Council Chamber, 1200 Carlsbad Village Drive, Carlsbad, California, at 5:00 p.m. on Wednesday, **April 19, 2023**, to consider a request for the following:

CASE NAME: CDP 2021-0056/V 2021-0003 (DEV2021-0227) – EDWARDS RESIDENCE

PUBLISH DATE: April 7, 2023

DESCRIPTION: Request for approval of a Coastal Development Permit and Minor Variance to allow for the demolition of an existing single-family residence and construction of a new 3,277-square-foot, three-story single-family residence with a 537-square-foot attached accessory dwelling unit (under a separate coastal development permit) and attached two-car garage. The request for a Minor Variance proposes a front yard setback reduction of five feet and a rear yard setback reduction of one foot six inches, within the Mello II Segment of the city's Local Coastal Program located at 2669 Garfield Street within Local Facilities Management Zone 1. The project site is 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 15303(a) – New Construction or Conversion of Small Structures and 15305(a) – Minor Alterations In Land Use Limitations.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing and provide the decision makers with any oral or written comments they may have regarding the project. Copies of the staff report will be available online at <https://www.carlsbadca.gov/city-hall/meetings-agendas/boards-commissions/planning-commission> on or after the Thursday prior to the hearing date.

VISUAL MATERIALS FOR PLANNING COMMISSION: Visual materials should be submitted to the Planning Division at 1635 Faraday Avenue no later than noon on the day of a Regular Planning Commission Meeting. Digital materials will be placed on a computer in Council Chambers for public presentations. 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 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.**

If you have any questions, or would like to be notified of the decision, please contact Eric Lardy in the Planning Division at 442-339-2612 or Eric.Lardy@carlsbadca.gov, Monday through Friday 8:00 a.m. to 5:00 p.m. at 1635 Faraday Avenue, Carlsbad, California 92008.

APPEALS

The time within which you may judicially challenge these projects, if approved, is established by State law and/or city ordinance and is very short. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad at or prior to the public hearing.

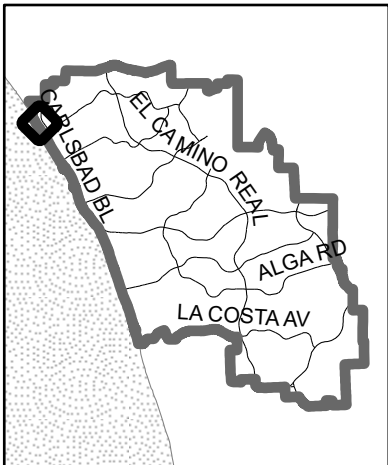
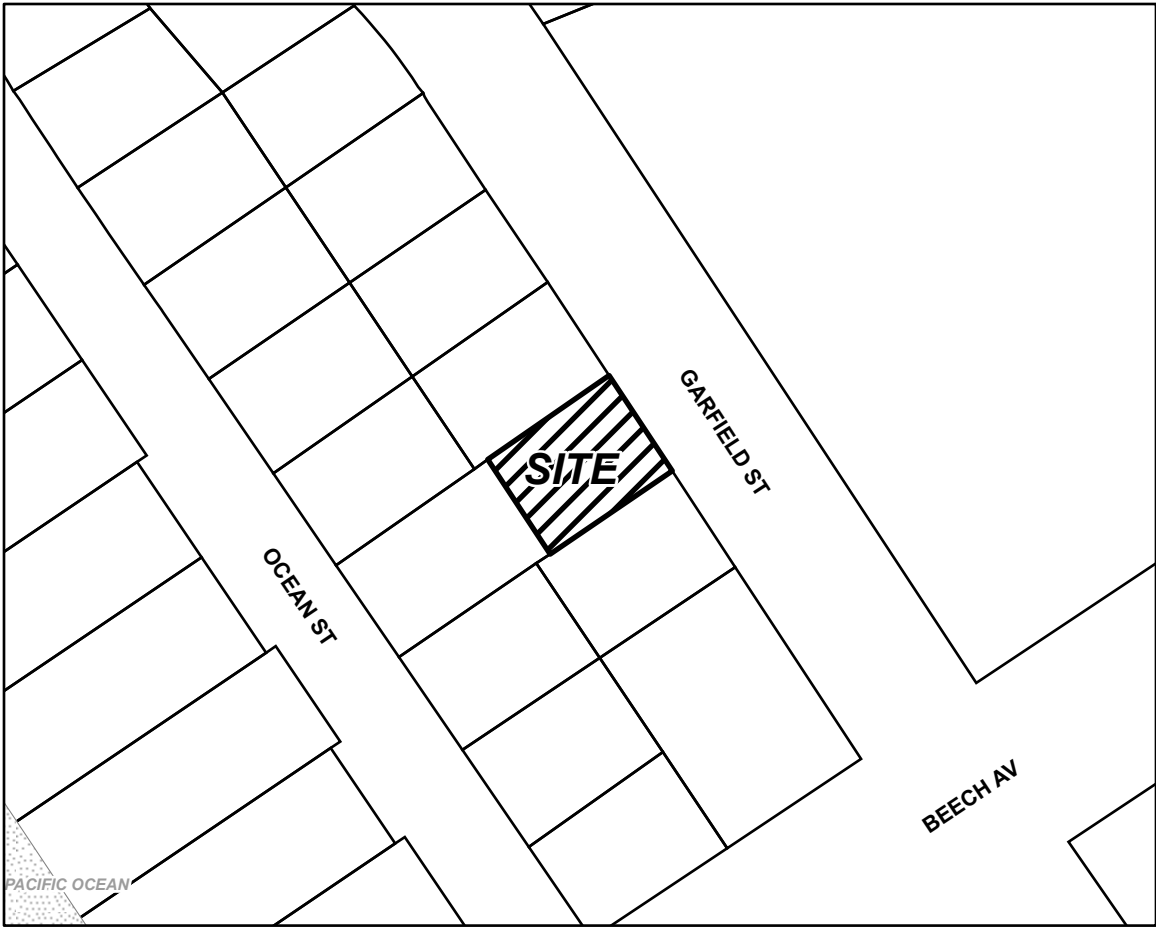
- Appeals to the City Council:** Where the decision is appealable to the City Council, appeals must be filed in writing within ten (10) calendar days after a decision by the Planning Commission.
- Coastal Commission Appealable Project:**
 - This site is located within the Coastal Zone Appealable Area.
 - This site is not located within the Coastal Zone Appealable Area.
 - Application deemed complete: November 17, 2022

Where the decision is appealable to the Coastal Commission, appeals must be filed with the Coastal Commission within ten (10) working days after the Coastal Commission has received a Notice of Final Action from the City of Carlsbad. Applicants will be notified by the Coastal Commission of the date that their appeal period will conclude. The San Diego office of the Coastal Commission is located at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4421.

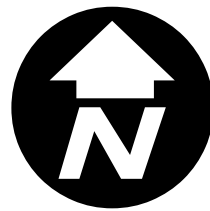
CITY OF CARLSBAD
PLANNING DIVISION

Community Development Department

Planning Division | 1635 Faraday Avenue | Carlsbad, CA 92008 | 442-339-2600



SITE MAP



NOT TO SCALE

Edwards Residence

CDP 2021-0056/V 2021-0003