

Planning Commission Memorandum

October 18, 2023

To: Planning Commission
From: Robert Efird, Principal Planner
Via: Eric Lardy, City Planner
Re: **Additional Materials Related to Staff Report Item No. 1 – EIR 2022-0007 (PUB 2022-0010) HOUSING ELEMENT IMPLEMENTATION AND PUBLIC SAFETY ELEMENT UPDATE**

This memorandum provides staff recommended revisions to the proposed project as follows:

1. The zoning map designation for Site 17 is proposed to be revised as shown on Attachment A. The revision is made to Planning Commission Staff Report Exhibit 3, Attachment E, Attachment A (Agenda Packet page 481 of 780).
2. Bressi Ranch Master Plan Exhibit 1-2 and Section III.E.5 are proposed to be revised as shown on Attachment B. The revisions are made to Planning Commission Staff Report Exhibit 3, Attachment F (Agenda Packet pages 487 and 495 of 780).

Attachment: A. Revision to Site 17 Zoning Map Designation
B. Revisions to Bressi Ranch Master Plan

cc: Mike Strong, Assistant Community Development Director
Scott Donnell, Senior Planner

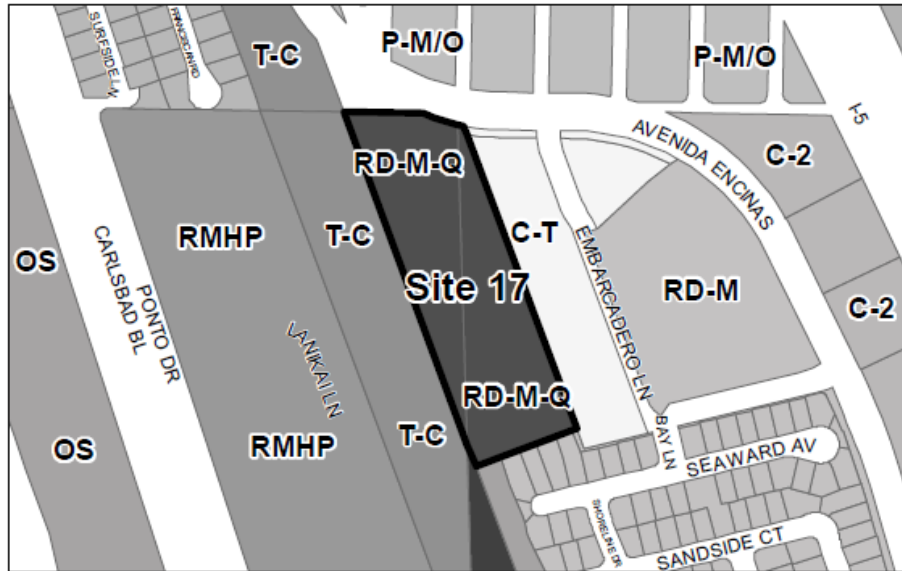
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Planning Commission Memorandum Attachment A

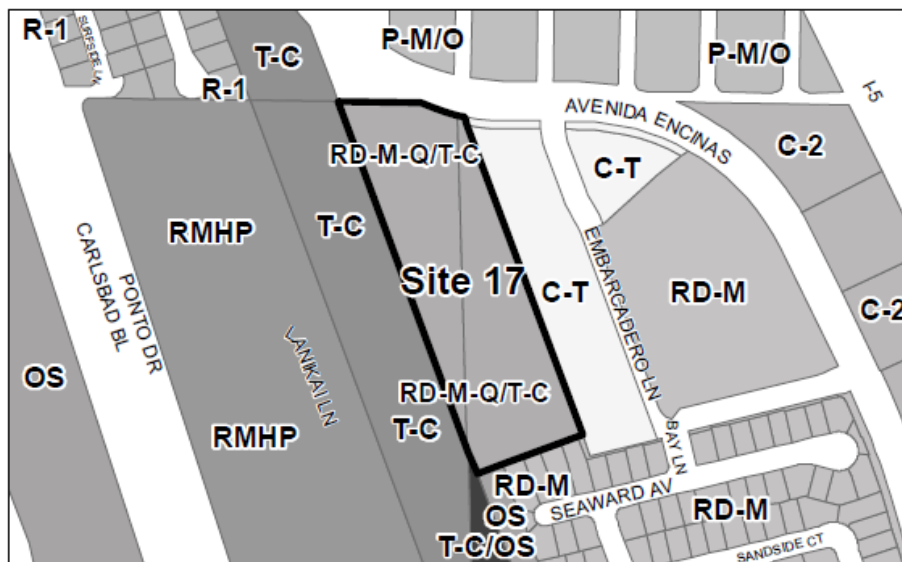
Exhibit “ZC 2022-0001/LCPA 2022-0015”

