



CARLSBAD
**VILLAGE
& BARRIO**

MASTER PLAN

OCTOBER 2019

CARLSBAD
VILLAGE
& BARRIO
MASTER PLAN

ADOPTED BY ORDINANCE

CS-335

July 24, 2018

CS-357

Aug. 27, 2019

CS-392

Feb. 16, 2021

CS-XXX

Xxx. XX, 2023

CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION

(IF APPLICABLE)

CS-335 and CS-357

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- **Mobility and Beautification:** Describes plans for and improvements to the area’s network of streets, bicycle routes, sidewalks, and parking and mobility. Focuses on techniques to beautify the streetscape and public spaces, promote and encourage arts and culture, and enhance community character and historic resources.
- **Administration:** Describes the authority of the Master Plan, processing requirements and the administrative procedures required for amendments to the Master Plan.
- **Implementation:** Identifies strategies and provides direction for achieving the Master Plan’s goals.
- **Appendix:** Includes information to support and supplement the above Master Plan sections, [including Objective Design Standards for eligible multifamily housing and mixed-use development projects.](#)

1.3 Setting

1.3.1 Overall Description and Master Plan Boundary

The Master Plan boundary encompasses much of the area west of Interstate 5 between Oak Avenue and Laguna Drive and extends nearly to the Pacific Ocean along Garfield Avenue and parts of Ocean Street. South of the Village, the Master Plan incorporates the Barrio neighborhood from Interstate 5 west to the railroad corridor and from the Village south to the vicinity of Tamarack Avenue. The southern limits of the Master Plan exclude the area west of Jefferson Street containing Jefferson Elementary School and the homes and apartment complex around it. As the city lacks land use jurisdiction over the school, and much of the neighboring residential area developed separately and differently from the Barrio and with Tamarack Avenue orientation, this area is not within the plan’s boundaries. Tamarack Shores, for example, the 80-unit planned community along the north and west sides of the school, was built in the 1970s and 80s, considerably later than and in a format unlike much of the Barrio.

Together, the Village and Barrio comprise approximately 350 acres. They share a long and varied history and many traits including period of settlement, geography, topography and others. While the Village was established as the center of commerce, the Barrio has historically been a predominately Hispanic neighborhood with individual properties passed down for generations.

Both neighborhoods are physically cut off from nearby parts of Carlsbad to the east and west and from one of the city’s greatest assets: the ocean. The railroad forms the entire west boundary of the Barrio and splits the Village. Only four railroad crossings exist in the planning area. Similarly, Interstate 5 forms an eastern barrier crossed in only three places along the Village and Barrio.

Figure 1-1 shows the boundaries of the Village and Barrio Master Plan.



- **Embody the principles of smart growth, with a mix of commercial and residential land uses, a variety of housing choices, walkable neighborhoods and multiple transportation options.** The Master Plan capitalizes on the Village and Barrio's varied and compact mix of land uses, walkable street grid, and transportation or mobility options, all of which enable the neighborhoods to be places where people can live, work and play in a way that respects sustainability. The plan also encourages connections externally, such as across the railroad and Interstate 5, to further improve the ways in which people can move about the area.
- **Attract high quality, sustainable development that enhances vitality and local character.** Overall, development standards and guidelines of the Master Plan maintain existing land use patterns and densities and accommodate both residential and non-residential growth. Existing character is respected and also enriched by emphasizing a street network inviting and attractive to all users, whether arriving on foot or bike, by car or transit, and a pedestrian-orientation for buildings and public spaces. Further, in keeping with the eclectic mix of building designs prevalent in the Village and Barrio, the Master Plan emphasizes quality architecture **for over** any particular style. The importance the Master Plan places on design, circulation and mobility supports economic development and attracts quality business and shops.

1.5.1 LAND USE AND COMMUNITY CHARACTER

B. *Maintain and enhance the predominantly residential character of the Barrio.*

1. Encourage a range of housing types, including medium density single-family, two-family and small-scale multi-family development in the Barrio center, and higher density multi-family housing in the perimeter, consistent with the General Plan Land Use Map.
2. Allow a mix of office, service commercial, retail, and light industrial uses as the residential neighborhood of the Barrio transitions to the commercial core of the Village.
3. Continue to maintain and provide recreational, community, and senior services at the Pine Avenue Community Park and Carlsbad Senior Center for Village and Barrio residents, and the surrounding community.



C. *Promote infill development and private reinvestment in property in a way that protects and enhances the character of the Village and Barrio yet provides enough flexibility and opportunity for quality growth.*

1. Enforce design guidelines that identify components of good design and promote compatibility with existing context, ~~but do not specify any particular architecture or discourage creativity~~, in keeping with the eclectic mix of styles present in the Village and Barrio.

CI. *Promote rehabilitation and adaptive re-use of existing buildings in the Village and Barrio.*

1. Provide flexibility in meeting parking standards for changes in non-residential use of buildings existing as of this Master Plan's adoption date.
2. Encourage property owners to rehabilitate substandard and deteriorating structures, subject to the nonconforming lots, structures, and uses standards (Carlsbad Municipal Code Chapter 21.48).

