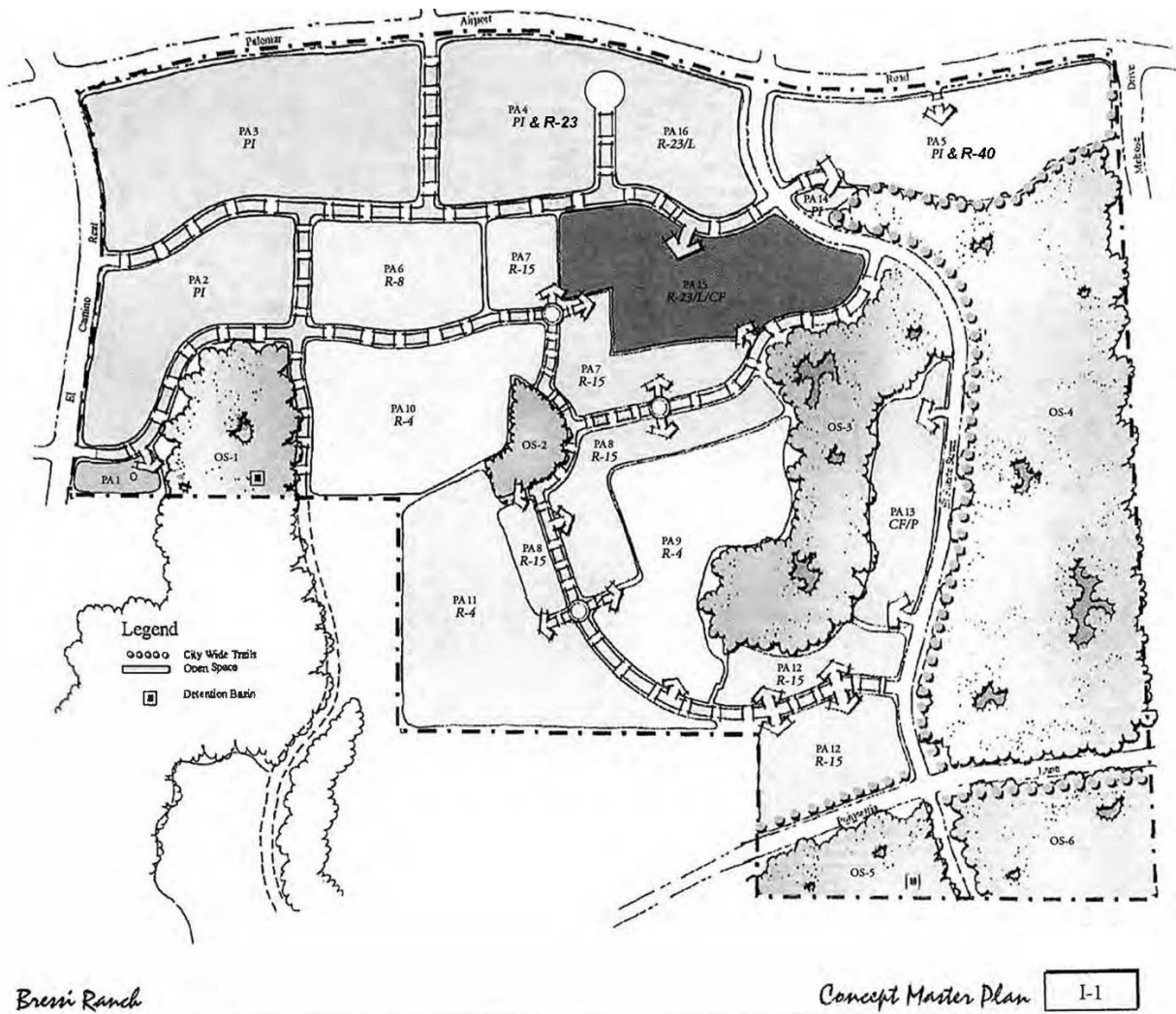


**AMEND 2023-0008/AMEND 2023-0009/AMEND 2023-0010/
AMEND 2023-0011/AMEND 2023-0012/LCPA 2022-0015**

**HOUSING ELEMENT IMPLEMENTATION AND PUBLIC SAFETY ELEMENT
UPDATE**

PROPOSED MASTER PLAN AND SPECIFIC PLAN AMENDMENTS

1. Bressi Ranch Master Plan Exhibit I-1 is amended to read as follows:



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

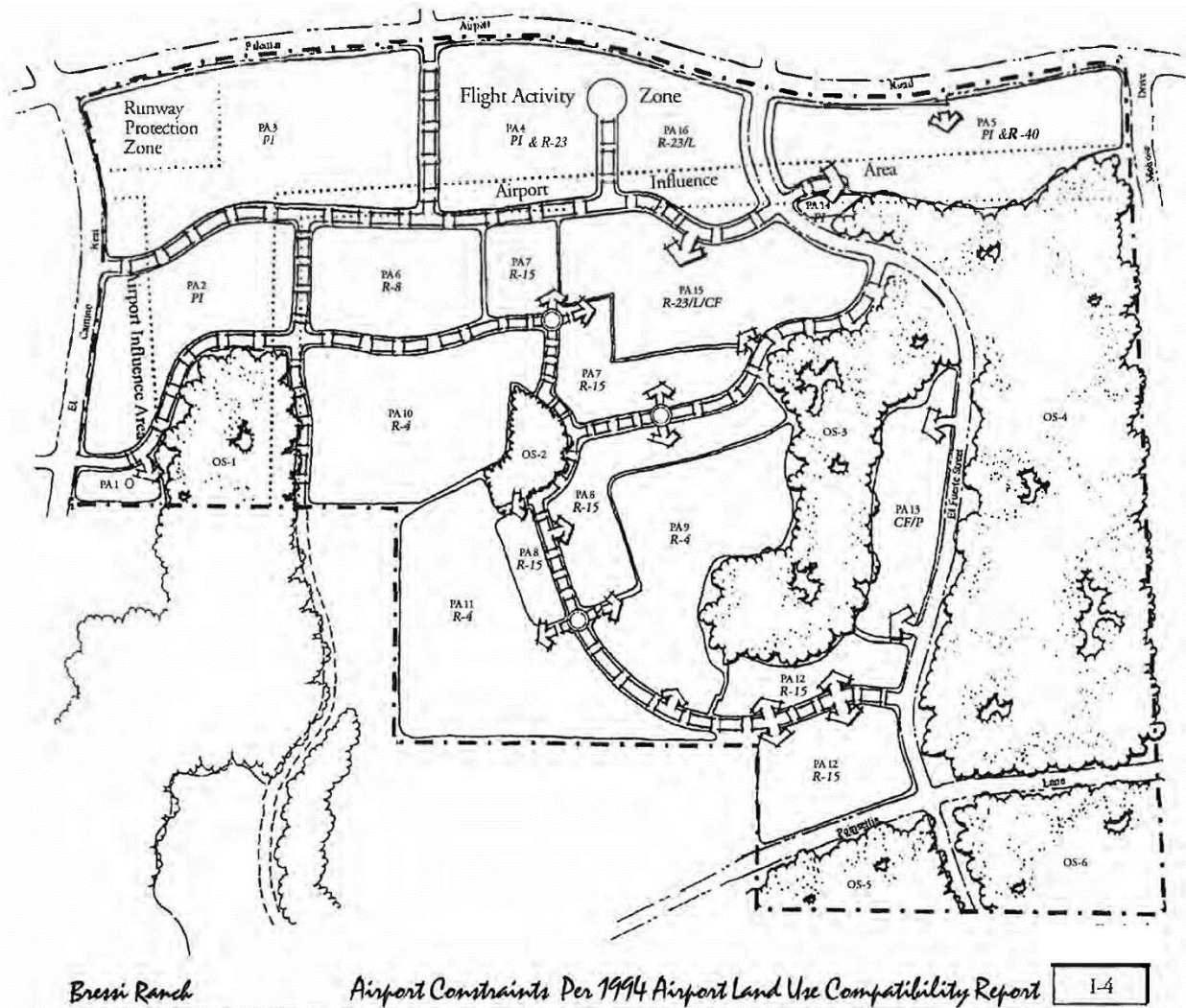
EXHIBIT I-2 Land Use Summary

Bressi Ranch Master Plan Land Use Summary

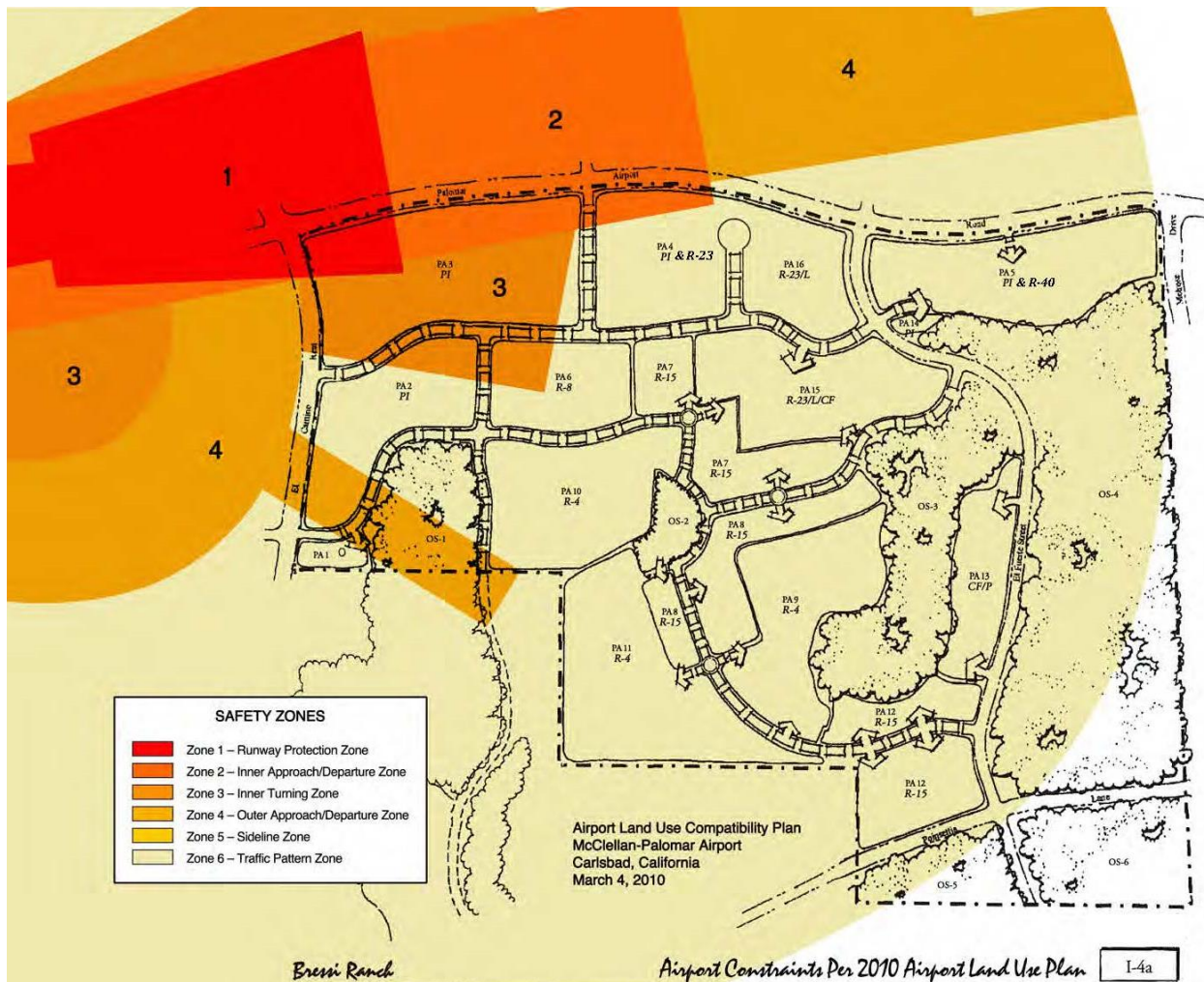
Planning Area/ Open Space Area	General Plan Designation	Zoning	Units (residential)	Sq. Ft. (non-res)	Acreage
Industrial & Office:					
PA 1	O	O	--	**	2.5
PA 2	PI	P-M	--	**	27.5
PA 3	PI	P-M	--	**	47
PA 4	PI & R-23	P-M & RD-M	49	**	26
PA 5	PI & R-40	P-M & RD-M	199	**	28
PA 14	PI	P-M	--	**	1.1
subtotal				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)