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Site 17 – NCTD POINTSETTIA COASTER STATION



EXISTING



PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 214-150-08-00	RD-M-Q	RD-M-Q/T-C- <u>Q</u>
B. 214-150-20-00	RD-M-Q	RD-M-Q/T-C- <u>Q</u>

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Planning Commission Memorandum Attachment B

2. Bressi Ranch Master Plan Exhibit I-2 is amended to read as follows:

EXHIBIT I-2 Land Use Summary

Bressi Ranch Master Plan Land Use Summary

Planning Area/ Open Space Area	General Plan Designation	Zoning	Units (residential)	Sq. Ft. (non-res)	Acreage
Industrial & Office:					
PA 1	O	O	--	**	2.5
PA 2	PI	P-M	--	**	27.5
PA 3	PI	P-M	--	**	47
PA 4	PI & R-23	P-M & RD-M	49	**	26
PA 5	PI & R-40	P-M & RD-M	199	**	28
PA 14	PI	P-M	--	**	1.1
subtotal				1,900,000	132.1
Residential:					
PA 6	RM	RD-M	63		16.2
PA 7	RMH	RD-M	95		20
PA 8	RMH	RD-M	95		19.9
PA 9	RLM	R-1	70		26.8
PA 10	RLM	R-1	84		31.5
PA 11	RLM	R-1	25		36.4
PA 12	RMH	RD-M	91		24.1
subtotal					174.9
Community Facilities:					
PA 13	CF/P	CF		138,000	13.7
subtotal				138,000	13.7
Mixed Use:					
PA 15	RH/L/CF	RD-M/C-L/CF	100	130,000	27.7
PA 16	R-23/L	RD-M/C-L	125	91,414	18
subtotal				221,414	45.7
Open Space:					
OS 1	OS	OS	--	--	16.9
OS 2	OS	OS	--	--	4
OS 3	OS	OS	--	--	39.5
OS 4	OS	OS	--	--	98.9
OS 5	OS	OS	--	--	11
OS 6	OS	OS	--	--	20.4
subtotal					190.7
Roadways:					28
TOTAL:			996	2,259,414	585.1

** Total of 1,900,000 sq. ft. of non-residential space (PA 1-5 & 14)

14. Bressi Ranch Master Plan Section III.E.5 is amended to read as follows:

5. Residential (R-4, R-8, R-15, R-23, R-40)

The central portion of the Bressi Ranch Master Plan has been divided into seven residential planning areas, which will be developed with a wide variety of single-family detached homes on lots ranging in size from 3,500 square feet to over 14,000 square feet in size. Exhibit I-1 on page I-2 shows the location of the various development types. Exhibit III-1 on page III-11 shows the potential units that have been assigned to each residential planning area. The exact number of units developed in each planning area will be determined at the time of tentative map approval.

The location of the residential portion of the Master Plan will allow for the development of a community based on the Ahwahnee Principals. Most residences will be within a 5-minute walk of either jobs, the Village Center, the Village Green or community facilities. Residents will be close to major arterial roadways, yet no arterial roads will go through the residential portion of the site. The low volume roadways within the residential portion of the Master Plan will be designed with traffic calming devices to slow traffic and encourage pedestrian activity.

One hundred affordable apartments will be developed in Planning Area 15 adjacent to the Village Square. The site was chosen for the affordable units for a number of reasons, such as its close proximity to jobs, public transit stops, store and social/recreational opportunities located in this portion of the Master Plan.

In the northern portion of the Master Plan, within Planning Areas 4 and 5, are two sites designated for residential development. These sites were designated for residential use as part of AMEND 2023-0008 (Master Plan 178(L)), consistent with [Site 10 and Site 11 of](#) the 2021-2029 Housing Element Program 1.1.

All discretionary permits for residential development in the Master Plan will be conditioned to enter into an Affordable Housing Agreement pursuant to Section 21.38.120 of the Carlsbad Municipal Code. This agreement shall be approved by the City prior to recordation of the first residential final map or issuance of residential building permits, whichever occurs first. All relevant terms and conditions of any Affordable Housing Agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project, which are designated for the location of Affordable Units.