

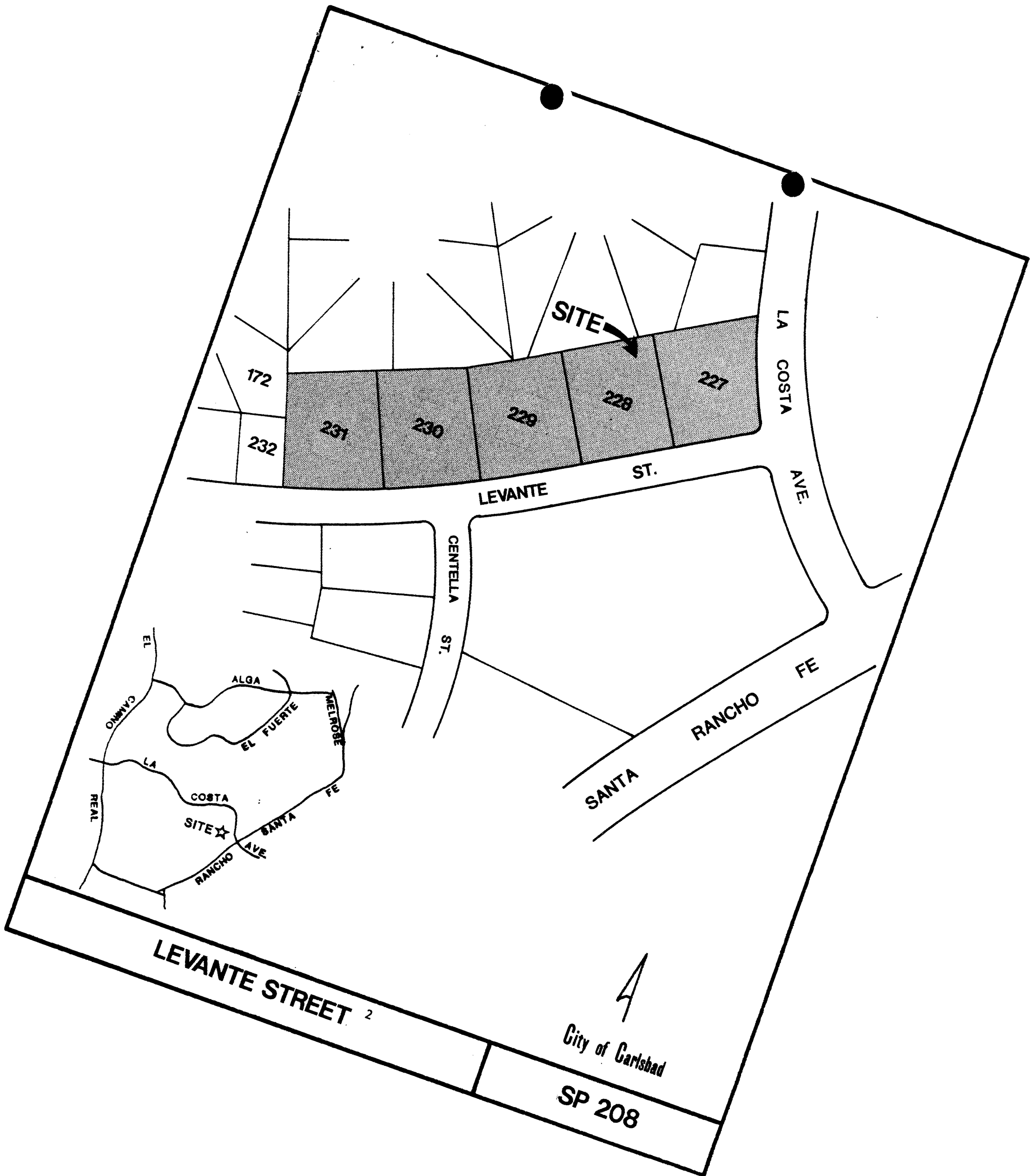
SPECIFIC PLAN 208

LEVANTE STREET DEVELOPMENT STANDARDS & DESIGN GUIDELINES

Exhibit "A"
May 24, 1991

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	4
A. Purpose and Location	4
B. Land Designations	4
C. General Provisions	4
II. LAND USE	6
A. Permitted Uses	6
B. Development Standards	6
III. ARCHITECTURAL GUIDELINES	10
A. General Design Standards	10
B. Building Materials	11
IV. EXHIBITS	
1. Location Map	2
2. General Plan and Zoning	3
3. Residential Architecture	13
4. Architectural Design Guidelines	14



SITE

172

232

231

230

229

228

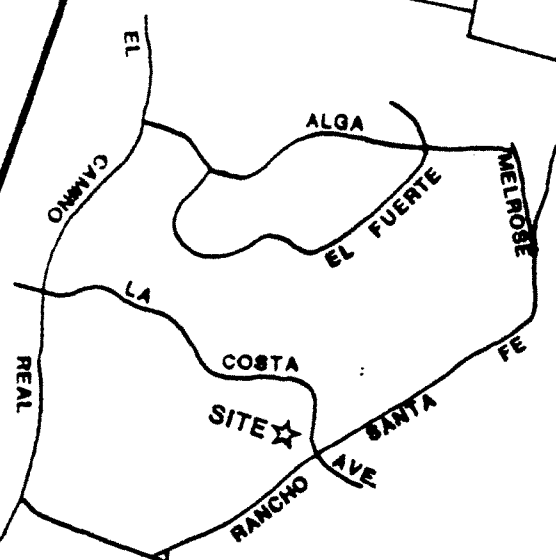
227

LA COSTA AVE.

LEVANTE ST.

CENTELLA ST.