3. Bressi Ranch Master Plan Exhibit I-4 is amended to read as follows:



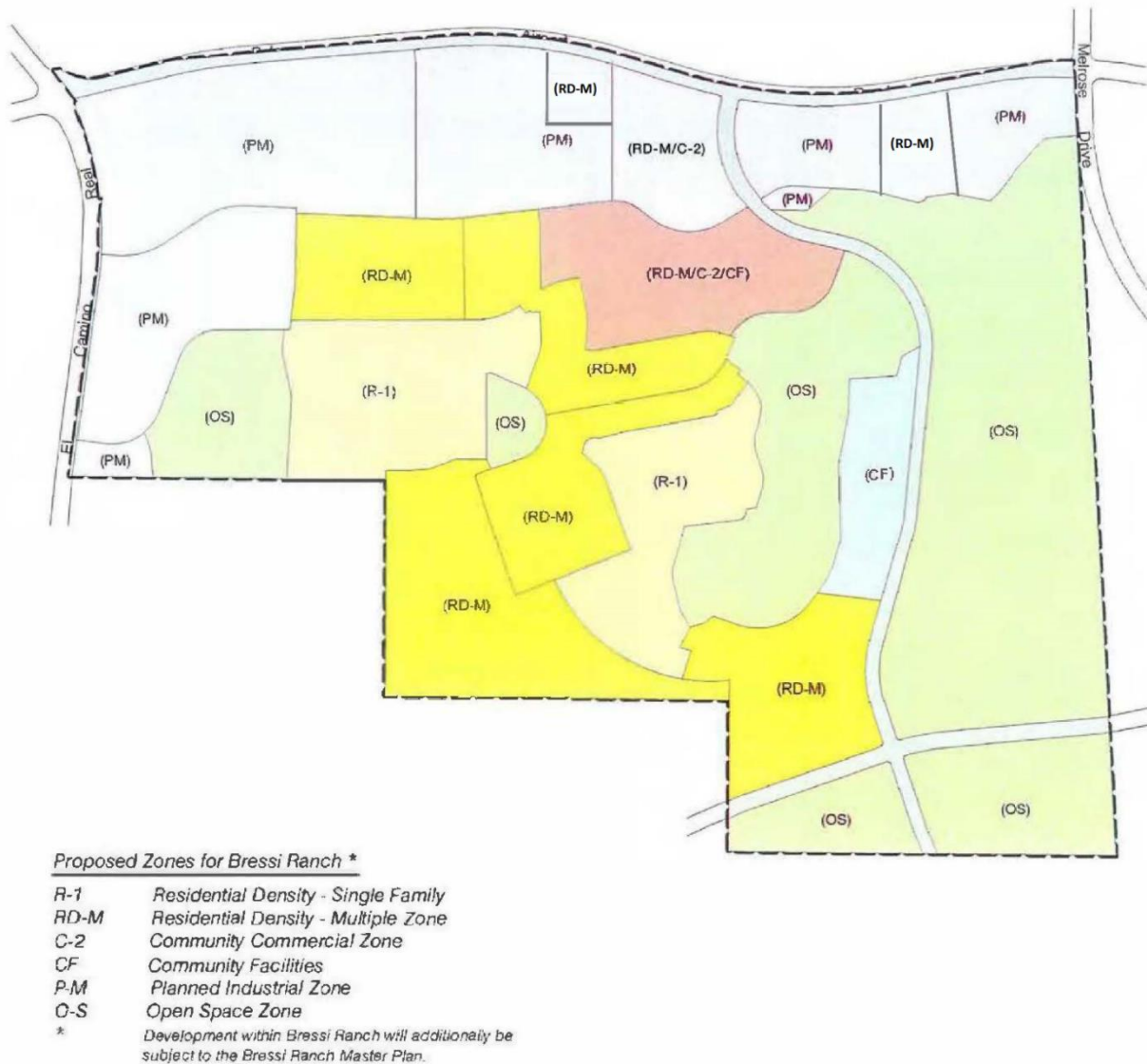
4. Bressi Ranch Master Plan Exhibit I-4a is amended to read as follows:



5. The second paragraph of Section I.D of the Bressi Ranch Master Plan is amended to read as follows:

Seven of the planning areas will be developed with a wide range of single-family detached homes on lots ranging in size from approximately 3,500 square feet to over 14,000 square feet in size. One hundred units of affordable multifamily apartments will be provided in Planning Area 15. Up to 20 market rate units may be located in Planning Area 15 if the total number of units approved for development in Planning Areas 6 through 12 is less than 523. Planning Area 16 proposes 125 townhome units. Planning Area 4 can accommodate approximately 49 multifamily units and Planning Area 5 can accommodate approximately 199 multifamily units. There will be approximately 996 dwelling units in the Bressi Ranch Master Plan at buildout. Exhibit I-5 on page I-9 shows a preliminary schematic site plan of Bressi Ranch.

6. Bressi Ranch Master Plan Exhibit I-9 is amended to read as follows:



Bressi Ranch

Zone 17 - Land Use Zoning ☐

7. The last paragraph of Section I.F.2 of the Bressi Ranch Master Plan is amended to read as follows:

Site Development Plan – Site Development Plans will be required to establish the design of the mixed-use areas, for the development of apartments/affordable apartments, commercial areas, a daycare facility, and the Village Green. In addition, pursuant to Chapter 21.34, a Site Development Plan must be processed for development in Planning Areas 1, 2, 3, 4, 5, 14 and 16.

8. Bressi Ranch Master Plan Section III.A.5 is amended to read as follows:

5. Number of Units

The original base number of units within the Master Plan was determined primarily by the City of Carlsbad Growth Management Ordinance. The existing Master Plan area's net developable acreage was multiplied by the corresponding growth control point based on the original land use designation of RLM. Using this methodology, a total of 498 base dwelling units was originally anticipated within the Bressi Ranch Master Plan area prior to preparation of the Master Plan.

The original maximum number of dwelling units for the Master Plan was determined by the application of California Government Code Section 65915 (State Density Bonus Ordinance), which permits a minimum additional 25% of the base dwelling units. In return for the density bonus, 20% of the base dwelling units ($20\% \times 498 = 100$) must be made affordable to lower income households. Through the use of the State ordinance, an additional 125 ($25\% \times 498$) dwelling units were allocated to the Master Plan for a total of 623 - 638 units when the Master Plan was first approved in 2002.

The Master Plan identifies an expected number of dwelling units for each planning area. Planning Areas 6-12 are exclusively residential and are anticipated to have 523 - 538 dwelling units. Planning Area 15 identifies 100 units as part of a mixed land use. Master Plan 178(I) revised the land use designation of 18 acres at the southwest corner of Palomar Airport Road and El Fuerte Street identified as PA-16 from Industrial to R-23 (Residential 19 -23 du/ ac) units per acre and Local Commercial (R-23/L) with 125 dwelling units. Master Plan Amendment (Amend 2023-0008) revised the land use designation of 2.6 acres in Planning Area 4 from Planned Industrial to R-23 (Residential 19 - 23 du/ac) and revised the land use designation of 5.3 acres in Planning Area 5 from Planned Industrial to R-40 (Residential 37.5 - 40 du/ac). The actual number of units for any planning area may increase or decrease through the detailed review process of each subsequent development proposal. The estimated total number of dwelling units in the Master Plan is 996.

9. Bressi Ranch Master Plan Section III.A.13.a.ii is amended to read as follows:

- ii. Planning Areas 4, 5, 15 & 16 (Residential) – If the housing/affordable housing projects to be located in Planning Areas 4, 5, 15 & 16 are built as a condominium project, then the developer shall establish a sub-area residential homeowners association and corresponding CC&Rs. Said CC&Rs shall be submitted to and approved by the City Planner prior to final Map approval. Prior to the first certificate of occupancy, the State will require establishment of the sub-area homeowner's association. The subarea homeowner's association shall be responsible for the maintenance of common facilities only within the limits of this residential condominium project.

10. Bressi Ranch Master Plan Section III.B is amended to read as follows:

B. General Plan

The General Plan designations of the Bressi Ranch Master Plan are:

- PI - Planned Industrial
- O - Office
- L - Local Shopping Center
- R-4 - Residential 0-4 du/ac
- R-8 - Residential 4-8 du/ac
- R-15 - Residential 11.5-15 du/ac
- R-23 - Residential 19-23 du/ac
- R-40 - Residential 37.5-40 du/ac
- OS - Open Space
- CF - Community Facilities
- P - Public

11. Bressi Ranch Master Section III.C is amended to read as follows:

C. Zoning

Concurrent with the approval of the Bressi Ranch Master Plan, the zoning of this site was changed from Limited Control (L-C) to Planned Community (P-C). Since the P-C Zone requires the designation of underlying zoning, each of the planning areas and open space areas has been assigned an underlying zoning designation. Pursuant to the powers of Chapter 21.38 of the Carlsbad Municipal Code (Planned Community Zone), this Master Plan shall constitute the zoning of all lands within the Master Plan. No person shall use or develop contrary to the provisions of the Master Plan. All provisions of the Master Plan are imposed as a condition of zoning. Approval of this document does not excuse compliance with all other applicable City ordinances in effect at the time building permits are issued. Unless modified by this Master Plan, or approval of a Planned Development Permit or Non-Residential Planned Development Permit, all development shall comply with the requirements of the underlying zoning as shown by Exhibit I-9 on page I-15. These underlying zoning designations are provided below:

<u>Planning Areas</u>	<u>Zone</u>
1	O (Office)
2, 3, 4, 5, 14	P-M (Planned Industrial)
4, 5, 6, 7, 8, 12	RD-M (Residential Density-Multiple)
9, 10, 11	R-1 (One Family Residential)
13	C-F (Community Facilities)
15	C-2/RD-M/C-L/C-F (General Commercial/Residential Density-Multiple/Local Shopping Center/Community Facilities)
16	RD-M/C-L (Residential Density Multiple/Local Shopping Center)
Open Space Areas	
1-6	O-S (Open Space)