Table 2-1, Permitted Uses

RESIDENTIAL	VC	VG	HOSP	FC	PT	BP	BC
Dwelling, One-Family	-	P ¹	-	-	P ¹	P ¹	P ¹
Dwelling, Two-Family (attached)	P ²	P	P ²	P	P	P	P
Dwelling, Multiple-Family ⁶	P ²	P	P ²	P	P	P	P
Accessory Dwelling Unit (accessory to a single one-family dwelling only and provided no other dwellings are on the same lot)	A	A	A	A	A	A	A
Housing for Senior Citizens	P ²	P	P ²	P	P	P	P
Live/Work Unit ^{5,6}	C ^{2,3}	C ³	-	-	C ³	-	-
Managed Living Units ⁵	C ²	C	-	-	C	-	-
Mixed-use ⁶ (subject to the uses permitted in this table)	P	P	P	P	P	-	-
Residential Care Facilities (serving 6 or fewer persons)	P ²	P	P ²	P	P	P	P
Residential Care Facilities (serving more than 6 persons)	-	C	C ²	-	C	C	-
Supportive Housing	P ²	P	P ²	P	P	P	P
Transitional Housing	P ²	P	P ²	P	P	P	P

LODGING	VC	VG	HOSP	FC	PT	BP	BC
Bed and Breakfast Inn ⁵	C ³	C ³	C ³	C ³	C ³	C ³	C ³
Hotel	C	C	P	P	-	-	-
Motel	-	C	P	P	-	-	-
Timeshare Project (prohibited in combination with residential uses in the same building or on the same lot)	C	-	-	C	-	-	-

RETAIL	VC	VG	HOSP	FC	PT	BP	BC
Brewery ⁵	C	-	C	C	C	-	-
Convenience Store	P	C ³	P	P	C ³	-	-
Distillery ⁵	C	-	C	C	-	-	-
Drive-Thru Facility	-	-	-	C	-	-	-
Financial Institution	P	P	C ³	P	P	-	-
Personal Services	P	P	P	P	P	-	-
Restaurant	P	P	P	P	P	-	-
Restaurant, Delicatessen	P	P	P	P	P	-	-
Restaurant, Fast Food	P	P	P	P	P	-	-
Restaurant, Limited Take-Out Service	P	P	P	P	P	-	-
Retail	P	P	P	P	P	-	-
Winery ⁵	C	-	C	C	C	-	-

Table 2-1, Permitted Uses (Continued)

OFFICE	VC	VG	HOSP	FC	PT	BP	BC
Business/Professional Office	P ²	P	P ²	P	P	-	-
Medical Office	P ²	P	P ²	P	P	-	-
CIVIC	VC	VG	HOSP	FC	PT	BP	BC
Community Gardens	-	Cm	-	-	Cm	Cm	Cm
Cultural Facility	P	P	P	P	P	-	-
Mobility Hub	C	-	-	-	-	-	-
Mobility Support Services	C	C	C	C	-	-	-
Parking Lot (surface), Stand-alone	Cm	Cm	Cm	Cm	Cm	-	-
Parking Structure	C	C	C	C	-	-	-
Parks and Open Space	C	C	C	C	C	C	C
Public/Quasi-public Uses	C	C	C	C	C	C	C
EDUCATION	VC	VG	HOSP	FC	PT	BP	BC
Child Day Care Center	C ^{2,3}	C ³	C ^{2,3}	C ³	C ³	C ³	C ³
Educational Facilities, Other	P ²	P	P ²	P	P	-	-
Educational Institutions or Schools, Public and Private	C ^{2,3}	C ^{2,3}	C ^{2,3}	-	-	-	-
OTHER	VC	VG	HOSP	FC	PT	BP	BC
Accessory Structure	A	A	A	A	A	A	A
Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	P	P ²	P	P	-	-
Automobile Service	-	-	-	-	C ^{3,4}	-	-
Church, other Places of Worship	C	C	C	C	C	C	C
Cinema, Theater	C	C	C	C	-	-	-
Farmer's Market	C	-	-	-	-	-	-
Gasoline Station	-	-	-	C	-	-	-
Laundromat	-	P	P	P	P	-	-
Light Industrial	-	-	-	-	C ^{3,4,6}	-	-
Professional Care Facility	-	-	C ^{2,3}	-	-	-	-
Right of way Uses	R	R	R	R	R	-	-
Veterinarian and Small Animal Hospital	-	P	-	P	P	-	-
Wireless Communication Facility	C ³	C ³	C ³	C ³	C ³	C ³	C ³

Table 2-1, Permitted Uses (Continued)

EXPRESSLY PROHIBITED USES	VC	VG	HOSP	FC	PT	BP	BC
Adult Businesses (CMC 8.60)	-	-	-	-	-	-	-
Bars and Cocktail Lounges Not Part of a Restaurant	-	-	-	-	-	-	-
Camping on Public Property (CMC 8.36)	-	-	-	-	-	-	-
Cannabis Activities (CMC 8.90)	-	-	-	-	-	-	-
Card Rooms (CMC 5.12)	-	-	-	-	-	-	-
Drug Paraphernalia Stores	-	-	-	-	-	-	-
Escort Services (CMC 5.17)	-	-	-	-	-	-	-
Hookah or Tobacco Lounges	-	-	-	-	-	-	-
Mini-satellite Wagering (CMC 8.80)	-	-	-	-	-	-	-
Retail Sale of Dogs and Cats (CMC 7.16)	-	-	-	-	-	-	-
Tattoo Parlors	-	-	-	-	-	-	-