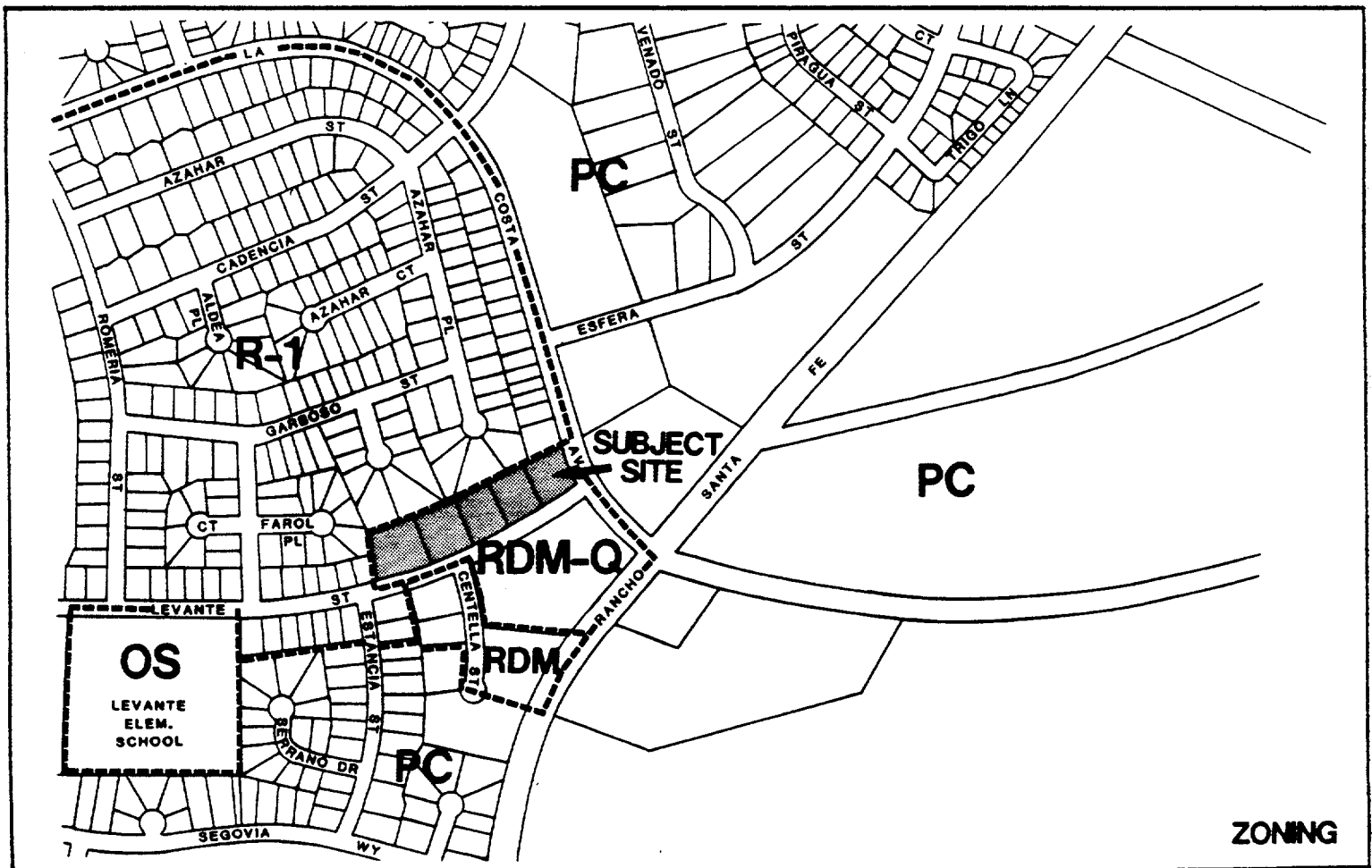
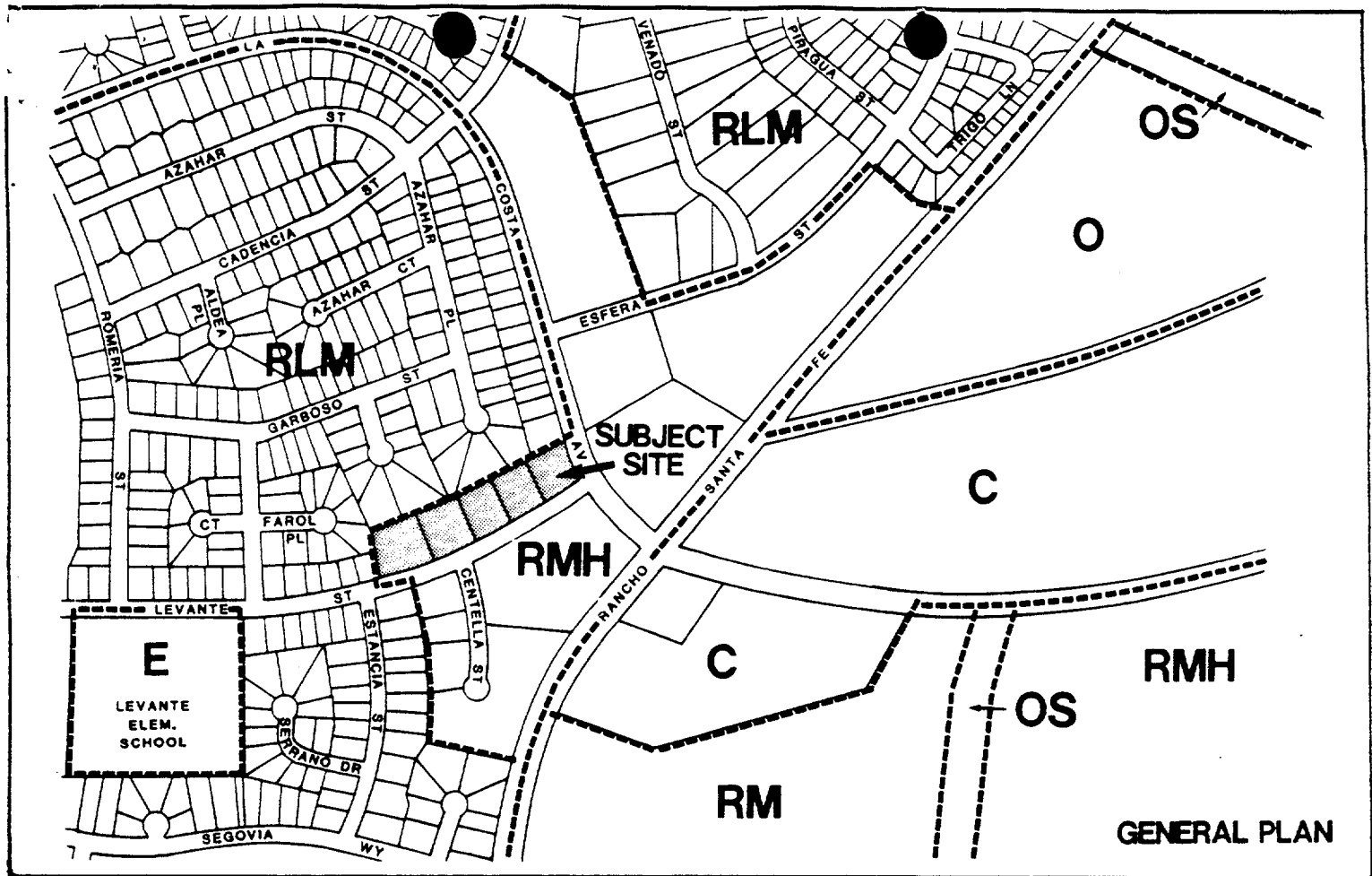
SANTA RANCHO FE