12. Bressi Ranch Master Plan Exhibit III-1 is amended to read as follows:

Exhibit III-1

BRESSI RANCH

GENERAL PLAN STATISTICS BY PLANNING AREA*

Proposed General Plan

Planning Area/ Neighborhood	General Plan Designation	Zoning	Gross Acres	Constraints		Partially Constrained		Net Developable Acres	Growth Control Dwelling Units per Acre	General Plan Growth Control Dwelling Units	SF
				D	E & F	J	J/2				
PA 1	O	O	2.5	0.0	0.0	-	-	2.5			**
PA 2	PI	P-M	27.5	1.7	2.0	-	-	23.8			
PA 3	PI	P-M	47.0	0.0	0.0	-	-	47.0			
PA 4	PI & R-23	P-M & RD-M	26.3	0.0	0.0	-	-	23.7 (PI)/2.6 (R-23)	19.0	49	
PA 5	PI & R-40	P-M & RD-M	28.0	0.3	0.0	-	-	22.4 (PI)/5.3 (R-40)	37.5	199	
PA 6	R-8	RD-M	16.2	1.0	0.7	6.0	3.0	11.5	6.0	69	
PA 7	R-15	RD-M	20.0	0.2	0.6	1.8	0.9	18.3	11.5	210	
PA 8	R-15	RD-M	19.9	0.1	0.0	2.4	1.2	18.6	11.5	213	
PA 9	R-4	R-1	26.8	0.9	0.0	3.6	1.8	24.1	3.2	77	
PA 10	R-4	R-1	31.5	1.1	0.5	6.0	3.0	26.9	3.2	86	
PA 11	R-4	R-1	36.4	4.6	2.4	12.3	6.2	23.2	3.2	74	
PA 12	R-4	RD-M	24.1	1.0	0.0	2.2	1.7	21.4	11.5	246	
PA 13	CF/P	CF	13.7	0.0	0.1	-	-	13.6			138,000
SUBTOTAL										1,223	
PA 14	PI	P-M	1.1	0.0	0.0	-	-	1.1			
PA 15	R-23/L/CF	RD-M/ C-L/ CF	27.7	0.4	0.1	1.0	0.5	26.7	19	507	
PA 16	R-23/L	P-M	17.7	0.0	0.0	-	-	17.7	19	337	
OS 1	OS	OS	16.9	0.4	3.6	-	-	12.9			
OS 2	OS	OS	4.0	0.2	0.5	-	-	3.3			
OS 3	OS	OS	39.5	5.6	0.0	-	-	33.9			
OS 4	OS	OS	98.9	12.9	0.0	-	-	86.0			
OS 5	OS	OS	11.0	0.1	0.8	-	-	10.1			
OS 6	OS	OS	20.4	0.5	5.7	-	-	14.2			
Roads	Road		28.0	0.4	0.2	-	-	27.4			
Total			585.1							2,067	

* Acres are subject to engineering boundary verification.

** Total of 2,160,500 square feet, which equates to 15,000 ADT based on an assumption of 40% Light Industrial/40% Research and Development and 20% Office. This breakdown of uses was used for traffic modeling purposes. The percentages of the various uses may vary at the time of development, as long as the traffic generated by the uses in Planning Areas 1, 2, 3, 4 and 5 do not exceed 15,000 ADT.

*** Mixed use development – Max. 130,000 sf. of commercial, church, boys and girls club, day care, assisted living, and high density residential.

**** Although the net acreages of the residential planning area would allow for the development of up to 2067 dwelling units, the Master Plan estimates a total of 996 dwelling units.

Definitions: D = Slopes > 40%, E and F = Wetlands, including Tamarisk Scrub, and J = Slopes of 25% to 40%

13. Bressi Ranch Master Plan Section III.E.1 is amended to read as follows:

1. Planned Industrial (PI)

Due to their geographical locations, Planning Areas 1, 2, 3, 4, 5 and 14 have a designation of Planned Industrial (P-I) (portions of Planning Areas 4 and 5 are also designated residential, see below). These planning areas comprise part of the central industrial core of the City of Carlsbad, are bordered by regional arterials, and are located in close proximity to Palomar Airport and lie within the McClellan- Palomar Airport Influence Area. Planning Areas 1, 2, 3, 4 and 5 will be developed with a combination of corporate office, light manufacturing, and research and development, and residential uses, and Planning Area 14 may be developed with an industrial serving commercial use such as a service station/convenience store/car wash. The uses within these planning areas will be developed in accordance with the recommendations of SANDAG's Land Use Compatibility Plan for McClellan-Palomar Airport and the County's Airport Master Plan.

Portions of Planning Areas 2, 3, 4 and 5 are within the Flight Activity Zone of McClellan-Palomar Airport. A small part of Planning Area 3, near the intersection of Palomar Airport Road and El Camino Real, is also within the Runway Protection Zone. Development within these areas will be limited in scope in accordance with the recommendations of SANDAG's Land Use Compatibility Plan for McClellan-Palomar Airport. Exhibit I-4 on page I-6 shows the boundaries of the Airport Influence Area, Flight Activity Zone and Runway Protection Zone.

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.

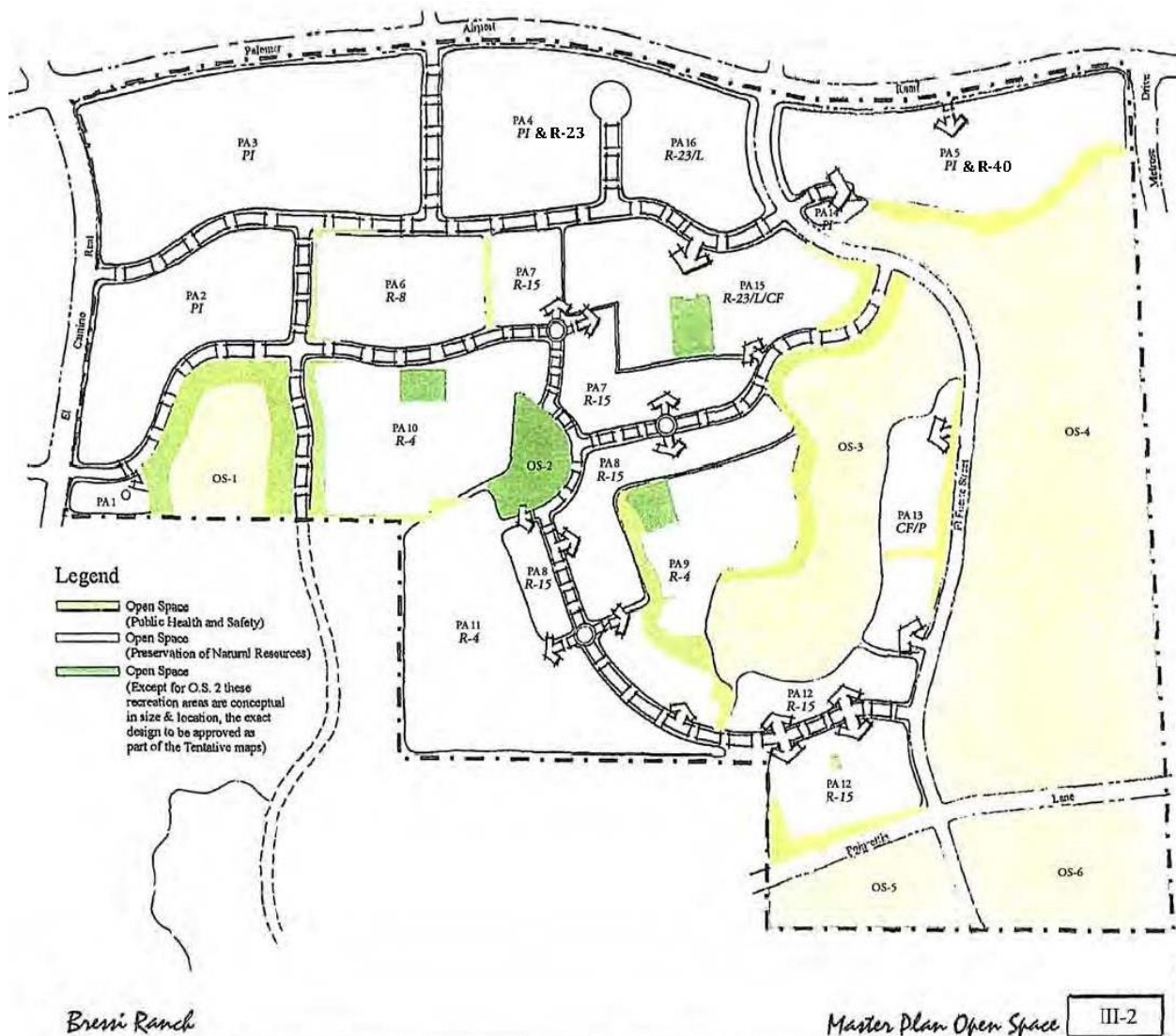
The location of the residential portion of the Master Plan will allow for the development of a community based on the Ahwahnee Principals. Most residences will be within a 5-minute walk of either jobs, the Village Center, the Village Green or community facilities. Residents will be close to major arterial 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.

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



16. The first paragraph of Section VI.B of the Bressi Ranch Master Plan is amended to read as follows:

B. Office and Industrial Planning Areas (PA 1-5 & 14)

One or more of the following administrative or discretionary applications shall be filed either concurrently with or subsequent to the application for a tentative map in Planning Areas 1-5 & 14. For residential development in PA 4 and PA 5, see Section VI. D below.

17. Bressi Ranch Master Plan Section VI.D is added to read as follows (all sections that follow shall be renumbered accordingly):

D. Residential in PA 4 & 5

Planned Development Permits

Subdivision of residential units for the purpose of separate ownership shall be processed in accordance with Carlsbad Municipal Code Chapter 21.45 "Planned Developments".

Site Development Plan

A Site Development Plan shall be required for for-rent residential uses.

18. Bressi Ranch Master Plan Section VI.G is amended to read as follows:

H. Amendments

Master Plan Amendments

Master Plan Amendments shall be processed pursuant to the requirements of Chapter 21.38.120 (P-C Zone) of the Carlsbad Municipal Code and all applicable City and Planning Division Policies. Minor Master Plan Amendments shall be reviewed and approved by the Planning Commission. Major Master Plan Amendments shall be reviewed and approved by the Planning Commission and City Council. A Minor Master Plan Amendment shall not change the densities of a planning area, the boundaries of the subject property, or involve an addition of a new use or group of uses not shown in the original Master Plan or rearrangement of uses within the Master Plan.

The Master Plan provides an estimate of the approximate number of units that will be developed within each Planning Area. The exact number of units that will be developed within each Planning Area will be determined during the subsequent review of the tentative maps that divide each Planning Area into individual residential lots. A Minor Master Plan Amendment shall be processed concurrently with each tentative map requesting 10% (or less) above or below the anticipated number of dwelling units stated for the Planning Areas. This amendment will revise Exhibit XIV-1 on page XIV-1 of the Master Plan to indicate exactly how many units have been approved in each Planning Area and how many remaining units exist in the Master Plan. If the number of units requested in an individual Planning Area varies by more than 10%, a Major Master Plan Amendment shall be processed concurrently with the proposed Tentative Map. In no case shall the number of dwelling units approved in an individual Planning Area exceed that allowed by its General Plan designation (see Exhibit III-1 on page III-11), unless a density bonus or density increase is approved per state law or city regulations.

