

March 31, 2023

Mr. Kyle Lancaster
Parks and Recreation Director
Parks and Recreation Department
City of Carlsbad
799 Pine Avenue
Carlsbad, CA 92008

SUBJECT: CD 2023-0004 (PUB2023-0006) - POINSETTIA TENNIS TO PICKLEBALL COURTS

The City Planner has completed a review of your application for Consistency Determination, CD 2023-0004, which is a modification to the existing Conditional Use and Hillside Development Plan Permits, **CUP 92-05/HDP 92-09**, a conditional use permit and hillside development permit approved in 1992 for a 42-acre public park (“Poinsettia Community Park”) at 6600 Hidden Valley Road. Assisting in this review is a January 10, 2023, email from the Parks and Recreation Department providing project and parking details. The email will be kept in the CD 2023-0004 file.

After careful consideration of the request, the City Planner has determined that the request meets all the findings below and **APPROVES** this request. The proposed modifications are to a portion of the park’s tennis court complex and include:

- Replace two courts in the southeastern corner of the tennis complex with eight pickleball courts
- Maintain existing tennis court lighting, perimeter fencing, shade structures, and spectator seating for the pickleball courts
- Remove tennis court nets and posts, install court partition fencing, install pickleball nets and posts, color coat and stripe eight pickleball courts, and add “Acoustiblok” sound attenuation material to the existing perimeter fence.

For a Discretionary Permit Consistency Determination to be approved, all the following findings must be made:

- 1) *No project condition, feature, facility or amenity is changed or deleted that had been considered essential to the project’s design, quality, safety or function in that **the modification would enable an activity (pickleball) that is substantially similar to tennis and that is desired by the community.***
- 2) *The request represents an upgrade in overall design features and/or materials and improves upon the project’s compatibility with the surrounding neighborhood in that **the new courts would not impact desirable park amenities, such as walking paths and other active and passive recreational features and would not remove landscaping that helps provide neighborhood compatibility. Further, the existing court fencing would be retrofitted with “Acoustiblok,” a sound-attenuating material also used on the fencing surrounding the six existing pickleball***

courts adjacent to the northeast. Hours of play would be limited to 8 a.m. to 10 p.m., the same restriction in place already for the existing pickleball and tennis courts

The proposed revision does not change the density or boundary of the subject property in that the pickleball courts would not expand beyond the footprint established by the existing tennis courts. Poinsettia Community Park was originally approved to have 412 parking spaces; to date, 397 spaces have been built. While 96% of approved parking was built, other significant approved park features were not, including a 22,500 square foot gymnasium and community center, 3,000 square foot tennis clubhouse, and tennis tournament court with seating for 200. These amenities will not be constructed and are no longer included in the Poinsettia Community Park Master Plan, which was amended on Dec. 10, 2019, by City Council Resolution 2019-255 and permitted the construction of a dog park, parking lot and rest room in place of these features.

The conversion of two tennis courts to eight pickleball courts would not create a demand for parking that outstrips either the approved or built supply and would not increase the density (intensity) of uses at the park, considering the pickleball ball courts would create less parking demand than the approved, unbuilt uses; these findings are demonstrated in the table below.

| TABLE TO DEMONSTRATE ADEQUACY OF PARKING AT POINSETTIA COMMUNITY PARK TO ACCOMMODATE EIGHT PROPOSED PICKLEBALL COURTS | | | | |
|---|---|---|--------------------------|-----------------------------------|
| | Use | Status | Number of Parking Spaces | Parking Ratio |
| 1. | Total parking spaces approved ¹ | | 412 | n/a |
| 2. | Total parking spaces built ² | | 397 | n/a |
| 3. | 22,500 sf community center and gymnasium | Approved by CUP 92-05, but will not be constructed | 113 | 5 spaces/1000 sf ³ |
| 4. | 3,000 sf tennis clubhouse | | 15 | 5 spaces/1000 sf ³ |
| 5. | Tournament tennis court with seating for 200 spectators | | 67 | 1 space/3 spectators ⁴ |
| 6. | Total parking spaces required for uses not constructed | | 195 | n/a |
| 7. | Multi-sport arena field with seating for 120 spectators (Phase III improvement) | Approved by CUP 92-05, but not constructed until 2020 | 40 | 1 space/3 spectators ⁴ |
| 8. | Combined, enlarged tot lot on 0.25 acre (Phase III improvement) | | 10 | 40 spaces/acre ⁵ |
| 9. | Six existing pickleball courts with seating for 144 spectators (Phase III improvement) | Built in 2021 (not approved by CUP 92-05) | 48 | 1 space/3 spectators ⁴ |
| 10. | Dog park (Phase IV improvement) on 1.07 acre | Built in 2022 (not approved by CUP 92-05) | 15 | 10-15 spaces/acre ⁶ |
| 11. | Total parking spaces required for recently built uses | | 113 | n/a |
| 12. | Parking spaces available for the eight proposed pickleball courts (total parking spaces for uses not constructed less Phase III and Phase IV improvements, or 195 – 113 spaces = 82 spaces) | | 82 | n/a |