LEVANTE STREET 2

City of Carlsbad

SP 208



I. INTRODUCTION

A. Purpose and Location

The Levante Street Specific Plan establishes site specific development standards and design guidelines for five residentially zoned lots located at the northwest corner of La Costa Avenue and Levante Street (See Exhibit #1). These standards were established to ensure that multi-family residential development on these five lots will be attractive, harmonious, and architecturally compatible with the surrounding single-family neighborhood. The development standards are designed to provide a transition from the higher density multi-family land use to the adjacent, lower density single-family land use.

The five subject parcels are zoned Residential Density Multiple with the Qualified Overlay Zone (RD-M-Q). These lots are located adjacent to properties zoned single-family Residential (R-1) and developed with single-family homes. The Q Overlay Zone on the subject parcels requires the processing of a Site Development Plan.

B. Land Designations

GENERAL PLAN	RESIDENTIAL MEDIUM HIGH (RMH) 8-15 DUS/ACRE
ZONING	RESIDENTIAL DENSITY MULTIPLE WITH THE QUALIFIED OVERLAY ZONE (RD-M-Q)
GROWTH MANAGEMENT	ZONE 6 LFMP
GROWTH CONTROL POINT	11.5 DUS/ACRE

C. General Provisions

1. The Specific Plan implements the City of Carlsbad's General Plan and Municipal Code by providing guidelines and standards for the full development of the lots by requiring facilities and services consistent with the regulations and ordinances of the City's Local Facilities Management Plan for Zone 6; and by ensuring that all City standards and requirements will be met in a consistent and uniform manner. Unless specifically discussed in this Specific Plan, all City policies and ordinances apply to the Levante Street Specific Plan as they would apply to any property in the City of Carlsbad. Unless specifically addressed, the Specific Plan requires conformance with all applicable City development standards and requirements.

2. The Specific Plan sets standards and guidelines for residential development and does not provide a guarantee of approval for future discretionary actions on development projects within its boundaries. The development standards contained in this plan may be more restrictive than those contained in the underlying RD-M Zone, therefore the provisions of this plan shall take precedence over the underlying zone. When a provision is not covered in this plan, the underlying zone shall supplement this plan and take precedence. In cases where conflict exists between this Specific Plan and the underlying zone, the most restrictive requirements shall apply.
3. Development within the Specific Plan area shall be subject to all present and future Growth Management plans, policies or ordinances adopted by City Council or by citizen vote including, but not limited to, Chapter 21.90 of the Carlsbad Municipal Code (Growth Management). A Local Facilities Management Plan for Zone 6 was previously processed pursuant to the City's Growth Management Program. This zone plan provides a detailed description and analysis of how Zone 6 will develop from its current status to buildout. The zone plan also demonstrates how and when each facility and improvement will be constructed in order to accommodate development within the zone (phasing). The zone plan also provides a complete description of how each facility and improvement will be financed when mitigation is necessary.
4. The Specific Plan Area is located in an infill area of the City and is surrounded by existing single and multi-family residential development. The subject properties have frontage on Levante Street and La Costa Avenue. The two streets are improved to their ultimate public right-of-way width and contain curbs, gutters, and sidewalks. Public facilities are in place to serve the Specific Plan area, including; circulation, drainage, sewer collection, water distribution, schools, parks, City administrative facilities, fire facilities, libraries, and adequate wastewater treatment capacity.

II. LAND USE

A. Permitted Uses

Single-family, two-family, multiple dwelling units, and accessory structures- (not to include guest houses or accessory living quarters). Any principle, accessory and transitional use or conditional use permitted in the underlying zone is permitted subject to the conditions and restrictions of the underlying zone, and to all of the requirements of this Site Development Plan.

B. Development Standards (These standards apply to small lot single-family, attached single-family, two-family, and multi family projects)

1. Lot Coverage: Maximum 50%

2. Setbacks

a. Front:

1) Lot 231: 20 feet from front property line.