Tentative Map/Planned Development Permit Amendments

Amendments to Tentative Maps and Planned Development Permits may be permitted in accordance with the requirements of Chapter 20 and Section 21.45.100 of the Carlsbad Municipal Code.

Site Development Plan Amendments

Amendments to Site Development Plans shall be processed in accordance with the requirements of Chapter 21.06 of the Carlsbad Municipal Code.

Substantial Conformance

Minor revisions to Tentative Maps, Parcel Maps, Planned Development Permits, Site Development Plans and Conditional Use Permits may be administratively approved by the City Planner subject to the requirements of the Planning Division's Substantial Conformance Policy in effect at the time of the proposed minor revision.

19. The "Description" subsection of Bressi Ranch Master Plan Section VII.F.4 is amended to read as follows:

Description

Planning Area 4 (see Exhibit VII-14 on page VII-31) is located at the southeast intersection of Palomar Airport Road and Innovation Way. Planning Area 16, a mixed multi-family residential and commercial area, is located east of Planning Area 4 and Planning Area 3, an industrial area, is located to the west. To the south of Planning Area 4 is a portion of residential Planning Area 6 and mixed-use Planning Area 15. Planning Area 4 has a gross area of 26.0 acres and a net developable area of 26.0 acres.

This section only addresses the portion of Planning Area 4 designated for planned industrial uses. For more information on the portion of the site that is designated for residential uses, please see Section X.E.8. on page X-46.

20. The "Implementation of Master plan Vision and Goals" subsection of Bressi Ranch Master Plan Section VII.F.4 is amended to read as follows:

Implementation of Master Plan Vision and Goals

The purpose of this planning area, including its design standards and allowed uses, is to provide for office or industrial/warehouse uses (Goal 5).

Planning Area 4 is designated as Planned Industrial due to its location at the intersection of Palomar Airport Road and Innovation Way (Goal 6) and its location within the Airport Influence Zone. Palomar Airport Road and Innovation Way provide convenient vehicular access to Planning Area 4, and transit stops located along Palomar Airport Road will be within easy walking distance to this planning area (Goal 3). Residents of the Master Plan may also access this area using the sidewalks along public streets or the internal pedestrian circulation system of the Master Plan (Goal 2). In addition, employees and residents of Planning Area 4 can conveniently utilize the Village Center for a variety of activities due to the close proximity of the two areas.

21. The “General Plan & Zoning” subsection of Bressi Ranch Master Plan Section VII.F.4 is amended to read as follows:

General Plan & Zoning (planned industrial areas only)

General Plan Land Use: Planned Industrial (PI)

Zoning: Planned Industrial (P-M)

22. The “Description” subsection of Bressi Ranch Master Plan Section VII.F.5 is amended to read as follows:

Description

Planning Area 5 (see Exhibit VII-15 on page VII-35) is located in the northeast corner of the Master Plan, south of Palomar Airport Road and bordered on the west by El Fuerte Street. Open Space Area 4 borders the southern boundary of Planning Area 5. Planning Area 4 is located across El Fuerte Street to the west of Planning Area 5. Planning Area 5 has a gross area of 28.0 acres and a net developable area of 27.7 acres.

This section only addresses the portion of Planning Area 5 designated for planned industrial uses. For more information on the portion of the site that is designated for residential uses, please see Section X.E.8. on page X-46.

23. The “Implementation of Master plan Vision and Goals” subsection of Bressi Ranch Master Plan Section VII.F.5 is amended to read as follows:

Implementation of Master Plan Vision and Goals

The purpose of this planning area, including its design standards and allowed uses, is to provide for office or industrial uses (Goal 5).

Planning Area 5 is designated as Planned Industrial due to its location within the Airport Influence Zone and its location near the intersection of Palomar Airport Road and El Fuerte Street, which provides for safe, convenient vehicular access (Goal 6). Residents of both the Bressi Ranch Master Plan and the affordable housing portion of the Rancho Carrillo Master Plan may also conveniently access this area using the sidewalks along the public streets (Goal 2). Employees and residents in Planning Area 5 will be able to take advantage of the proposed bus stop on Palomar Airport Road (Goal 3).

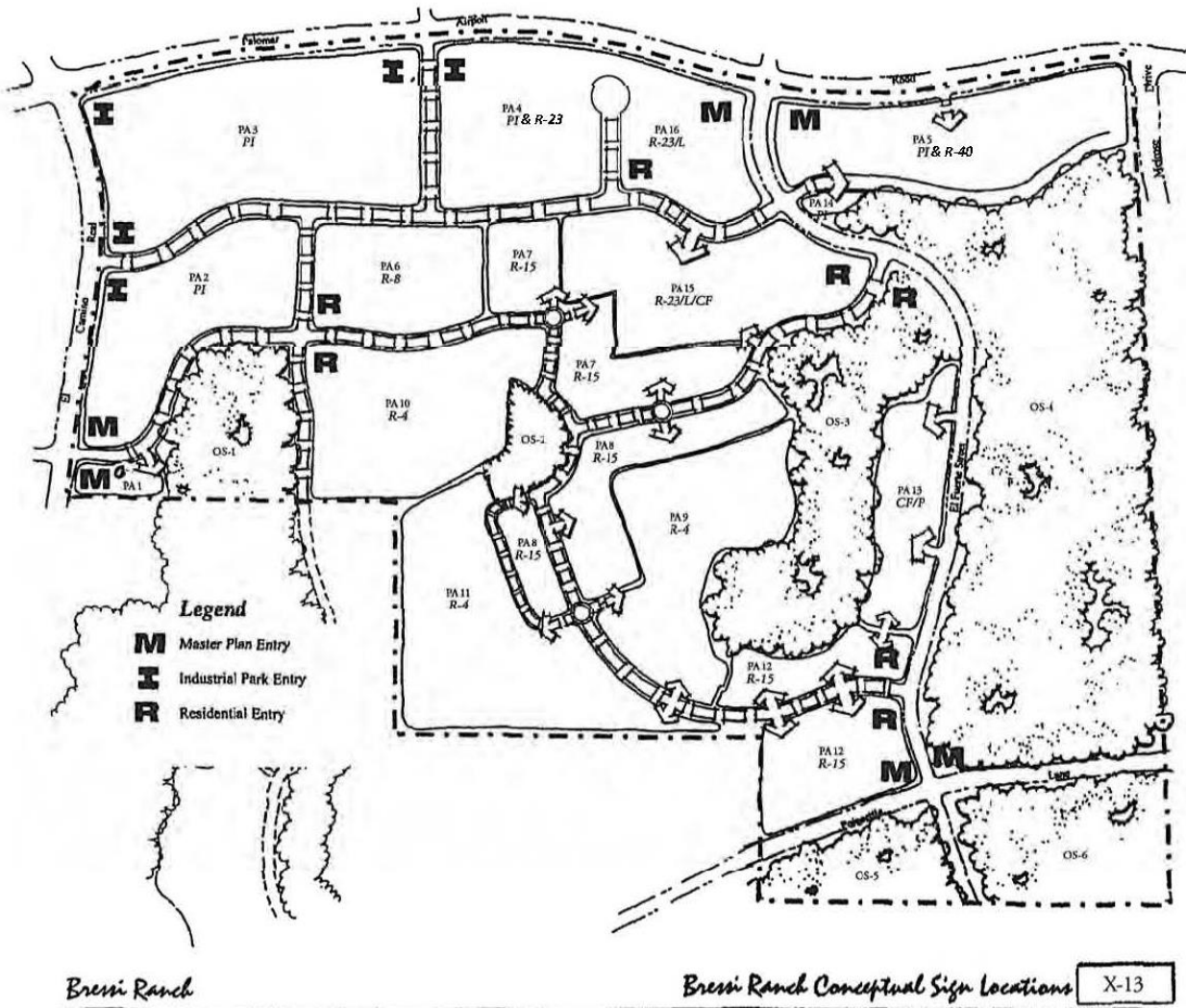
24. The “General Plan & Zoning” subsection of Bressi Ranch Master Plan Section VII.F.5 is amended to read as follows:

General Plan & Zoning (planned industrial areas only)

General Plan Land Use: Planned Industrial (PI)

Zoning: Planned Industrial (PM)

25. Bressi Ranch Master Plan Exhibit X-13 is amended to read as follows:



26. Bressi Ranch Master Plan Section X.E.8 is amended to read as follows:

Description

Planning Areas 4, 5 & 16 are located in the northern portion of the Master Plan area. The residential area in Planning Area 4 has a gross and net developable area of 2.6 acres. The residential area in Planning Area 5 has a gross and net developable area of 5.3 acres. Planning Area 16 has a gross area of 17.7 acres and a net developable area of 17.7 acres (see Exhibit VIII-4 on page VIII-18).

This section only addresses the portions of Planning Areas 4, 5 and 16 that will be developed with residential uses. For information on the portion of the sites in PA 4 and 5 that will be developed with planned industrial uses, see Section VII pages VII-30 to VII-37. For information on the portion of PA 16 that will be developed with commercial uses, please see Section VIII.A.3. on Page VIII-17.

Implementation of Master Plan Vision and Goals

The purpose of the R-23 and R-40 designated portions of Planning Areas 4 and 5 is to accommodate housing to meet the objectives of the Housing Element.

The purpose of Planning Area 16 is to allow for the creation of a unique mixed-use neighborhood that will provide additional residential units and expand the commercial and restaurant uses available within walking distance to many Bressi Ranch residents. The commercial component of Planning Area 16 will extend Finnilla Place, and the main street feeling of the commercial center.

Many of the goals of the Bressi Ranch Master Plan will be incorporated into the design of or promoted by these planning areas. Housing, jobs, daily needs and other activities are all within easy walking (Goal 2). A variety of uses are also within easy walking distance of transit stops on El Fuerte (Goal 3). There will be a variety of job opportunities in Planning Area 16 (Goal 5) that are proximate to Planning Areas 4 and 5.

General Plan and Zoning (residential portions only)

General Plan Land Use: R-23 (PA4), R-40 (PA5), R-23 (PA16)

Zoning: RD-M (PA 4, 5 & 16)

Units: It is anticipated that Planning Area 4 will be developed with 49 dwelling units, Planning Area 5 will be developed with 199 dwelling units, and Planning Area 16 will be developed with 125 dwelling units.

Discretionary Permits Required for Development

All development proposals shall be processed in conformance with the requirements of the Carlsbad Municipal Code as detailed in Chapter VI of this Master Plan.

Uses Allowed

Residential - Multiple Family Attached

Design Criteria

In addition to complying with the neighborhood design criteria, residential development in Planning Areas 4, 5 and 16 shall comply with the following design criteria:

Development in Planning Area 16 should be designed to provide convenient pedestrian links to the adjacent retail center. Each planning area should also provide convenient links to other portions of the community.