P = Permitted Use

C = Conditional Use

Cm = Minor Conditional Use

A = Accessory Use

R = Right of Way Use

- = Prohibited Use

¹ One-family dwellings are permitted when developed (1) as two or more detached units on one lot (VG, PT, BP and BC districts only) or (2) on a small lot (BC district only). Also, a single one-family dwelling shall be permitted in all districts on any legal lot that existed as of October 28, 2004. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

² Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for “Educational Institutions or Schools, Public or Private,” in Section 2.7.3.J., Hospitality Supplemental District Standards.

³ For these conditional uses only, the city planner may approve minor conditional use permits up to the square footage and dwelling unit limitations for minor site development plans specified in Section 5.3.2.1. For wireless communication facilities the city planner may approve minor conditional use permits pursuant to CMC 21.42.140.B.165.

⁴ Automobile service and light industrial uses are permitted on the west side of Tyler Street only, as identified in Figure 2-2.

⁵ For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.

⁶ [For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.](#)

2.6 AREA-WIDE

2.6.8 CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT SPECIAL REGULATIONS

D. LIVE/WORK UNIT^{6,7}

1. The commercial component of live/work units is intended for professional office and artisan uses only. Artisan uses include the creation or assembly of art, crafts, graphic design, photography or similar handcrafted products for display and/or sale. On-site business activities may include the display and sale of those hand-crafted goods.
2. The residential and the commercial space must be occupied by the same household, and no portion of the live/work unit may be rented or sold separately.
3. The live/work unit shall be in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
4. Internal access between the residential and commercial spaces shall be provided.
5. The commercial component shall be on the ground-floor facing and oriented toward the street or sidewalk to allow pedestrian exposure and direct access to the work space. The residential portion of the live/work unit shall be on the upper levels or behind the commercial use.
6. The external access for the commercial component shall be oriented to the street, shall be on the ground level, and should have at least one external entrance/exit separate from the living space.
7. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
8. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development or other residential units in adjacent developments.
9. The commercial component shall contain an active use and shall not be used exclusively for storage or warehousing.

2.6 AREA-WIDE

2.6.8 CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT SPECIAL REGULATIONS

12. A management plan shall be submitted for review and approval by the City Planner prior to occupancy and in compliance with any conditions of approval. A management plan typically includes the following items although additional or other items may also be required:
 - a. Management policies and operational procedures;
 - b. A security program for the building and all internal areas, parking areas, and grounds. The security program shall feature a comprehensive video monitoring system and secured entrances and exits;
 - c. Tenant selection procedures to ensure fair and equal access to housing;
 - d. Tenant rights;
 - e. Tenant and guest rules and regulations;
 - f. Rental rate policy regarding rent levels, collection of rent and rent increases;
 - g. Security deposit policy and procedure;
 - h. Maintenance plans, including custodial care, for the building, parking areas, and grounds;
 - i. Emergency procedures.

F. WINERIES⁶

1. Deliveries of materials and supplies should not occur during hours that would negatively impact residents within the vicinity of the winery's location.
2. Refuse, including grape stems, shall be removed from the winery site within 24 hours of the de-stemming process.
3. Fermentation tanks shall be located indoors and installed with a filter to reduce the odor emanating from the winery site.

⁶ For these uses, refer to Appendix A, Definitions.

⁷ For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

2.7 Supplemental District Standards

2.7.1 Village Center (VC)

The Village Center District, comprised of unique mixed-use development, is the heart of downtown Carlsbad. The District functions as a strong retailing and financial service center serving city residents as well as tourists and regional visitors. The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized. **For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