2) Lots 227, 228, 229, 230: 15 feet from front property line.

b. Street Sideyard:

1) 10 feet from street side property line.

2) 30 feet from property line along La Costa Boulevard.

c. Side:

1) Lot 231: 20 feet from west property line and 5 feet from east property line. Accessory structures such as patio covers, greenhouses, storage sheds, and spas shall be set back a minimum of 10 feet from the west property line and shall not encroach into the 10 foot landscape easement: (This includes eaves, fireplaces, architectural projects and any overhangs).

2) Lots 227, 228, 229, 230: 5 feet from side property line.

d. Rear:

15 feet from the rear property line or the top of the existing rear slope, whichever is more restrictive. (Top of slope is defined as the first point where the land begins to generally fall away down slope).

e. Accessory Structures:

No accessory structures, such as patio covers or detached garages, shall be permitted within 15 feet of the rear property line or the top of the existing rear slope, whichever is more restrictive. Attached and detached patio covers and other accessory structures must observe all setbacks of this Specific Plan.

3. Building Height: No newly constructed, reconstructed, altered or enlarged structure within the boundaries of this Specific Plan shall exceed a height of two-stories or 30 feet, whichever is less, provided a minimum roof pitch of 3/12 is used. If less than 3/12 roof pitch is proposed, then the maximum height would be restricted to 24 feet and two stories. Building height shall be measured to the top of a peaked roof.

4. Landscaping:

- a. Lot 231: A 10 foot landscape easement shall be provided along the western property line. The easement shall be protected and maintained by the Homeowners Association or the legal owner of Lot 231 if there is no Homeowners Association (i.e. apartments), and shall consist of a combination of drought tolerant trees and shrubs to provide a visual buffer between the existing single-family development on Lots 172 and 232 and future multi-family development on Lot 231. Prior to issuance of a Tentative Map and/or a Site Development Plan for this lot, a landscape plan shall be submitted to the Planning Department. The plan shall provide adequate visual screening to the satisfaction of the Planning Director. The landscape easement shall be planted with a minimum of 36" box tree specimens.

- b. The required front yard setbacks shall be mounded and landscaped with a variety of drought tolerant plants, shrubs, and trees to enhance the street scene, and provide a visual buffer when the development is viewed from Levante Street. The entire front yard setback areas shall be landscaped, exclusive of the driveway or private access street, and any pedestrian pathways.

5. Driveway Location & Materials:

- a. Throughout the driveways or access streets some type of decorative pavement treatment shall be required to soften the visual impact and provide a distinct entryway. Acceptable materials shall include: brick, colored textured concrete, aggregate, or other similar material.
- b. Driveways located in the required front yard setback shall not exceed a width of 30 feet.

6. Balconies and Second-Story Decks:

- a. Lot 231: Balconies and second-story decks facing towards Lot 172 and 232 are not permitted on the first row of structures located closest to the western property line.
- b. The edge of all balconies and second-story decks must be located a minimum of 15 feet from the top of the existing rear slope that runs along the northern property lines on all five lots.

7. Walls and Fences: On Lot 231, a 6 foot decorative solid block wall is required along the western property line, exclusive of the front yard setback. In the required front yard setback of all the lots, no walls or fences shall exceed a height of 42 inches.

8. Parking: Sufficient onsite parking shall be provided per the requirements of Title 21 of the City's Municipal Code. Structures and required resident and guest parking shall be designed to discourage parking on the street. Guest parking should be clearly visible from the street, easily accessible, and clearly designated with pavement graphics.

9. Undergrounding of Public Utilities: Concurrent with development, each property owner shall be responsible for the undergrounding of

overhead utilities along the street frontage of their respective lot.

10. Park-in-Lieu Fee: All property owners shall pay park-in-lieu fees to the City, prior to the approval of building permits as required by Chapter 20.44 of the Carlsbad Municipal Code.
11. School Fees: All property owners shall provide school fees to mitigate conditions of overcrowding as part of their building permit application. These fees shall be based on the fee schedule in effect at the time of building permit application.
12. Public Facilities Fee: Prior to the issuance of a building permit on each lot, each property owner shall pay the public facilities fee adopted by the City Council on July 28, 1987 and as amended from time to time, and any development fees established by the City Council pursuant to Chapter 21.90 of the Carlsbad Municipal Code or other ordinance adopted to implement a growth management system or facilities and improvement plan.
13. Notification of Specific Plan: Prior to the issuance of the first building permit on each lot there shall be a deed restriction placed on the deed to each lot subject to the satisfaction of the Planning Director notifying all interested parties and successors in interest that the City of Carlsbad has issued a Specific Plan on the real property owned by the declarant. Said deed 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 deed restriction. Said deed restriction(s) may be modified or terminated only with the approval of the City Council of the City of Carlsbad.

III. ARCHITECTURAL GUIDELINES

Architecture is a very important element in the overall design of a project. Higher density multi-family residential development that is designed in scale with surrounding land uses and the pedestrian is visually and aesthetically pleasing, provides harmony and continuity in the project, and increases the project's compatibility with the street scene and surrounding land uses.

A pleasing living environment and compatible development can be created through the application of good architecture and neighborhood design principles. The primary application of these design principals is directed towards residential architecture and the streetscape.

A. General Design Standards

The following set of architectural standards and guidelines should be incorporated into the design of each project to create aesthetically pleasing and compatible multi-family residential development. Each proposed project will be reviewed by the City for compliance with these guidelines.