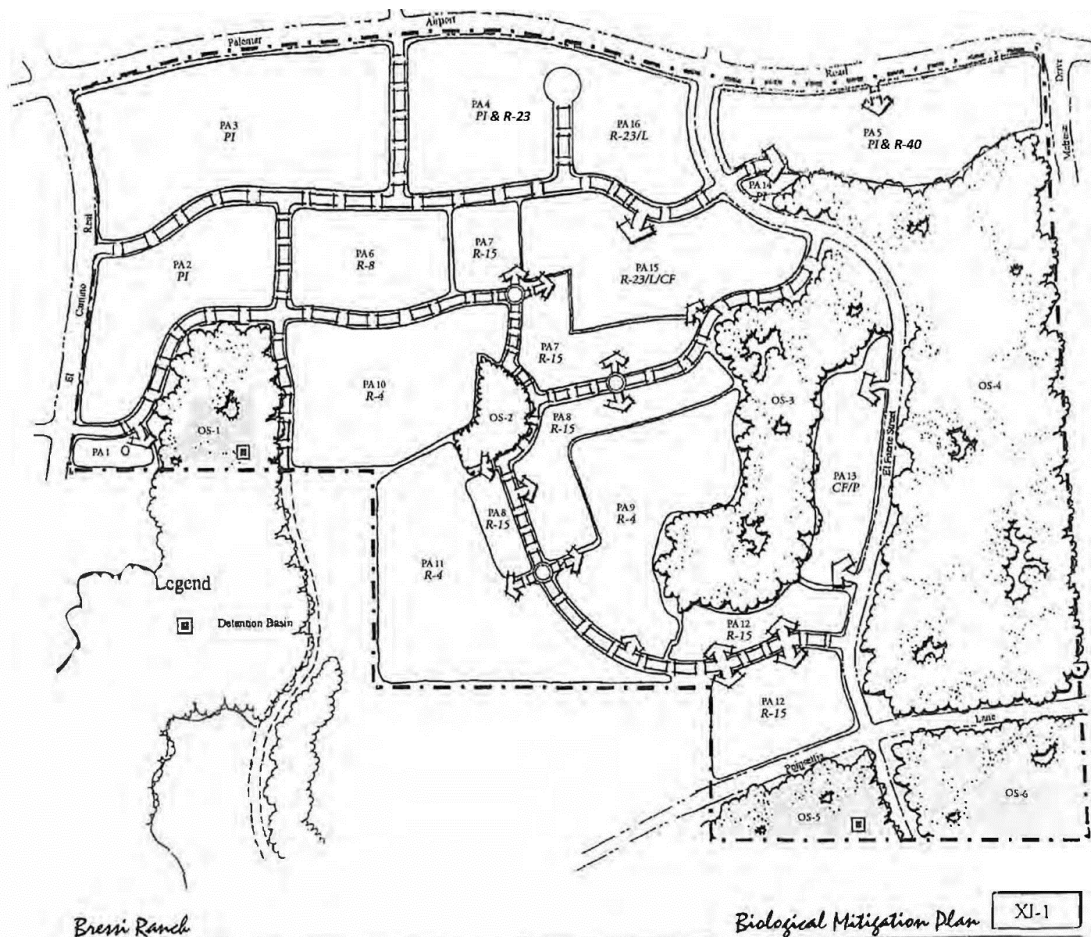
Development Standards

Residential development in Planning Areas 4, 5 and 16 shall comply with all applicable regulations and development standards of the Carlsbad Municipal Code, including the PUD requirements, except as modified by Section X.B of this Master Plan.

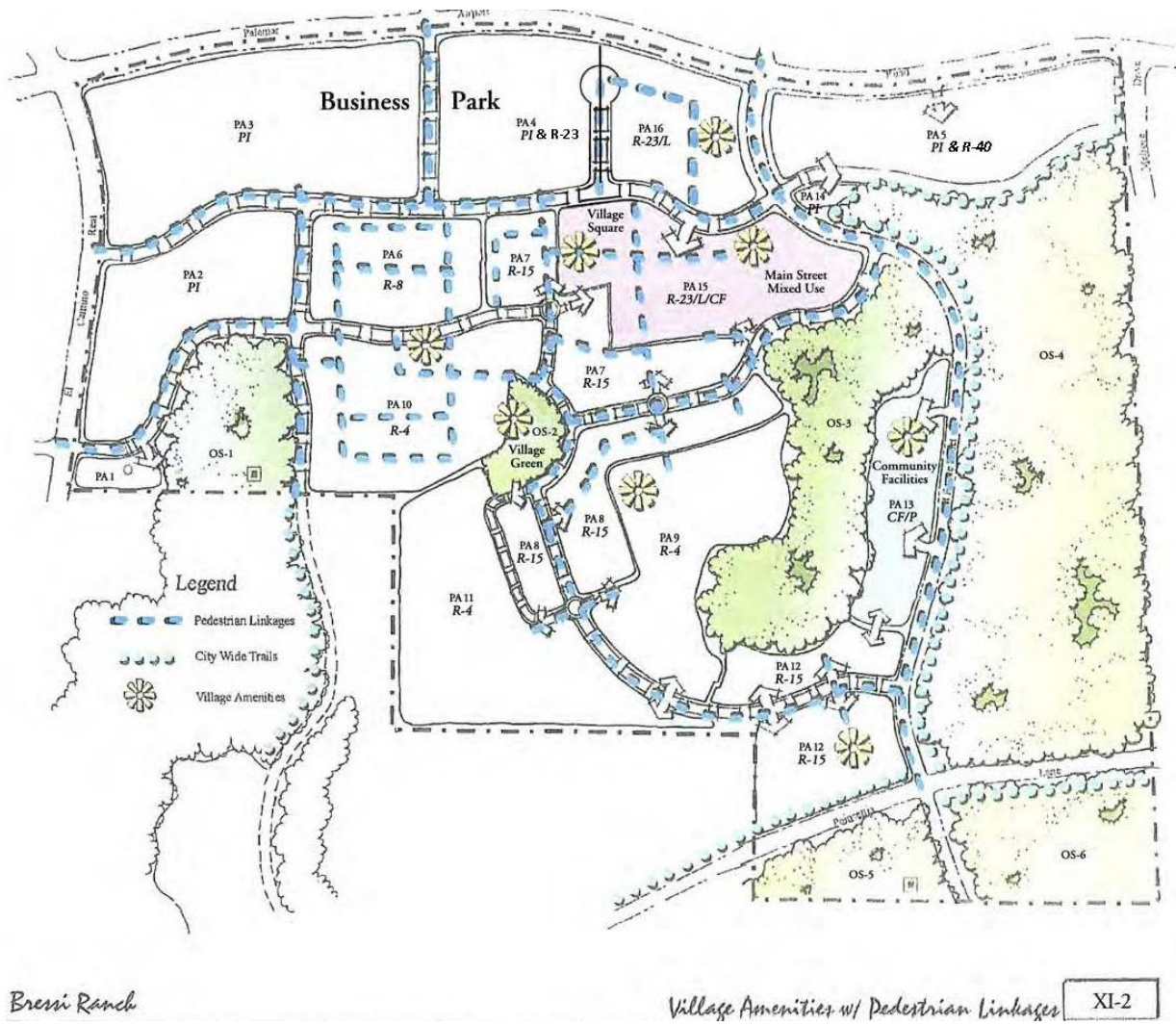
In Planning Areas 4 and 5 any residential development (rental or for-sale) shall enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20 % of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income. This affordable housing requirement may also be satisfied by the following alternatives (at the sole discretion of the City of Carlsbad and following completion of an alternate public benefit analysis):

- At least 15% of the total housing units shall be affordable to low-income households and an additional 10% shall be affordable to moderate- income households; or
- At least 15% of the total housing units shall be affordable to very low-income households.

27. Bressi Ranch Master Plan Exhibit XI-1 is amended to read as follows:



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



29. Bressi Ranch Master Plan Exhibit XIV-1 is amended to read as follows:

Exhibit XIV-1 Master Plan Amendment Log			
PLANNING AREA	UNITS ESTIMATED BY MASTER PLAN	UNITS APPROVED BY TENTATIVE MAP	UNITS TO TRANSFER TO/FROM ANOTHER PLANNING AREA
4	49		
5	199		
6	64	63	
7	99	95	
8	98	95	
9	72	70	
10	86	84	
11	10-25	25	
12	94	91	
15	100	100	
16	125	125	
TOTAL*:	996 - 1,011	748	

* The estimated cumulative number of dwelling units permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, and 16 is 996.

30. Fenton Carlsbad Center Specific Plan Section I.A is amended to read as follows:

A. PURPOSE AND SCOPE

The purpose of this Fenton Carlsbad Center Specific Plan (FCCSP) is to address the need for a full mix of office and medical facilities within Carlsbad, to serve both residents and the daily workforce, as well as provide housing close to jobs, including housing affordable to lower-income households. In doing so, the plan aims to achieve an objective of the City of Carlsbad's General Plan by reflecting the cultural values of the community. Some important values are providing affordable housing, maintaining a jobs-housing balance, providing for a healthy lifestyle, including the provision of services for adequate health care needs, and providing those who live and work in the City of Carlsbad, the right to convenient and readily accessible health care.

FCCSP only seeks to define the allowable type of land uses and does not provide development standards or design standards above and beyond those of the Office (O) Zone and Residential Density-Multiple (RD-M) Zone; the plan does include several implementation measures that future projects will need to comply with in addition to those of the base zones. The FCCSP is adopted pursuant to the provisions of Government Code Sections 65450 *et. seq.* and the Land Use Element of the City of Carlsbad General Plan.

31. Fenton Carlsbad Center Specific Plan Section I.C is amended to read as follows:

C. HISTORY

The Fenton Carlsbad Medical Center, formerly the Fox Miller Property, was subdivided and graded into five lots under CT 00-20 in 2002. Lots 1 through 4 were zoned PM for industrial use and Lot 5 was zoned as open space (OS). In 2006, Lot 1 of the FCMC was rezoned from Planned Industrial (PM) to Office (O) under GPA 06-01/ZC 06-017 SDP 06-03. SDP 06-03 allowed for the construction of a two-story 40,655 square foot Medical Office building on Lot 1.

In 2008, this specific plan was prepared in conjunction with a General Plan Amendment and Zone Change that changed uses in the FCCSP area from Planned Industrial to Office. The FCCSP limits medical office uses to lot 1 of the FCCSP.

In 2024, this specific plan was amended to change the land use designation of lot 4 from Office to R-30 (Residential 26.5 – 30 du/ac), consistent with the 2021-2029 Housing Element Program 1.1.

