

# NOTICE OF EXEMPTION

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To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego CA 92101  
MS: A-33

From: **CITY OF CARLSBAD**  
**Planning Division**  
**1635 Faraday Avenue**  
**Carlsbad, CA 92008**  
**(760) 602-4600**

**Subject:** Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

**Project Number and Title:** CT 2022-0001 / SDP 2022-0006 (DEV2022-0030) – HOPE APARTMENTS

**Project Location - Specific:** 1006 Carlsbad Village Drive (Carlsbad Village Inn), 950 Carlsbad Village Drive and 2944-46 Hope Avenue (Carl's Jr.) and 945-A, 945-B and 955 Grand Avenue, totaling 2.95 acres, Assessor Parcel Numbers 203-320-02, -20, -40, -48, -51. Generally, the project site is located on the north side of Carlsbad Village Drive, south side of Grand Avenue and east side of Hope Avenue Alley.

**Project Location - City:** Carlsbad

**Project Location - County:** San Diego

**Description of Project:** Tentative Tract Map (CT 2022-0001) and Site Development Plan (SDP 2022-0006) to consolidate five (5) parcels into one (1) lot, demolish the existing Carlsbad Village Inn and three single-family residential structures and develop a four-story, 45-foot-tall, 156-unit multiple-family residential apartment project on a 2.95-acre parcel. The project is requesting a 50% state density bonus; is proposing that 12.5% of the units (20 units) will be made affordable to very-low income families; and is seeking three (3) density bonus waivers to make the project economically feasible. Including the density bonus, the project density is 53 dwelling units/acre. A total of 277 parking stalls are proposed. A majority of the parking will be provided in a two-level subterranean parking garage. The existing Carl's Jr. drive-thru restaurant will be retained onsite.

**Name of Public Agency Approving Project:** City of Carlsbad

**Name of Person or Agency Carrying Out Project:** City of Carlsbad

**Name of Applicant:** Patrick Zabrocki, Wermers Properties

**Applicant's Address:** 5120 Shoreham Place, #150, San Diego, CA 92122

**Applicant's Telephone Number:** 858-245-2473

**Name of Applicant/Identity of person undertaking the project (if different from the applicant above):**  
N/A

**Exempt Status: (Check One)**

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: Class 32, Section 15332 (In-Fill Development Projects)
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:** The project is consistent with the General Plan, Village Master Plan, as well as the Zoning Ordinance; the project site is location within the city limits; is less than 5 acres in size and is surrounded by urban uses; there is no evidence that the site has value as habitat for endangered, rare, or threatened species; approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

**Lead Agency Contact Person:** Shannon Harker, Senior Planner Telephone: 442-339-2621



CLIFF JONES, Principal Planner

9/13/2023

Date