1. Visual interest should be created by using varied and recessed dwelling unit entryway treatments for townhome type units.
2. Varied building height and roof massing should be utilized.
3. To create variety and visual interest along the street and driveway, a variety of facade treatments, including roof, window, siding, trim, accent, garage door, and entryway types should be used.
4. Building facades (particularly street elevations) and roof planes should be varied in placement and size to avoid visual monotony, to create visual interest, and to provide a pedestrian scale. Special concern should be placed on building facades that face adjoining single-family development.
5. Further articulation of building facades and roof planes should be accomplished by introducing sub-elements such as architectural projections, dormers, roof overhangs, building face trim, recessed doorways or entryway courtyards and bay windows.
6. For two-story structures, scale and vertical transition should be created along the street elevations and elevations that face single family development by "stepping back" the second story. Special attention should be placed on those building planes that face single-family development.

7. An accent window having a different or articulated shape (i.e. rounded, diamond), and with contrasting moldings or with finer texture (i.e. many small planes) may be used to create interest on building elevations.
8. Solar energy equipment such as solar panels, and solar modules or piping that is located on the roof should be well integrated into the roof design in terms of placement, screening and color.
9. Project perimeter walls or fences should compliment the projects architecture and should avoid monotony by using design elements with horizontal articulation (i.e. caps, cornices, or contrasting accent bands) and vertical articulation (i.e. periodic pilasters, insets, offsets, buttress, change of material, etc.).
10. The architecture should complement surrounding development whenever possible to provide blending and compatibility with surrounding land uses.

B. Building Materials

1. Plain building surfaces should be embellished with localized contrasting materials such as accents and trims. Instead of using contrasting materials on the same flat building surface it is best to offset the materials on different building planes.
2. Any bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with general exterior architectural treatment of the building.
3. To better complement natural materials and earth tones colors commonly found in contemporary residential structures, the covering of metallic aluminum frames around doors and windows with wood, brick, or stucco trim systems is encouraged. Anodized aluminum window frames are also appropriate.
4. To provide visual interest and/or architectural accents on stucco finished structures use moldings, cornices, insets and offsets. To create more visual interest, a portion of the exterior building surface should be covered with complimentary materials, texture, and color.
5. Building materials should complement surrounding development whenever possible in order to provide harmony and compatibility with the surrounding neighborhood.

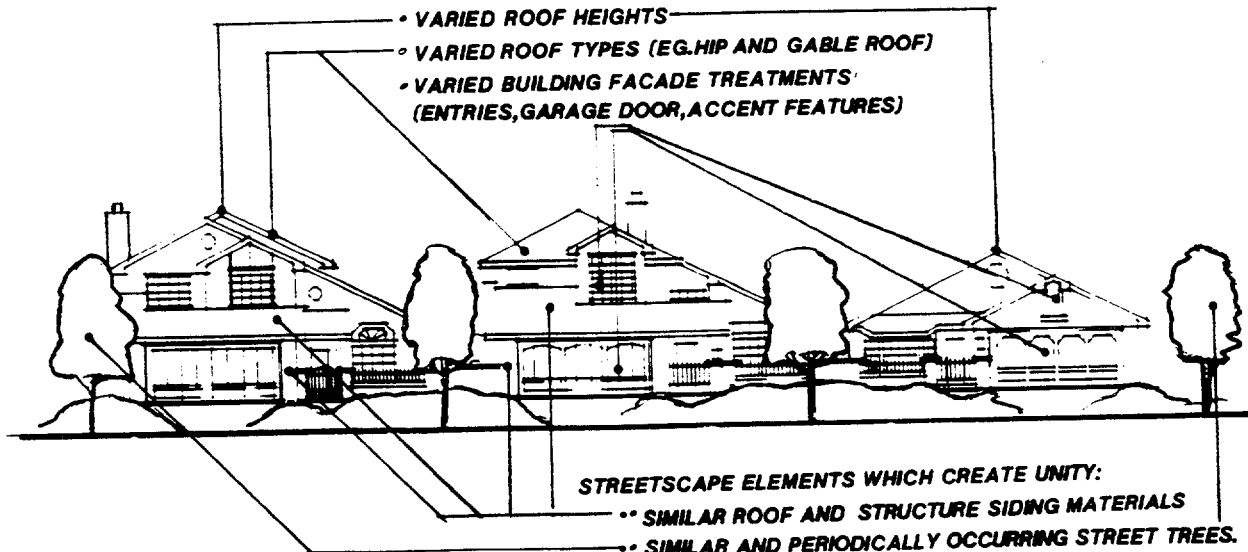
6. Driveway materials that retain their original beauty and strength such as textured concrete, brick, tile, or conglomerate should be used outside the City right-of-way.
7. Trees should be used to interrupt the appearance of long horizontal building mass.

RESIDENTIAL ARCHITECTURE STREETSCAPE ELEMENTS



STREETSCAPE ELEMENTS WHICH CREATE INTEREST:

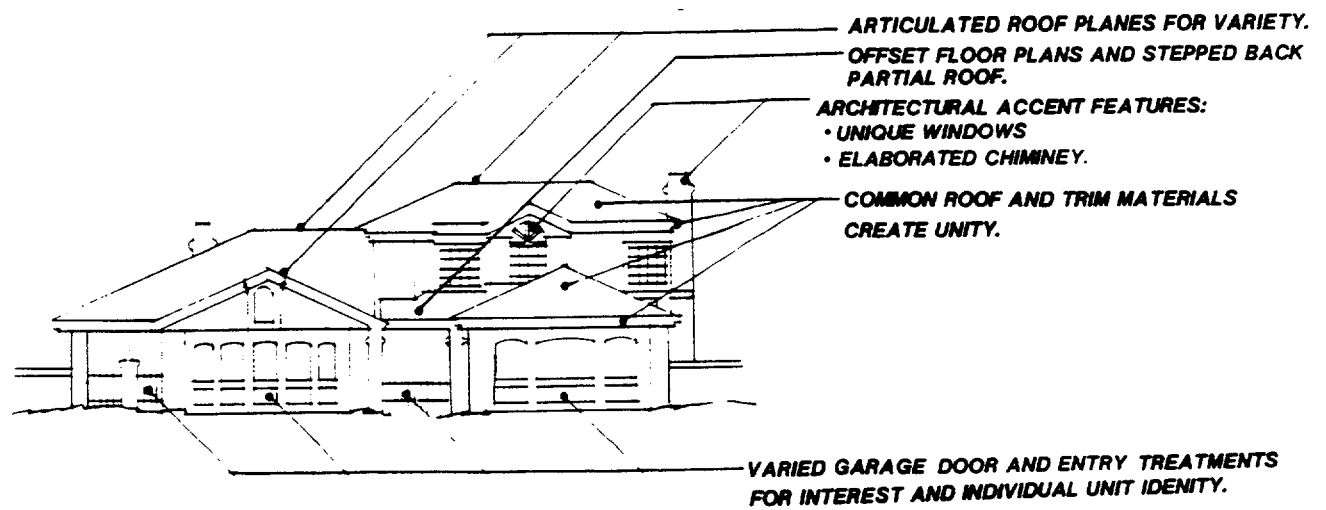
- VARIED ROOF HEIGHTS
- VARIED ROOF TYPES (EG. HIP AND GABLE ROOF)
- VARIED BUILDING FACADE TREATMENTS (ENTRIES, GARAGE DOOR, ACCENT FEATURES)