The following are past approvals related to the FCCSP area:

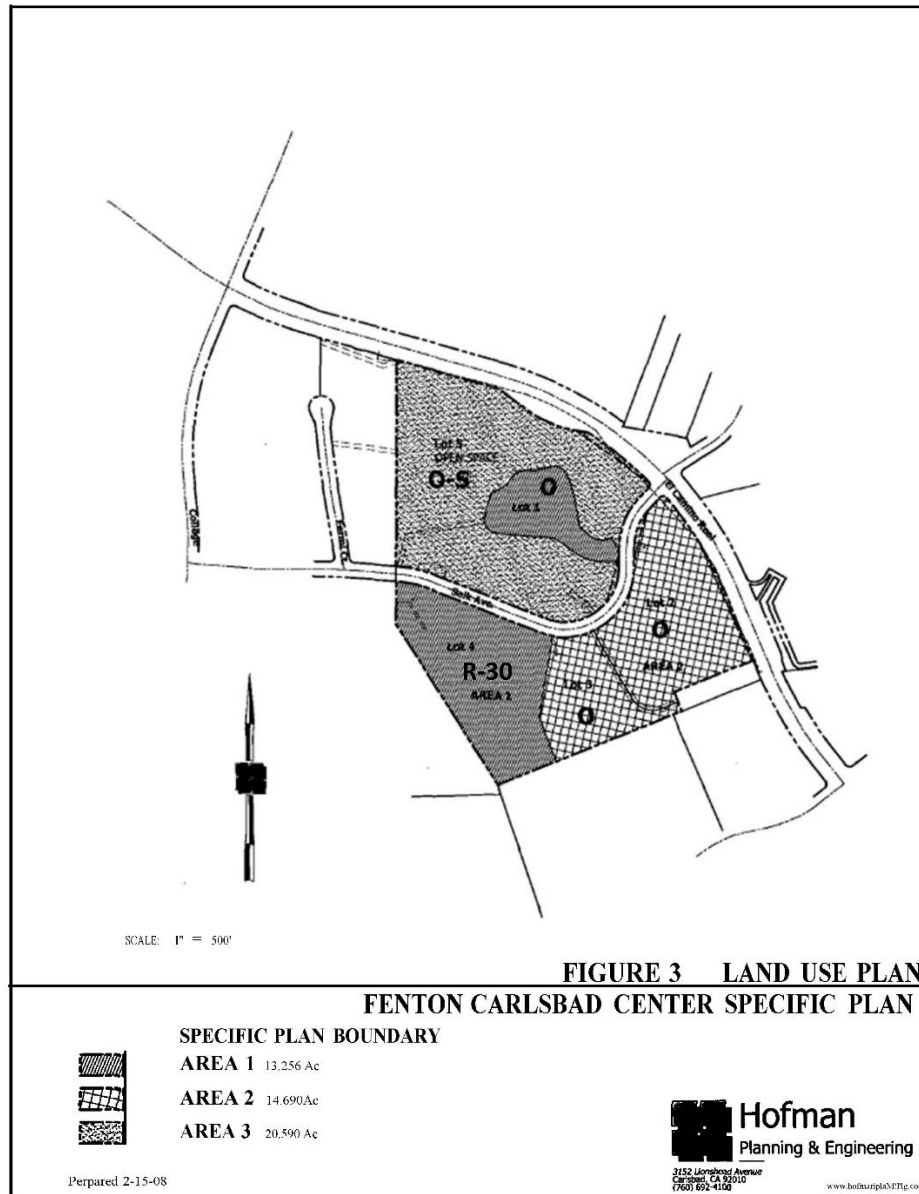
- GPA 00-05/ZC 00-07/CT 00-20/PIP 00-02/HDP 00-11/SUP 00-10
- GPA 06-01/ZC 06-017 SDP 06-03
- PIP 04-03/SUP 04-11
- PIP 06-06

32. Fenton Carlsbad Center Specific Plan Section I.D is amended to read as follows:

D. REGULATORY SPECIFIC PLAN

The FCCSP is a regulatory document that only manages land uses. It is not a policy document and does not introduce any new policy objectives. The plan provides for residential uses and a mix of office uses, including a proportional amount of medical office uses within the city's central employment area and also within close proximity to other residentially zoned areas.

33. Fenton Carlsbad Center Specific Plan Figure 3 is amended to read as follows:



34. Fenton Carlsbad Center Specific Plan Section I.E is amended to read as follows:

E. CONSISTENCY WITH THE GENERAL PLAN AND PLANS OF OTHER JURISDICTIONS

Lots 1-3 of the plan area are designated in the City of Carlsbad's General Plan as Office (O), Lot 4 is designated R-30 (Residential 26.5-30 du/ac), and Lot 5 is designated Open Space (OS). The Fenton Carlsbad Center Specific Plan is consistent with the elements of the Carlsbad General Plan. Consistent with the General Plan, this specific plan allows:

- Residential uses on Lot 4 at a density of 26.5 to 30 dwelling per acre.
- A full mix of office uses on Lots 1, 2 and 3 with a provision for medical offices on Lot 1, consistent with the Office land use designation.
- The continued use and protection of open space on Lot 5.

The following highlights some of the major General Plan goals and policies applicable to the Fenton Carlsbad Center Specific Plan.

1. Land Use & Community Design Element

- 2-G.2 Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities.
- 2-P.6 Encourage the provision of lower and moderate-income housing to meet the objectives of the Housing Element.
- 2-P.13 Encourage medium to higher density residential uses located in close proximity to commercial services, employment opportunities and major transportation corridors.

The specific plan promotes a diversity of compatible land uses by allowing for residential uses and medical/professional office uses that enable people to live close to jobs and services. The specific plan allows for higher density residential uses, including lower income housing, in close proximity to services and employment opportunities.

2. 2021-2029 Housing Element

- 10-G.1 New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth and to meet or exceed the city's established Regional Housing Needs Allocation (RHNA).
- 10-P.4 Encourage increased integration of housing with nonresidential development where appropriate and where residential development can be implemented in a way that is compatible with existing and planned uses.

The specific plan provides for higher density housing on Lot 4, including a requirement for affordable housing, which helps to meet the city's RHNA. The housing on Lot 4 is also integrated into an area comprised of nonresidential development.

3. Mobility Element

- 3-P.5 Require developers to construct or pay their fair share toward improvements for all travel modes consistent with this Mobility Element, the Growth Management Plan, and specific impacts associated with their development.

4. Noise Element

- 5-G.2 Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning.

The uses within the plan area will comply with interior noise standards, through the requirement to submit a letter from an acoustician detailing how specific construction measures attenuate the interior noise environment to 50 dBA CNEL (for office uses) and 45 dBA CNEL (for residential uses) or lower.

This plan implements the General Plan in conjunction with the Residential Density-Multiple (RD-M), Office (O) and Open Space (OS) Zoning classifications of the area. The permitted uses are primarily those specifically referenced in Section II of this document. The provisions of the RD-M and Office Zones (e.g., development standards, development permit requirements, etc.) and any amendments to it apply to the topics that are not covered in this plan. Approval of this plan does not vest any rights for future approvals of any licenses, discretionary acts or other entitlements necessary for future development in the plan area. Subsequent public works projects, tentative or parcel maps, discretionary acts, and zoning ordinances that affect the plan area must be consistent with the FCCSP. Pre-existing tentative or parcel maps, discretionary acts (e.g., Site Development Plans, Planned Industrial Permits, grading permit, etc.), ministerial acts (e.g., building permits, etc.) are deemed consistent with the FCCSP.

The FCCSP area is located within the Airport Influence Area and Flight Activity Zone of the *Airport Land Use Compatibility Plan for the McClellan-Palomar Airport* (ALCUP). A mix of residential, office and medical office uses allowed under the FCCSP is consistent with compatibility requirements of the existing *Airport Land Use Compatibility Plan for the McClellan-Palomar Airport*, as amended December 1, 2011, because of the area's location well outside the 60 dB CNEL noise contour. The FCCSP contains a requirement that all future development permits be consistent with the airport plan in effect at the time of the application for development permit. FCCSP was considered at the May 1, 2008, San Diego Airport Authority hearing and found to be conditionally consistent with the ALUCP. The Airport Authority conditioned the plan not to allow intensive development nor uses which involve the assembly of large groups of people (more than one hundred (100) persons per assembly area (as defined by the California Building Code Group A Occupancy). Furthermore, on December 7, 2023, the San Diego Airport Authority found the residential R-30 designation of Lot 4 to be conditionally consistent with the ALUCP.

35. The first paragraph of Fenton Carlsbad Center Specific Plan Section II is amended to read as follows:

The Fenton Carlsbad Center Specific Plan provides for a mix of office uses on Lot 1 (Area 1) and Lots 2 and 3 (Area 2) with a provision for medical offices on Lot 1, consistent with the Office land use designation; residential uses on Lot 4 (Area 1); and open space on Lot 5 (Area 3) of the plan.

36. The first paragraph of Fenton Carlsbad Center Specific Plan Section II.A is amended to read as follows:

This section outlines the allowed residential uses in Area 1 and office uses in Areas 1 and 2 of the plan area, no development or design standards are proposed. All development in the O Zone, except child day care centers, shall require approval of a site development plan processed according to the provisions of Chapter 21.06 of the Carlsbad Municipal Code.

37. Fenton Carlsbad Center Specific Plan Section II.A.1 is amended to read as follows:

1. AREA 1 (LOT 4)

All uses allowed in the underlying Residential Density-Multiple (RD-M) zone are permitted in Area 1 (Lot 4), provided residential density is consistent with the General Plan R-30 land use designation (26.5 – 30 du/ac).

Residential development (rental or for-sale) shall enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20 % of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income. This affordable housing requirement may also be satisfied by the following alternatives (at the sole discretion of the City of Carlsbad and following completion of an alternate public benefit analysis):

- At least 15% of the total housing units shall be affordable to low-income households and an additional 10% shall be affordable to moderate-income households; or
- At least 15% of the total housing units shall be affordable to very low-income households.

2. AREA 1 (LOT 1)

All uses allowed in the underlying Office zone, which includes medical offices, are permitted in Area 1 (Lot 1). Additionally permitted appurtenant uses such as a cafeteria, flower or gift shop, and any other accessory uses determined by the Planning Director as relating to a primary use of medical offices, medical clinic and/or medical complex. Up to 150,000 square feet of medical offices/complex/clinic are permitted on Lot 4 and up to 47,000 square feet on Lot 1, provided that parking is consistent with the requirements of Chapter 21.44 of the Carlsbad Municipal Code. The maximum size of any future development of Lot 1 with offices allowed in the O Zone, other than medical offices, would be subject to the development standards of the O Zone.

38. Fenton Carlsbad Center Specific Plan Sections II.B.1 and II.B.2 are amended to read as follows:

1. The siting of buildings within the Fenton Carlsbad Center Specific Plan should capture the available views from the property. Changes in massing and articulation of each building should highlight its public entry.
2. On lots 1 through 3 only, all sides of the building facade should receive equal design attention. A building's exterior finish materials should include a generous amount of glass; smooth texture finishes such as plaster, pre-finished metal or concrete, and stone or masonry. Masonry may be utilized as a contrasting or complementary material to other hard surface materials such as glass or metal panels that may be used on the building. Masonry materials may include brick, stone, tile, or architectural concrete

block (such as burnished, split face or ribbed block). The materials selected should be consistent with the character of a corporate office building and consistent with the existing buildings in the Carlsbad Research Center.

39. Fenton Carlsbad Center Specific Plan Section III is amended to read as follows:

III. INFRASTRUCTURE PLAN AND IMPLEMENTATION MEASURES

The infrastructure improvements planned for and approved as part of Local Facilities Management Zone 5 and the City of Carlsbad Capital Improvement Plan, remain applicable and satisfactory for the FCCSP for all categories except for traffic circulation. FCCSP allows for and encourages the development of medical offices in Area 1 (lot 1) of the plan area. If medical offices, which have higher traffic generation rates than other types of offices, develop in this plan area, traffic circulation improvements will be necessary, as detailed below.