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| 13. | Total parking spaces required for the eight pickleball courts, accounting for the conversion from two tennis courts | 24 | 1 space/3 spectators, survey of other communities ^{4,7} |
| 14. | Parking spaces available follow completion of eight pickleball courts | 58 | n/a |
| <p>Notes:</p> <p><i>“sf” is square feet.</i></p> <p>¹Per Oct. 7, 1992, Planning Commission staff report for Alta Mira Park (now Poinsettia) Community Park, CUP 92-05/HDP 92-09.</p> <p>²Additional parking was approved as part of Consistency Determination CD 2019-0022 on Oct. 31, 2019.</p> <p>³Parking ratio is that required for gyms and health spas per CMC 21.44.020, Table A.</p> <p>⁴Parking ratio for spectator seating identified in Planning Commission staff report for CUP 92-05/HDP 92-09. Two existing spectator bleachers east of the proposed pickleball courts can hold 72 spectators, which would require 24 parking spaces.</p> <p>⁵Parking ratio for a tot lot identified in Planning Commission-approved exhibits for Alga Norte Park (CUP 04-08).</p> <p>⁶Per Aug. 21, 2019, Planning Commission staff report for Poinsettia Park Phase IV – Dog Park, AMEND 2018-0011/CDP 2018-0048. City Council Resolution 2019-255 amended the park’s master plan to allow this and other Phase IV improvements, which were built in locations originally approved for a gym, tennis clubhouse, and tournament tennis court; these originally approved features have been removed from the master plan.</p> <p>⁷Survey of other communities as completed by Parks and Recreation Department staff, which suggests the parking required for pickleball or tennis courts is three to four parking spaces per court. At most, this would require a net 24 spaces for the pickleball courts, after deducting eight spaces for the two tennis courts to be converted.</p> | | | |

Furthermore, Parks and Recreation Department staff have provided the subject matter expert opinion as operators of the facility that the new pickleball courts would not create new, significant demands on parking and instead may simply accommodate those waiting for an available court, which based on staff observations can be 30-40 players at a time. Therefore it can be concluded that the modification of the courts will not result in impacts to the site circulation or neighborhood parking.

- 3) *The proposed revision does not involve the addition of a new land use not shown on the original permit in that **pickleball courts are a land use substantially similar to the originally permitted tennis courts and would be within the footprint of those tennis courts.***
- 4) *The proposed revision does not rearrange the major land uses within the development in that **the pickleball courts would replace and be in the same location as two existing tennis courts that are part of the tennis complex concentrated in the park’s northeast portion; the pickleball courts also would be near six recently completed pickleball courts located to the northeast.***
- 5) *The proposed revision does not create changes of greater than ten percent provided that compliance will be maintained with the applicable development standards of the Carlsbad Municipal Code in that **the pickleball courts would replace and be in the same location as two existing tennis courts and would not modify or cause the need to modify any other park component, such as parking.** Further, Poinsettia Community Park is in the Coastal Zone. Zoning Ordinance Chapter 21.201 provides permit procedures for development in the Coastal Zone,*

including the procedures for determining whether a project requires a coastal development permit or is exempt from permit requirements. The conversion from tennis to pickleball courts is exempt from coastal development permit requirements pursuant to Zoning Ordinance Section 21.201.060 B.2. It is exempt per this code section because it is an improvement to an existing structure, is not located in a sensitive area such as on a beach or near a coastal bluff, would not impact sensitive vegetation or significantly alter a land form, would not increase the height or footprint of the existing tennis courts it would replace, and would not represent an intensification of use as compared to the originally approved project for which Coastal Development Permit 6-92-182 was issued on Feb. 16, 1992.

- 6) *The proposed change will not result in any significant environmental impact, and/or require additional mitigation in that **the pickleball courts would occur in an already developed area of Poinsettia Community Park, would replace and be in the same location as two existing tennis courts, and would be subject to park rules regarding hours and lighting. In addition, as demonstrated in finding 3 and the associated analysis, the pickleball courts do not create a parking demand greater than that of approved park features that have not been built, which indicates environmental impacts related to trip generation would be fewer. The proposed change would not conflict with any mitigation measures adopted as part of the park's Mitigated Negative Declaration (MND), including the measure to turn off major lights for active sports facilities by 10 p.m. The Planning Commission approved the MND as part of Planning Commission Resolution 3433 on Oct. 7, 1992.***
- 7) *The proposed change would not result in any health, safety or welfare impacts in that **the pickleball courts would replace a like use (tennis courts) and would be subject to already established park rules regarding park use and operations, such as lighting and hours of operation. Parks and Recreation Department staff is not aware of significant noise complaints from neighboring residents since the six adjacent pickleball courts were constructed, except as related to previous non-compliance by patrons of the posted hours of operation (i.e., 8 a.m. to 10 p.m.). To address those complaints, Parks and Recreation Department staff arranged for the existing pickleball court complex, each tennis court, and the dog park to be locked between the hours of 10 p.m. and 8 a.m.***
- 8) *There were not any major issues or controversies associated with the original project which would be exacerbated with the proposed change in that **the original 1992 project approval, based on a review of related meeting minutes (Parks and Recreation Commission, Planning Commission, and City Council) and any correspondence received, did not identify major issues or controversies associated with the park, including its tennis courts, which are similar to pickleball courts, or the project's environmental review document. Further, the pickleball courts would not conflict with any conditions of approval placed on the original project, including those conditions placed on the original park approval by the California Coastal Commission, which issued Coastal Development Permit 6-92-182.***
- 9) *The proposed change would not be readily discernable to the decision makers as being substantially different from the project as originally approved in that **the pickleball courts would maintain the appearance of the tennis complex, would not modify park features or expand beyond the boundaries of the two tennis courts to be replaced, and represent a use substantially similar to tennis.***

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Therefore, the City Planner has determined that the application **qualifies** for a consistency determination with the approved permit and **approves** the changes to the project based on Planning Division Administrative Policy No. 35.

If you have any questions regarding this matter, please feel free to contact your project planner, Scott Donnell at 442-339-2618.

CITY OF CARLSBAD

A handwritten signature in cursive script that reads "Eric Lardy" followed by a horizontal line.

ERIC LARDY, AICP

City Planner

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Data Entry