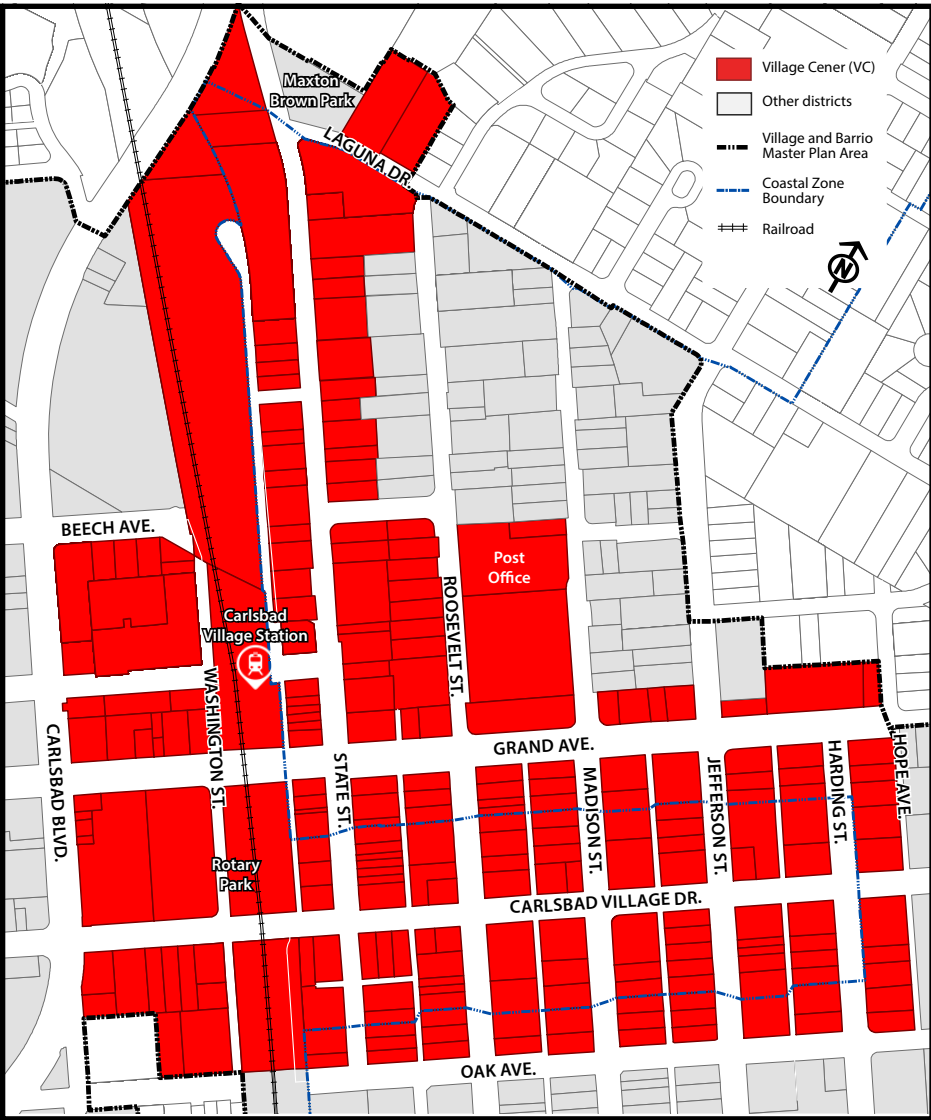


Figure 2-4 Village Center District Map

2.7.2 Village General (VG)

The Village General district serves as a buffer and transition area between the neighboring Village Center District and surrounding residential neighborhoods. Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements.