Implementation of the specific plan shall occur through the adherence of future development proposals to the permitting requirements and development standards of the underlying zoning (RD-M and Office Zones) and all other applicable requirements of the Carlsbad Municipal Code (e.g., Titles 19, 20, 21, etc.). Additionally, all future requests for development, whether administrative or discretionary, within the plan area shall comply with the following:

- Provide a letter from an acoustician detailing how specific construction measures attenuate the interior noise environment to 50 dBA CNEL (for office uses) and 45 dBA CNEL (for residential uses) or lower.
- Comply with the requirements of whichever McClellan-Palomar Airport Land Use Compatibility Plan is in effect at the time of subsequent development permit application. FCCSP was considered at the May 1, 2008, San Diego Airport Authority hearing and found to be conditionally consistent with the ALUCP. The Airport Authority found the Specific Plan consistent that the plan not to allow intensive development and all uses which involves the assembly of large groups of people (more than one hundred (100) persons per assembly area (as defined by the California Building Code Group A Occupancy). Furthermore, on December 7, 2023, the San Diego Airport Authority found the residential R-30 designation of Lot 4 to be conditionally consistent with the ALUCP.
- Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) (e.g., provision of Best Management Practices and Low Impact Development requirements) that are current at the time of project application.

40. Fenton Carlsbad Center Specific Plan Section V.A is amended to read as follows:

A. GENERAL NOTES

1. The developer(s) shall be responsible for implementing the mitigation measures which are based on the Fenton Carlsbad Center Specific Plan Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Planning Commission Resolution 6431).
2. Where questions arise regarding the interpretation of this Specific Plan, the City Planner shall resolve them in a manner consistent with the Municipal Code, adopted City plans, and City policy. Such decisions by the City Planner may be appealed to the Planning Commission and City Council.

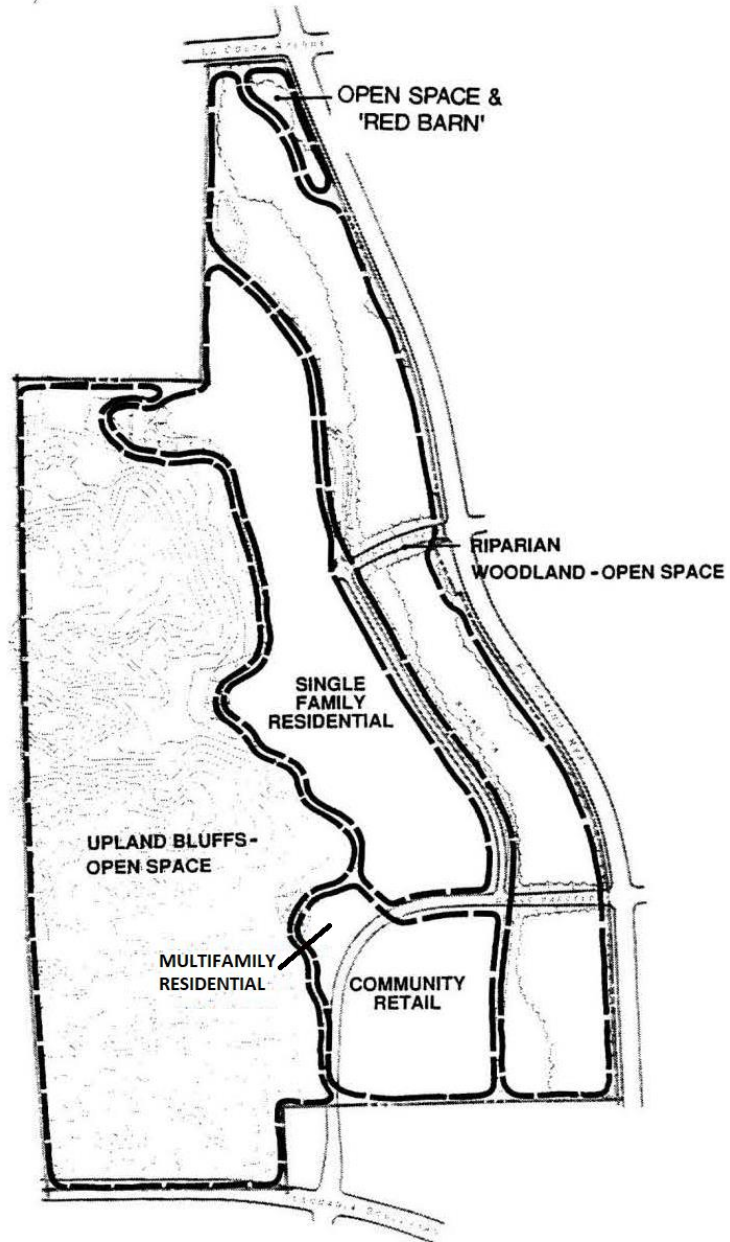
41. Fenton Carlsbad Center Specific Plan Section V.B is amended to read as follows:

B. MITIGATION MEASURES

1. San Diego Regional Airport Authority

As the project involves a General Plan Amendment, the project was submitted to the San Diego County Regional Airport Authority (SDCRAA) for a determination of consistency with the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP) on May 1, 2008. The SDCRAA adopted Resolution 2008-0018 ALUC finding the project conditionally consistent with the ALUCP. The condition added was the restriction that all assembly areas within the proposed project that are located within the FAZ be limited (as defined by the Uniform Building Code Group A Occupancy) to no more than one hundred (100) persons per assembly area in order to be consistent with FAZ guidelines in the McClellan- Palomar Airport ALUCP. Furthermore, on December 7, 2023, the San Diego Airport Authority found the residential R-30 designation of Lot 4 to be conditionally consistent with the ALUCP.

42. Green Valley Master Plan Figure I-5 is amended to read as follows:



PLANNING
SYSTEMS



Figure 1-5

Master Plan Land Use

43. Green Valley Master Plan Figure I-6 is amended to read as follows:

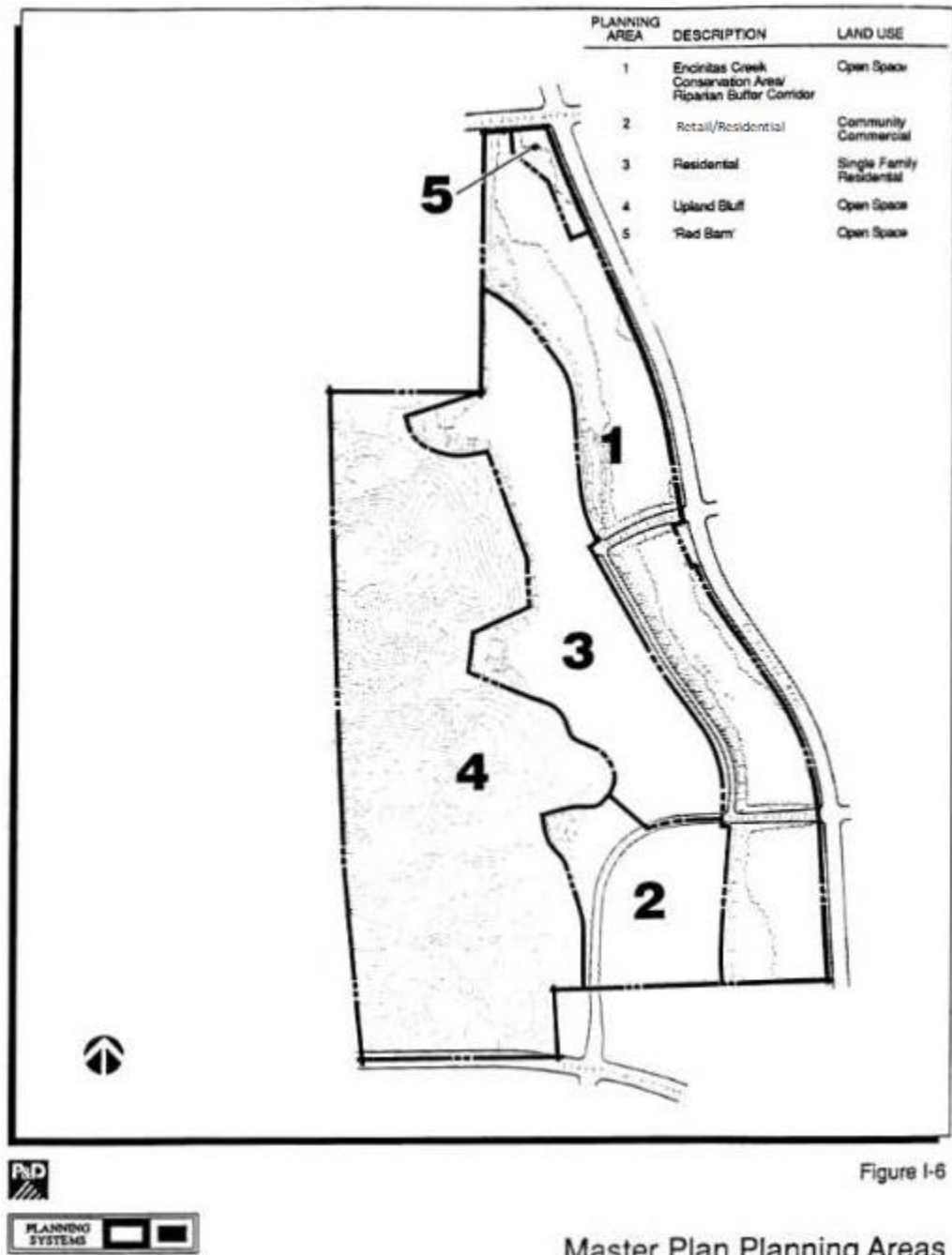


Figure I-6

Master Plan Planning Areas

44. Green Valley Master Plan Table I-1 is amended to read as follows:

Table I-1
LAND USE SUMMARY

PLANNING AREA	LAND USE				Total Area (Ac.)
	Retail Center	Residential	Open Space	Public Street R.O.W.	
1	-	-	69.7*	9.5	79.2
2	18.3 NDA	4.0 NDA	-	-	22.3
3	-	55.8 NDA	-	-	55.8
4	-	-	122.8**	-	122.8
5			1.7		1.7
-				3.4	3.4
TOTAL	18.3 NDA	59.8 NDA	194.2**	12.9	285.2

* Riparian Woodland and Upland Buffer

** Upland Bluffs

NDA Net Development Acreage

45. The "Planning Area 2" subsection of Green Valley Master Plan Section I.C is amended to read as follows:

Planning Area 2 - Retail Center & R-23 (Residential 19 – 23 du/ac)

The Planning Area 2 is located in the south part of the disturbed portion of Green Valley, west of Planning Area 1. There are approximately 18.3 NDA (net developable acres) designated for commercial uses on the southeast side of Calle Barcelona, and approximately 4 NDA designated for residential uses (19-23 du/ac) on the west side of Calle Barcelona. The planning area extends from the residential area north of Calle Barcelona to the southerly property boundary. Planning Area 2 consists of a retail center and residential area. A total of up to 300,000 square feet of commercial development may be allowed in Planning Area 2, subject to approval of a Site Development Plan. Approximately 76 dwelling units may be permitted, subject to a site development plan or planned development permit.

