

**NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN THAT the City of Carlsbad has prepared a Draft Environmental Impact Report (EIR) in accordance with the City of Carlsbad Environmental Protection Ordinance (Chapter 19.04 of the Carlsbad Municipal Code) for the **Three on Garfield** project. The project applicant, John Beery, Beery Group, Inc, is proposing the demolition of an existing three-story structure, containing three attached residential air-space condominiums, each with a first-floor, two-car garage, accessed from Beech Avenue, and the construction of three attached, three-story residential air-space condominiums with first-floor garages. Vehicular access is proposed to be provided via Beech Avenue. Each residential unit includes an attached two-car garage with direct entrance into the unit. Two units contain two bedrooms, and one unit contains three bedrooms. The units range in size from 1,701 square feet to 1,713 square feet. All units include private balconies on the third floor. The entry doors to all three units faces Garfield Street. The proposed Three on Garfield Project (proposed project) is located on a 0.16-acre infill site at 2685, 2687, and 2689 Garfield Street in the northwestern portion of the city.

The applicant has applied for a number of entitlement applications, including a Planned Development Permit (PUD) to facilitate individual ownership of units; a Site Development Plan (SDP) as required for development within the Beach Area Overlay Zone; a Coastal Development Permit (CDP) for development on a site located in the Coastal Zone within the Mello II Segment of the Local Coastal Program and within the appealable jurisdiction of the California Coastal Commission; a Minor Subdivision (MS) to create air-space condominiums; and a Nonconforming Construction Permit (NCP) to allow the continuation of the legally established use of three dwelling units on a property where two dwelling units are permitted. No General Plan Land Use or Zoning changes are proposed. No Local Coastal Program Land Use or Zoning changes are proposed. The Draft EIR is on file with the City of Carlsbad Planning Division, located at 1635 Faraday Avenue, Carlsbad CA 92008 and copies of the Draft EIR are available at: (1) the City of Carlsbad website at: <https://www.carlsbadca.gov/departments/community-development/planning/agendas-minutes-notices>; (2) City Clerk's Office, 1200 Carlsbad Village Drive; (3) Carlsbad Main Library, 1775 Dove Lane; and (4) Georgina Cole Library, 1250 Carlsbad Village Drive.

The Draft EIR will be available for public review and comment from October 30, 2023, through December 15, 2023. Pursuant to Section 15204 of the California Environmental Quality Act Guidelines, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. Potentially significant, but mitigable, impacts have been identified in the Draft EIR for biology, cultural resources, tribal cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use and noise. All comments on the Draft EIR must be submitted in writing to the following City of Carlsbad contact: Kyle Van Leeuwen, Associate Planner, Carlsbad Planning Division; 1635 Faraday Avenue; Carlsbad, CA 92008; or via email to [kyle.vanleeuwen@carlsbadca.gov](mailto:kyle.vanleeuwen@carlsbadca.gov).

CASE NO.: PUD 2021-0003 / SDP 2021-0008 / CDP 2021-0010 / MS 2023-0002 / NCP 2021-0001 / EIR 2022-0005 – SCH#2022110423

CASE NAME: THREE ON GARFIELD  
PUBLISH DATE: OCTOBER 30, 2023

**Community Development  
Planning Division**

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