For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

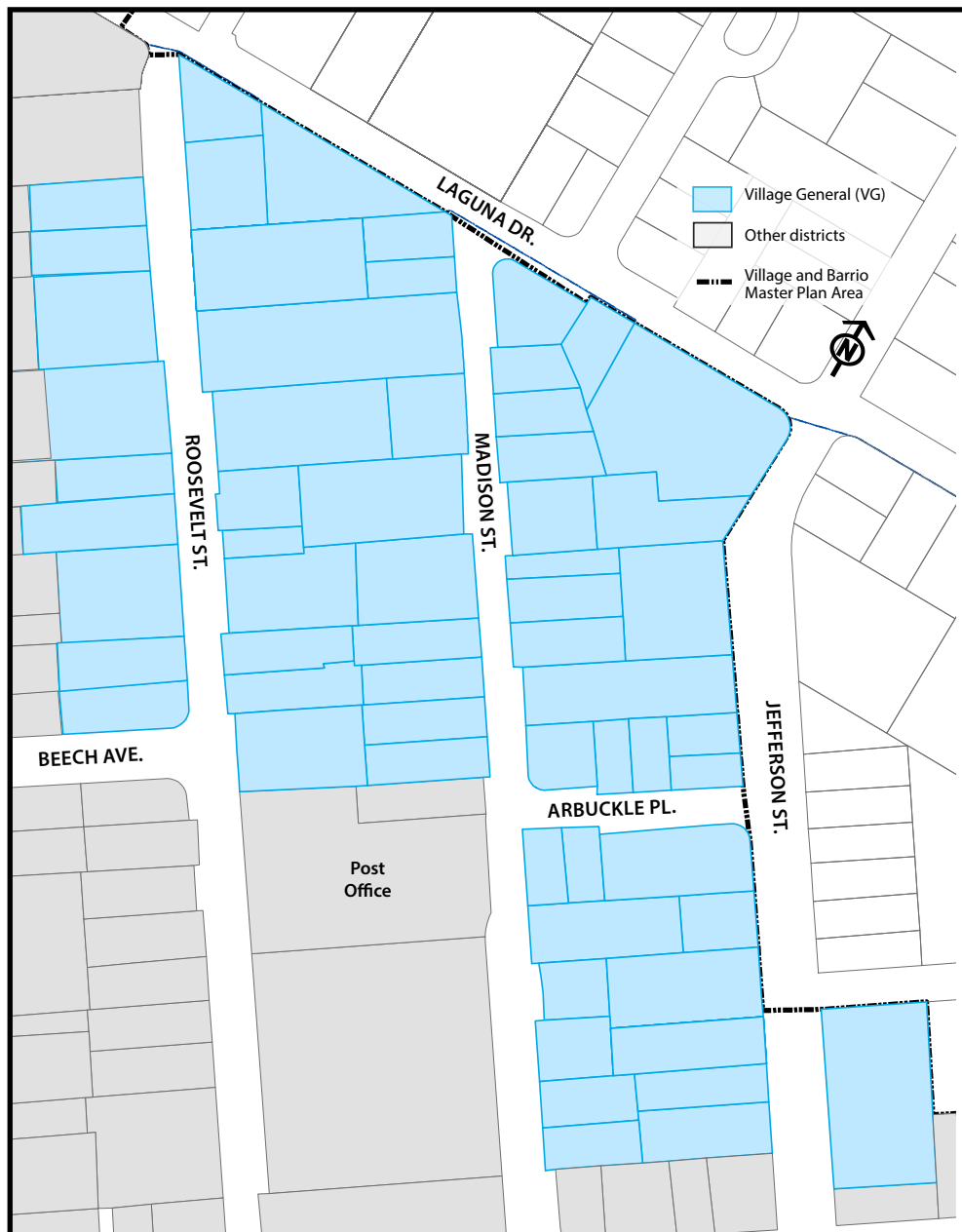


Figure 2-7, Village General District Map

2.7.3 Hospitality (HOSP)

The Hospitality District, consisting of larger lots with coastal adjacency, supports a broad mix of uses serving residents and visitors. The area contains a private school, church, lodging, retail, and a retirement community. The allowance of residential uses only above or behind the ground floor street frontage and minimal setbacks along part of Carlsbad Boulevard fosters an active public realm. An exception is made for the Army and Navy Academy, which has an adopted Master Site Plan to conceptually guide development on the large campus. Maintaining access and viewsheds toward the coastline are important planning considerations in this district. For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.



Figure 2-8, Hospitality District Map

2.7.4 Freeway Commercial (FC)

The Freeway Commercial District is comprised of primarily commercial and visitor-serving uses. The majority of the lots in this district are fairly large, with buildings located away from the street edge. Surface parking is ample in the Freeway Commercial District, and pedestrian amenities like pathways, access points, and shade trees should be provided. Many buildings in this district are highly-visible from Interstate 5, therefore service and delivery areas and mechanical equipment should be screened from view. **For eligible multifamily housing or mixed-use development projects including including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