STREETSCAPE ELEMENTS WHICH CREATE UNITY:

- SIMILAR ROOF AND STRUCTURE SIDING MATERIALS
- SIMILAR AND PERIODICALLY OCCURRING STREET TREES.

ARCHITECTURAL DESIGN ELEMENTS BUILDING FACADE



ARTICULATED ROOF PLANES FOR VARIETY.
OFFSET FLOOR PLANS AND STEPPED BACK
PARTIAL ROOF.

ARCHITECTURAL ACCENT FEATURES:

- UNIQUE WINDOWS
- ELABORATED CHIMNEY.

COMMON ROOF AND TRIM MATERIALS
CREATE UNITY.

VARIED GARAGE DOOR AND ENTRY TREATMENTS
FOR INTEREST AND INDIVIDUAL UNIT IDENTITY.

MINUTES

September 18, 1991

PLANNING COMMISSION

Page 8

COMMISSIONERS

MOTION
AYES
ABSTAIN
NOES

DRAFT

SP 208/ZC 90-5/ZCA 91-4 - LEVANTE STREET - Request for recommendation of approval for the following actions: (1) a Negative Declaration; (2) a Specific Plan to establish development standards on five parcels generally located on the northwest corner of La Costa Avenue and Levante Street in the RD-M Zone in LFMP Zone 6; (3) an amendment to the zoning map to change the zoning designation on the same five parcels from Residential Multiple-Density (RD-M) to Residential Multiple-Density with the Qualified Overlay Zone (RD-M-Q); and (4) an amendment to Chapter 21.24 of the Residential Multiple-Density Zone (RD-M), allowing the decision-making body to impose special conditions or requirements when reviewing discretionary permits on lots in the RD-M Zone that adjoin R-1 zoned properties.

Commissioner Erwin declared that he owns two pieces of property within 500 ft. of the proposed project and excused himself due to a conflict of interest. He left the room.

Jeff Gibson, Associate Planner, reviewed the background of the request and stated that on August 2, 1989 approved an 8-unit multi-family project on Lot No. 229 which is located in the middle of the five lots being considered. At that public hearing, surrounding neighbors raised many issues of concern regarding density and increased traffic in the neighborhood. All issues were reviewed by the Planning Commission and a decision was made to approve the proposed project. The neighbors appealed the decision to the City Council. On September 12, 1989 the City Council reviewed the same issues and upheld the Planning Commission's approval of the project.

The project on Lot 229 has since been constructed and completed. In response to the neighborhood concerns regarding compatibility, the City Council instructed staff to prepare a Specific Plan to create transitional development standards for the five lots and to amend the RD-M Zone to give the City the authority to impose more restrictive transitional development standards when development is proposed on any RD-M lot located adjacent to a single family zoned lot. That Specific Plan is presented tonight, together with a proposed zone change with a qualified overlay to ensure that future development of those lots will be subject to a discretionary site development plan review by the Planning Commission.

The qualified overlay and the transitional development standards found in Specific Plan 208 will ensure that future development on the remaining four vacant lots will be compatible with the surrounding single family neighborhood. He showed some slides of the lots and surrounding area. Staff recommends approval.

Chairman Holmes opened the public testimony and issued the invitation to speak.

Mark Lucci, Joseph Wong & Associates, 2359 Fourth Avenue, San Diego, addressed the Commission and stated that he represents the owners of Lot Nos. 230 and 231. They are in agreement with all of the issues in the Specific Plan and they support the approval.

There being no other persons desiring to address the Commission on this topic, Chairman Holmes declared the public testimony closed and opened the item for discussion among the Commission members.

NOTICE OF PUBLIC HEARING

SP 208/ZC 90-5/ZCA 91-4

NOTICE IS HEREBY GIVEN that the City Council of the City of Carlsbad will hold a public hearing at the City Council Chambers, 1200 Carlsbad Village Drive (formerly Elm Avenue), Carlsbad, California, at 6:00 p.m., on Tuesday, November 5, 1991, to consider a request for the following: (1) a Negative Declaration; (2) a Specific Plan to establish development standards on five parcels generally located on the northwest corner of La Costa Avenue and Levante Street in the RD-M Zone in LFMP Zone 6; (3) an amendment to the zoning map to change the zoning designation on the same five parcels from Residential Multiple Density (RD-M) to Residential Multiple Density with the Qualified Overlay Zone (RD-MQ); and (4) an amendment to the Residential Multiple Density Zone (RD-M), contained in Chapter 21.24 of the Carlsbad Municipal Code, to allow the decision-making body to impose special conditions or requirements when reviewing discretionary permits on lots in the RD-M Zone that adjoin R-1 zoned properties, on property generally described as:

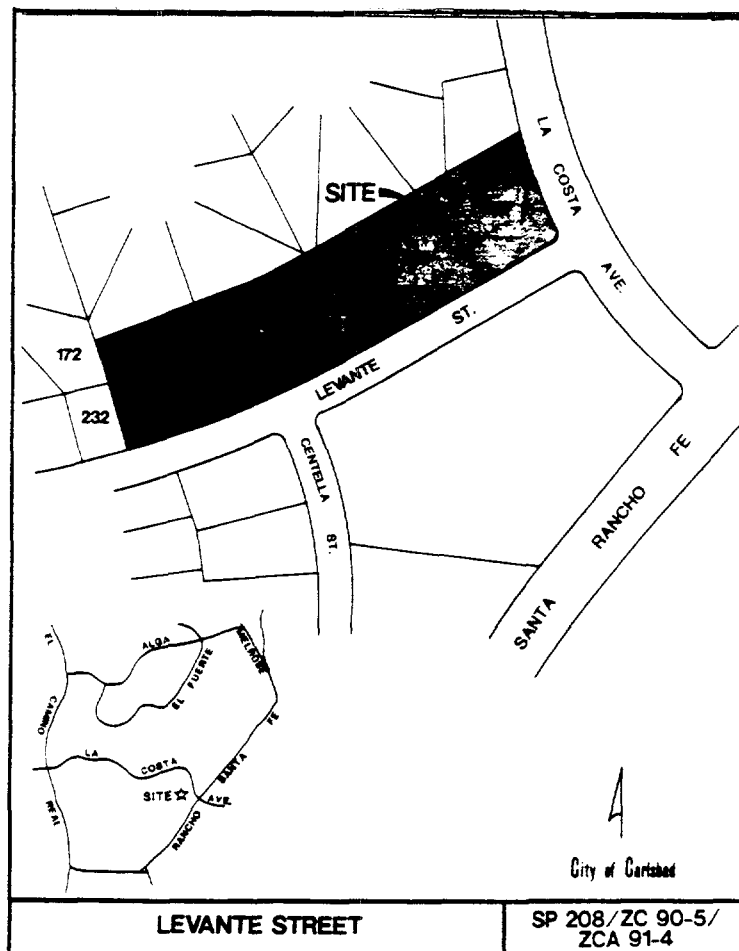
La Costa Vale Unit No. 1, Lots 227, 228, 229, 230 and 231,
in the City of Carlsbad, County of San Diego, State of
California, according to map thereof No. 7457, filed in the
Office of the County Recorder of San Diego County, on
October 18, 1972.

If you have any questions regarding this matter, please call Jeff Gibson in the Planning Department, at 438-1161, ext. 4455.

If you challenge the Negative Declaration, Specific Plan, Zone Change, and/or Zone Code Amendment in court, you may be limited to raising only those issues raised by you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City of Carlsbad City Clerk's Office at or prior to the public hearing.

APPLICANT: City of Carlsbad
PUBLISH: OCTOBER 17, 1991

CARLSBAD CITY COUNCIL



NOTICE OF PUBLIC HEARING

SP 208/ZC 90-5/ZCA 91-4

NOTICE IS HEREBY GIVEN that the City Council of the City of Carlsbad will hold a public hearing at the City Council Chambers, 1200 Carlsbad Village Drive (formerly Elm Avenue), Carlsbad, California, at 6:00 p.m., on Tuesday, November 5, 1991, to consider a request for the following: (1) a Negative Declaration; (2) a Specific Plan to establish development standards on five parcels generally located on the northwest corner of La Costa Avenue and Levante Street in the RD-M Zone in LFMP Zone 6; (3) an amendment to the zoning map to change the zoning designation on the same five parcels from Residential Multiple Density (RD-M) to Residential Multiple Density with the Qualified Overlay Zone (RD-MQ); and (4) an amendment to the Residential Multiple Density Zone (RD-M), contained in Chapter 21.24 of the Carlsbad Municipal Code, to allow the decision-making body to impose special conditions or requirements when reviewing discretionary permits on lots in the RD-M Zone that adjoin R-1 zoned properties, on property generally described as:

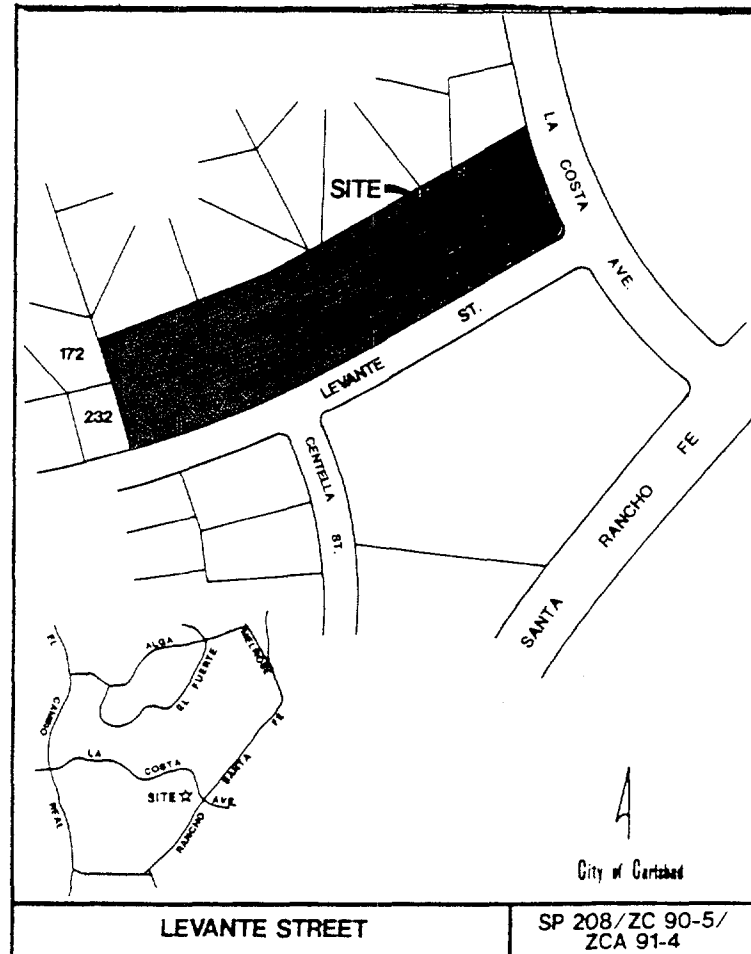
La Costa Vale Unit No. 1, Lots 227, 228, 229, 230 and 231,
in the City of Carlsbad, County of San Diego, State of
California, according to map thereof No. 7457, filed in the
Office of the County Recorder of San Diego County, on
October 18, 1972.