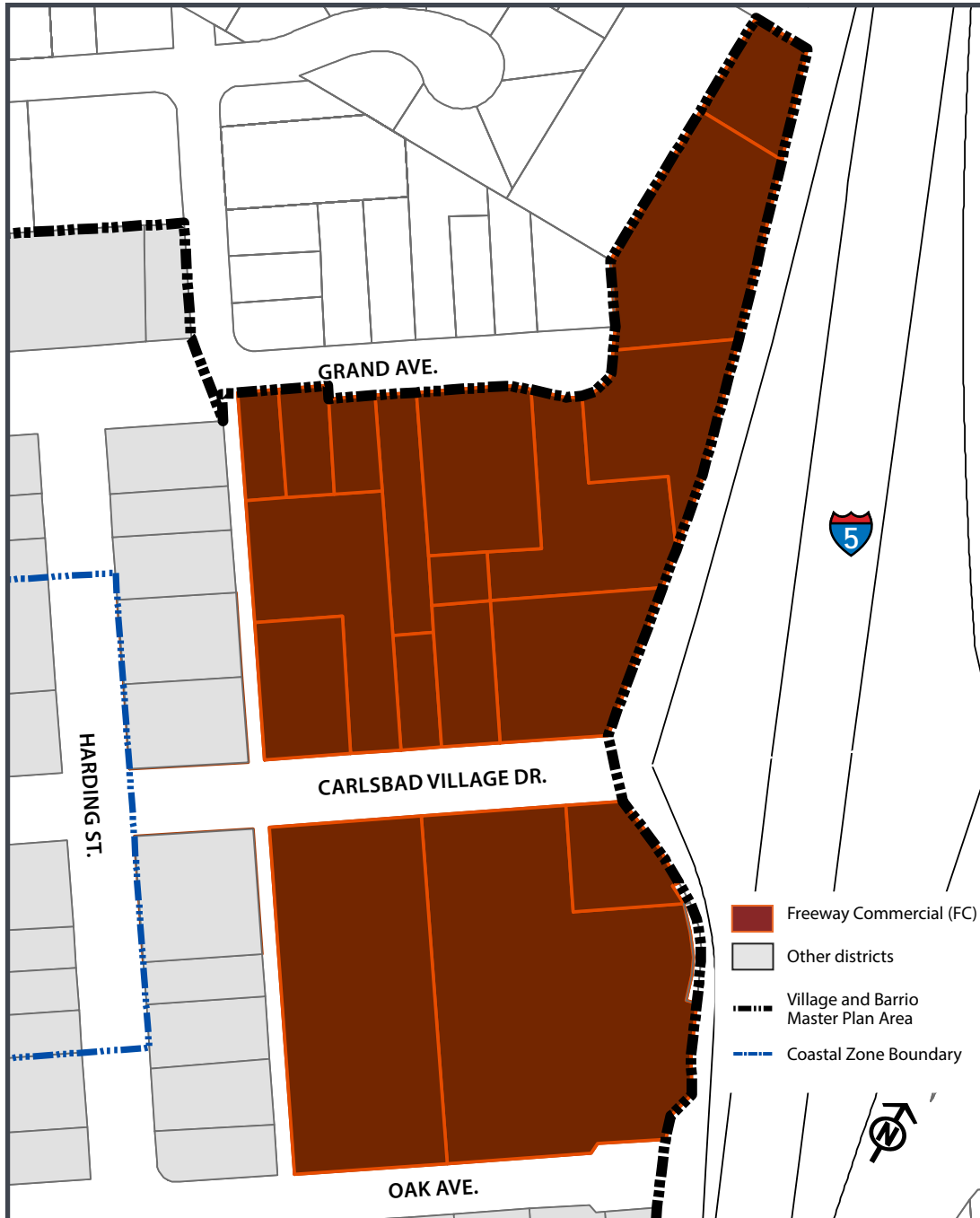


Figure 2-9, Freeway Commercial District Map

2.7.5 Pine-Tyler Mixed-Use (PT)

The Pine-Tyler Mixed-Use District contains a broad range of uses. The eclectic nature of this district allows for the support of creative offices, start-up businesses, shops and restaurants and live-work units in combination with a variety of residential as well as light industrial uses. In order to maintain compatibility of uses, loading and mechanical equipment should be screened and located outside of public view. Creative use of materials and design is encouraged, and will serve to define the unique character of the Pine-Tyler Mixed-use District. For eligible multifamily housing or mixed-use development projects including including projects eligible for a streamlined ministerial approval process, refer to Appendix E.



Figure 2-10, Pine-Tyler Mixed-use District Map

2.7.6 Barrio Perimeter (BP)

The Barrio Perimeter District consists of primarily multifamily residential uses, with single-family residential distributed throughout the area. The intent of the development standards for this district is to maintain the character of these largely residential neighborhoods. Quality orientation and design are encouraged due to the district's adjacency to Interstate 5, the Barrio Center, and the neighborhood alongside Jefferson Elementary School, which exhibit a lower density, more single-family nature. **For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

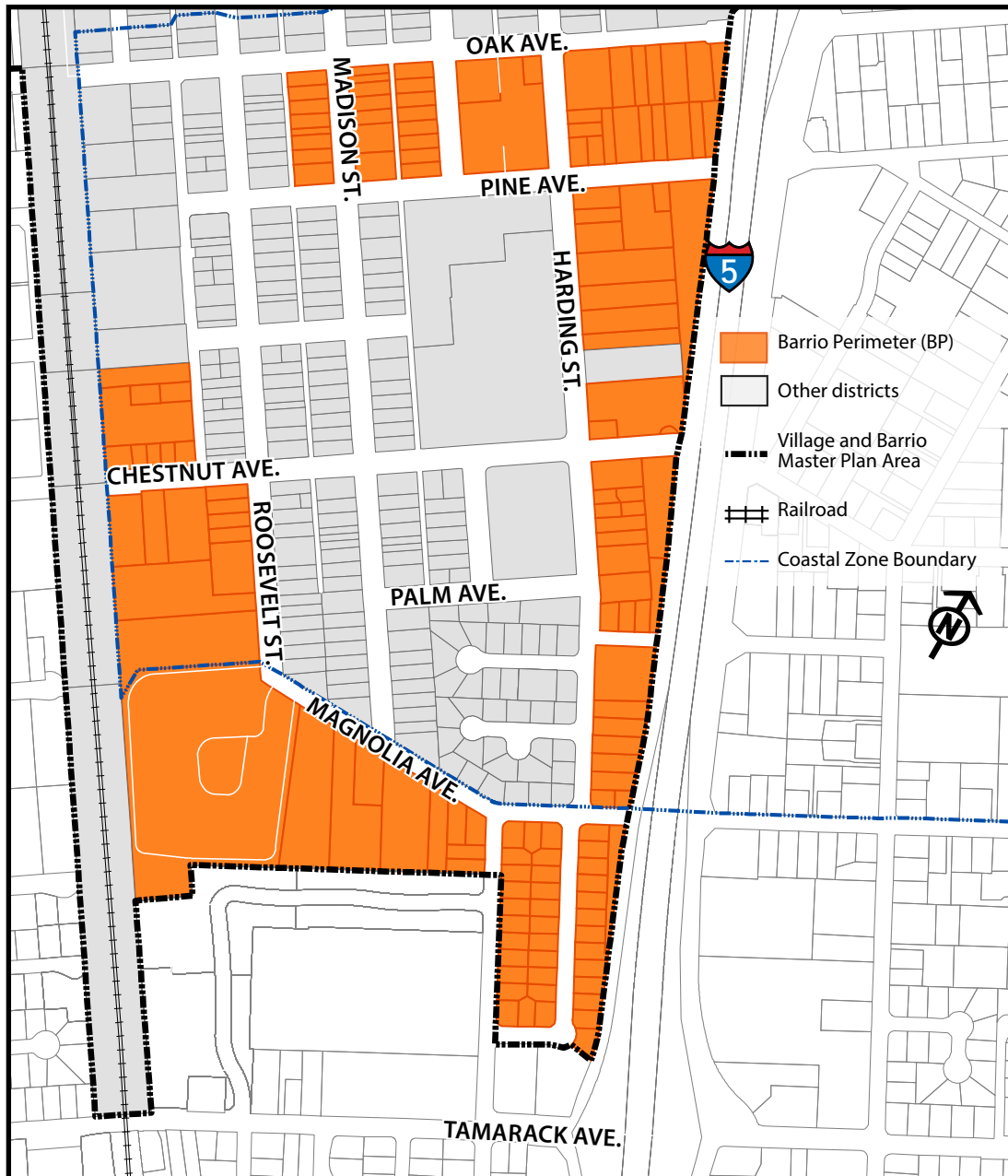


Figure 2-11, Barrio Perimeter District Map

2.7.7 Barrio Center (BC)

The Barrio Center District consists of primarily single-family and two-family residential uses, with multifamily residential distributed throughout the area. These development standards strive to maintain the neighborhood’s character. While setbacks are the largest in this district, allowance is made for structures that provide transition between public and private space and foster a neighborly community. [For eligible multifamily housing development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.](#)