If you have any questions regarding this matter, please call Jeff Gibson in the Planning Department, at 438-1161, ext. 4455.

If you challenge the Negative Declaration, Specific Plan, Zone Change, and/or Zone Code Amendment in court, you may be limited to raising only those issues raised by you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City of Carlsbad City Clerk's Office at or prior to the public hearing.

APPLICANT: City of Carlsbad
PUBLISH: OCTOBER 17, 1991

CARLSBAD CITY COUNCIL



MINUTES

September 18, 1991

PLANNING COMMISSION

Page 9

COMMISSIONERS

MOTION
 ABSTAIN
 AYES
 NOES

DRAFT

Motion was duly made, seconded, and carried to adopt Planning Commission Resolution No. 3293 recommending approval of the Negative Declaration issued by the Planning Director, and adopt Planning Commission Resolution Nos. 3294, 3295, and 3296, recommending approval of SP 208, ZC 90-5, and ZCA 91-4, based on the findings and subject to the conditions contained therein.

Erwin				x
Hall		x		
Holmes		x		
Noble		x		
Savary		x		
Schlehuber		x		
Schramm	x	x		

Commissioner Erwin returned to the Chambers.

ADDED ITEMS AND REPORTS:

Robert Green, Principal Planner, advised the Commissioners that there would be a Cultural Resource Workshop on the afternoon of September 24, 1991 at the Safety Center.

Chairman Holmes commented that prior to the workshop, from 10:00 a.m. to 12 noon, Dennis Gallegos, an archaeologist, will be presenting a seminar to acquaint the public on geology terms and methods. He urged the Commissioners to attend the seminar if at all possible.

ADJOURNMENT:

Chairman Holmes announced that there would be no Planning Commission meeting held on October 2, 1991.

At 7:07 p.m., by proper motion, the meeting of September 18, 1991 was adjourned to 10:00 a.m. on September 24th for the workshop at the Safety Center; hence to 5:00 p.m. on September 25th for the barbecue being held by Fieldstone Company at the Camp Pendleton Ranch House; and hence to 6:00 p.m. on September 26th for the meeting of the Open Space Committee at the Safety Center.

Erwin			x	
Hall			x	
Holmes	x		x	
Noble			x	
Savary			x	
Schlehuber			x	
Schramm			x	

Respectfully submitted,

MICHAEL HOLZMILLER
 Planning Director

BETTY BUCKNER
 Minutes Clerk

MINUTES ARE ALSO TAPED AND KEPT ON FILE UNTIL THE MINUTES ARE APPROVED.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Carlsbad will hold a public hearing at the Council Chambers, 1200 Carlsbad Village Drive (formerly Elm Avenue), Carlsbad, California, at 6:00 p.m. on Wednesday, September 18, 1991, to consider a request for recommendation of approval for the following actions: (1) a Negative Declaration; (2) a Specific Plan to establish development standards on five parcels generally located on the northwest corner of La Costa Avenue and Levante Street in the RD-M Zone in LFMP Zone 6; (3) an amendment to the zoning map to change the zoning designation on the same five parcels from Residential Multiple-Density (RD-M) to Residential Multiple-Density with the Qualified Overlay Zone (RD-M-Q); and (4) an amendment to Chapter 21.24 of the Residential Multiple-Density Zone (RD-M), allowing the decision-making body to impose special conditions or requirements when reviewing discretionary permits on lots in the RD-M Zone that adjoin R-1 zoned properties particularly described as:

La Costa Vale Unit #1, Lot 227, 228, 229, 230 and 231, in the City of Carlsbad, County of San Diego, State of California, according to map thereof No. 7457 filed in the Office of the County Recorder of San Diego County, October 18, 1972.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing. Copies of the staff report will be available on and after September 11, 1991. If you have any questions, please call Jeff Gibson in the Planning Department at 438-1161, ext. 4455.

If you challenge the Specific Plan/Zone Change/Zone Code Amendment 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.

CASE FILE: SP 208/ZC 90-5/ZCA 91-4
APPLICANT: LEVANTE STREET
PUBLISH:
CARLSBAD JOURNAL: SEPTEMBER 5, 1991
BLADE CITIZEN: SEPTEMBER 6, 1991

CITY OF CARLSBAD
PLANNING COMMISSION

JG:km

(Form A)

TO: CITY CLERK'S OFFICE

FROM: PLANNING DEPARTMENT

RE: PUBLIC HEARING REQUEST

Attached are the materials necessary for you to notice _____
SP 208/ZC 90-5/ZCA 91-4 - LEVANTE STREET

for a public hearing before the City Council.

Please notice the item for the council meeting of _____
_____.

Thank you.

MARTY ORENYAK
Assistant City Manager

10/1/91
Date