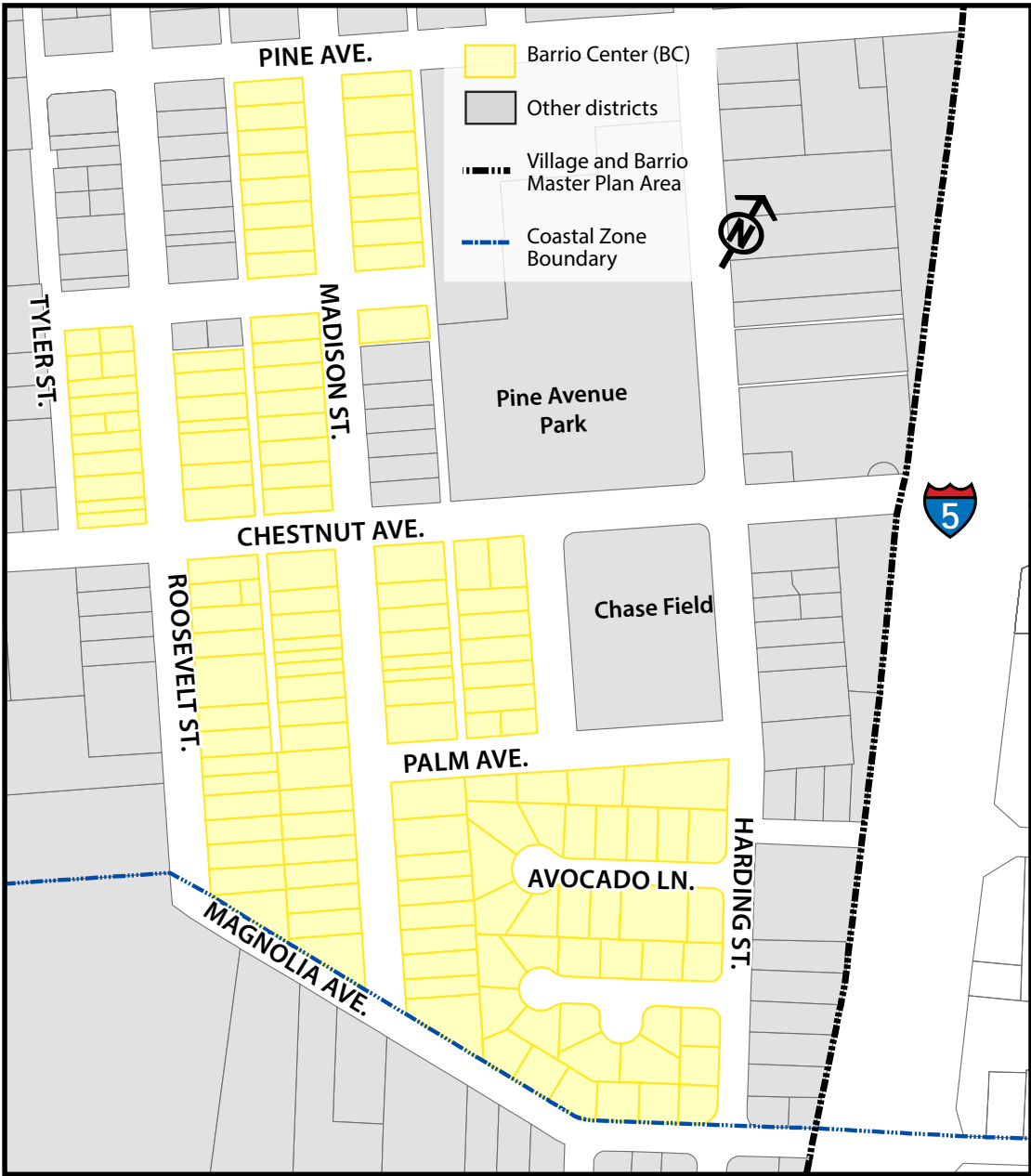


Figure 2-12, Barrio Center District Map

6.2.4 Enforcement

The Village and Barrio Master Plan promotes orderly development and the zoning for the Village and Barrio. Consistent with the CMC, any violation of the standards and regulations identified in the Village and Barrio Master Plan adopted by the City Council shall be considered a violation of the Zoning Ordinance. The city shall have the authority to enforce violations of this Master Plan in accordance with the provisions of local ordinances and state laws. The enforcement of all permits issued pursuant to this Master Plan, shall be governed by CMC Chapter 21.58, which includes the process for time extension, revocation, and extension of permits.

6.2.5 Village Master Plan and Design Manual

References to the “Village Master Plan and Design Manual” in existing plans, permits and approval documents, etc., shall be construed to mean the Village and Barrio Master Plan to the extent such references remain applicable.

6.2.6 Severability

In the event that any regulation, condition, program, or portion of this Village and Barrio Master Plan is held invalid or unconstitutional by a California Court or Federal Court of competent jurisdiction, such provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions.

6.3 Permit Requirements

Due to the complexity of overlapping areas of authority, the permit process for the Village and Barrio has been designed to address:

1. The vision and objectives for the Village and Barrio as a whole as described in Chapter 1 – Introduction; and
2. The goals and policies of the General Plan and the Local Coastal Program for those portions of the Village and Barrio which are within the Coastal Zone boundaries.
3. [For eligible multifamily housing and mixed-use development projects subject to the Housing Accountability Act \(Cal Gov. Code Section 65589.5\) including projects eligible for a streamlined ministerial approval process \(Cal Gov. Code Section 65913.4\), the Objective Design Standards in Appendix E shall apply.](#)

6.3.1 City Planner (Administrative) Responsibilities

The City Planner shall have the responsibility for administering the land use permitting process for development in the Master Plan area. The City Planner’s duties include, but are not limited to, the following:

1. Reviewing applications and making a determination of completeness for processing purposes and preparing related correspondence and staff reports as necessary;
2. Making project exempt determinations as related to permit requirements or identifying the type of discretionary review permit required, if a project is not exempt;
3. Coordinating the review of projects among various city departments, other agencies, and the public;
4. Approving or denying certain minor permits and minor variances as specified in Section 6.3.3;
5. Developing recommendations and referring non- minor permits and plan amendments to the Planning Commission and City Council, as appropriate; and
6. Processing the necessary environmental documentation as required by the California Environmental Quality Act.

Staff of the Planning Division, acting under the supervision of the City Planner, shall be responsible for coordinating all activities leading to the approval, conditional approval, or denial of review permits and amendments. Such activities may include, but are not limited to, document processing, report writing, scheduling, and presenting at Planning Commission and City Council public meetings and hearings, and preparing recommendations, resolutions, and conditions.

6.3.2 Exempt Projects

- A. The following improvements and activities are exempt from a discretionary permit except as provided in Section 6.3.2.C. below:
1. One new single-family detached dwelling (however, compliance with Section 2.8.3.F, Residential Design Guidelines, shall be required; additionally, a minor coastal development permit shall be required if located in the Coastal Zone);
 2. One accessory dwelling unit (ADU) (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);
 3. Additions to an existing single-family detached dwelling or ADU (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);
 4. Interior or exterior improvements to existing structures which do not change the intensity of use of a structure;
 5. Additions to existing structures, other than single-family detached dwellings and ADUs, which result in a cumulative increase of less than 10 percent of the internal floor area up to 2,500 square feet;
 6. Demolition of a structure (however, a minor coastal development permit shall be required if located in the Coastal Zone);
 7. Changes in permitted land uses which do not require site changes, result in increased traffic, result in increased parking requirements, or result in compatibility issues or problems, as determined by the City Planner;
 8. Landscaping on the lot unless it will result in erosion or damage to sensitive habitat;
 9. Repair or maintenance activities to existing structures and facilities;
 10. Activities of public utilities regulated by a government agency;
 11. Projects that do not require a variance or discretionary permit of any type.
 12. Multifamily housing and mixed-use development projects applying for Streamlined Ministerial Approval Process (Gov. Code Section 65913.4), when determined by city staff to be in conformance with objective design standards found in Appendix E.
- B. Within the Coastal Zone of the Village and Barrio Master Plan, improvements and activities described in CMC Section 21.201.060 are exempt from a minor coastal development or coastal development permit, unless one of the exceptions described therein applies.
- C. Notwithstanding the exemptions described in paragraphs A and B of this section, improvements and activities shall be subject to a minor site development plan permit if they:
1. Request a standards modification pursuant to Section 2.6.7;
 2. Request a parking option as described in Section 2.6.6 (Table 2-4);
 3. Have the potential for a significant adverse impact on environmental resources, including designated or potential historic resources.