46. Green Valley Master Plan Section II.B is amended to read as follows:

B. GENERAL PLAN

A General Plan is a regulatory instrument by which the general type, location, and intensity of land use is established within a city or county in order to ensure the best possible environment for the citizens and workers in that area. The project site is designated in the Carlsbad General Plan land Use Element and land Use Map as Regional Commercial (R), R-15 (Residential 11.5-15 du/ac), R-23 (Residential 19-23 du/ac), and Open Space (OS) (see Figure 11-1).

The R-15 and R-23 residential designations provide for residential development at a density of 11.5-15 (R-15) and 19-23 (R-23) dwelling units per developable acre. R-15 and R-23 residential areas are typically characterized by condominium or apartment developments.

The project site is bordered on two sides by Circulation Element Roads. El Camino Real, which serves as the project's eastern boundary, is designated as a prime arterial, which at ultimate buildout is intended to have six travel lanes and a median divider within a 126-foot right-of-way. La Costa Avenue to the north is designated as a major arterial in the vicinity of the project site. A major arterial has four travel lanes and a median divider within a 102-foot right-of-way. Driveway access from private property to prime arterials and major arterials is prohibited.

An extension of Leucadia Boulevard from Sidonia Street to El Camino Real is also indicated on the Carlsbad General Plan map, even though it is within the City of Encinitas. This roadway, to be located immediately south of Green Valley, will connect to El Camino Real at Olivenhain Road. Leucadia Boulevard is listed as a major arterial in both the Encinitas and Carlsbad General Plans with an ultimate width of four lanes.

El Camino Real is designated as a Community Theme Corridor in the Scenic Highways Element of the Carlsbad General Plan. Scenic corridors are those roadways which have been identified as having significant scenic or historical value. It is the intent of the Element ultimately protect and enhance identified scenic areas by the use of Specific Plans or overlay ordinances which may regulate site design, building massing and heights, landscaping, signage, etc.

47. Green Valley Master Plan Figure II-1 is amended to read as follows:

1. Figure II-1 is amended as follows:

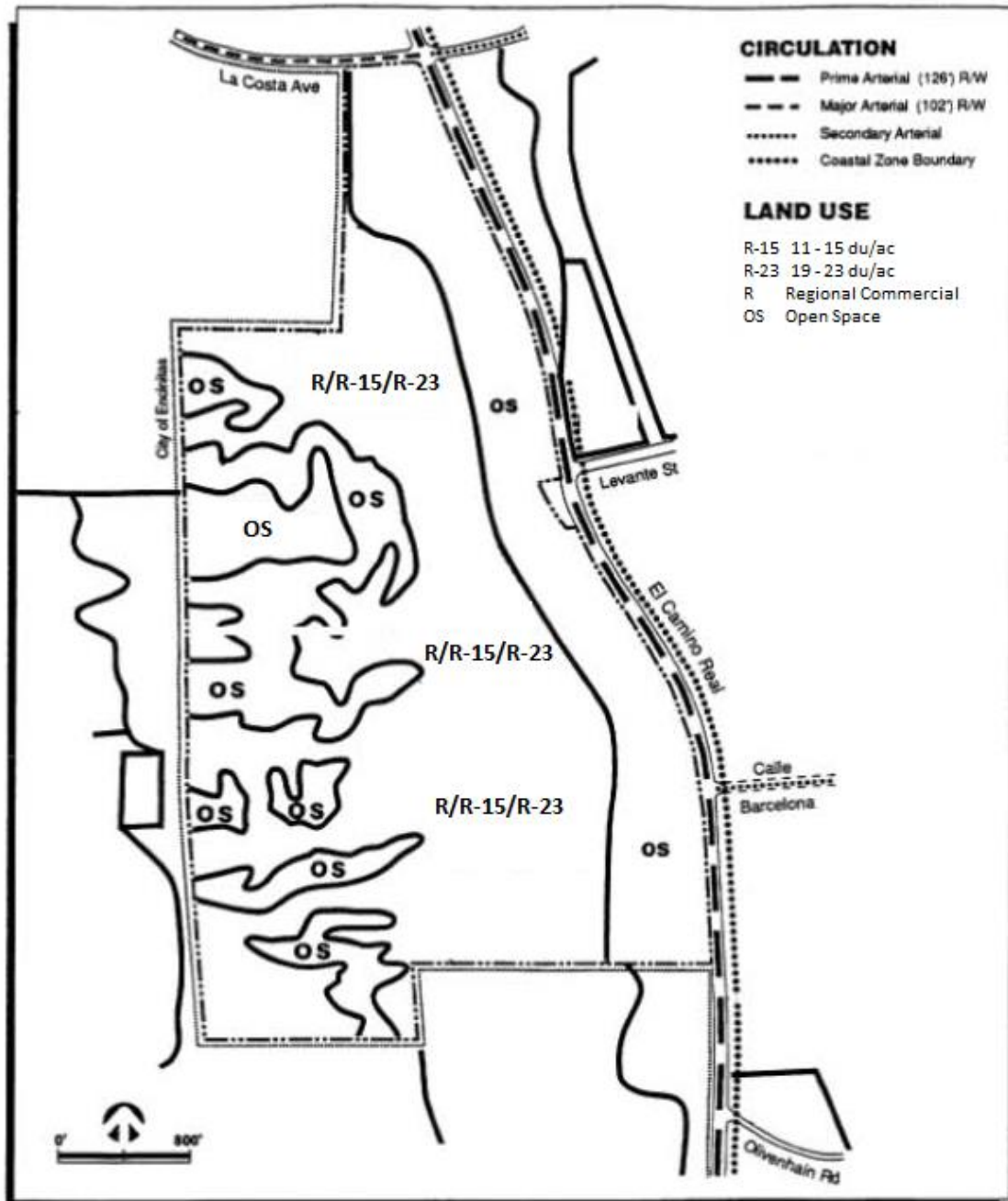


Figure II-1



* Boundaries are conceptual.
See General Plan Land Use Map for
boundaries of each designation.

General Plan Land Use

48. The “Residential” land uses subsection of Green Valley Master Plan Section II.F is amended to read as follows:

Residential

Approximately 4 net developable acres in Planning Area 2 are designated for multi-family residential uses at a density of 19 – 23 dwelling units per acre, which may include condominiums or apartments. Approximately 55.8 net developable acres in Planning Area 3 are designated for residential uses at a density of 11.5 – 15 dwelling units per acre, which may include single-family detached, townhomes, garden or patio residential units. Planning Area 2 is located west of the retail center and Planning area 3 is located to the west of Street “A” and north of the retail center.

49. At the end of Green Valley Master Plan Section II.F, the following paragraph is added to read as follows:

To implement the 2021-2029 Housing Element Program 1.1, the development program was revised in 2024 to add residential use (approximately 76 units) at a density of 19-23 dwelling units per acre on a portion of Planning Area 2.

50. Green Valley Master Plan Table II-2 is amended to read as follows:

Table II-2

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

Land Use	City of Carlsbad Citywide Facilities Plan (1)			Green Valley LFMP - Zone 23 Constraints Analysis (2)			Green Valley 1993 Proposed Master Plan		Green Valley 1995 Reduced Project Alternative		Green Valley Master Plan 2021-2029 Housing Element Program 1.1	
	Gross Ac.	Net Ac.	Units/S.F.	Gross Ac.	Net Ac.	Units/S.F.	Net Ac.	Units	Net Ac.	Units/S.F.	Net Ac.	Units/S.F.
Residential	96.1	52.1	599 D.U.(3)	35.4	34.8	400(3)	17.9	400 D.U.	55.8	400 D.U.	59.8	476 D.U.
Commercial	186.5	119.2	1.5M S.F.(4)	80.2	76.6	1.001M S.F.(4)	57.9	0.61M S.F.	18.3	0.30M S.F.	18.3	0.30M S.F.
Industrial	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0	0.0	0
Other	0.3	0.3	N/A	166.5	1.1	N/A	0.0	N/A	0.0	N/A	0.0	N/A
TOTAL	282.9	171.3		282.1	112.5		75.8		74.1		78.1	

Notes: (1) Prepared September 1986 by the Research/Analysis Group for the City of Carlsbad

(2) Prepared July 1993 by Planning Systems/P&D Technologies

(3) Based on growth control point of 11.5 dwelling units per net acre.

(4) Commercial General Plan Buildout Projection - Vacant Land Commercial Use - 30% yield.

51. The “Residential Land Use” and “Affordable Housing” subsections of Green Valley Master Plan Section II.H are amended to read as follows:

Residential Land Use- Based on the General Plan residential density ranges for R-15 (11.5 – 15 du/ac) and R-23 (19 – 23 du/ac), the estimated potential number of dwelling units for the residential areas is shown on Table 11-2, exclusive of any future density bonus under state law and/or chapter 21.86 of the Carlsbad Municipal Code.

Affordable Housing - The City of Carlsbad requires that all master plans and specific plans with residential units provide a minimum number of dwelling units affordable by lower-income households. The Inclusionary Housing section of the Carlsbad Municipal Code (Chapter 21.85) requires a minimum of 15% of all approved dwelling units be low-income housing. For those developments which provide 10 or more low-income units, at least 10% of those units should have three or more bedrooms. Therefore, as an example, if a total of 400 residential units is approved in Planning Area 3, 15% of those, or 60 residential units, are required to be available to low-income households. In addition, of those 60 low-income units, 10% of those, or 6 units, should have three or more bedrooms. ("Low income" is defined as those households whose gross income is more than 50% but does not exceed 80% of the median income for San Diego County.) Based on a housing agreement to be approved by the City of Carlsbad, there is a possibility of providing the affordable housing off-site if all the criteria are met.

On the residentially designated portion of Planning Area 2, residential development (rental or for-sale) shall enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20% of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income. This affordable housing requirement may also be satisfied by the following alternatives (at the sole discretion of the City of Carlsbad and following completion of an alternate public benefit analysis):

- At least 15% of the total housing units shall be affordable to low-income households and an additional 10% shall be affordable to moderate-income households; or
- At least 15% of the total housing units shall be affordable to very low-income households.

52. The “General Plan” subsection of Green Valley Master Plan Section VI-B is amended to read as follows:

General Plan: OS

53. The “Description” subsection of Green Valley Master Plan Section VI.C is amended to read as follows:

C. PLANNING AREA 2 – RETAIL CENTER AND MULTIFAMILY RESIDENTIAL

Description

This planning area consists of a commercial area (approximately 18.3-acres) located south and east of Calle Barcelona, and a residential area (approximately 4 acres) located West of Calle Barcelona. The planning area extends from the residential area on the north to the southerly property line. The area is the site of a retail center (see Figure IV-11). Major uses in the retail center are typical of community retail. Condominiums and apartments are typical uses in the residential area.

54. The “Development Standards” subsection introduction in Green Valley Master Plan Section VI.C is amended to read as follows:

Development Standards

The development standards in this section apply only to the commercial area designated Regional Commercial (R).

Commercial development within the area designated Regional Commercial (R) shall be subject to all applicable development standards in the Carlsbad Municipal Code (CMC), including Chapter 21.28 (C-2), except as modified below. Development is subject to the approval of a Site Development Plan.

Residential development within the area designated R-23 (Residential 19-23 du/ac) shall be subject to all applicable development standards in the CMC, including Chapter 21.24 (RD-M), except for building setbacks from Calle Barcelona, as specified below. Development is subject to approval of a site development plan (apartments) or a planned development permit (condominiums).

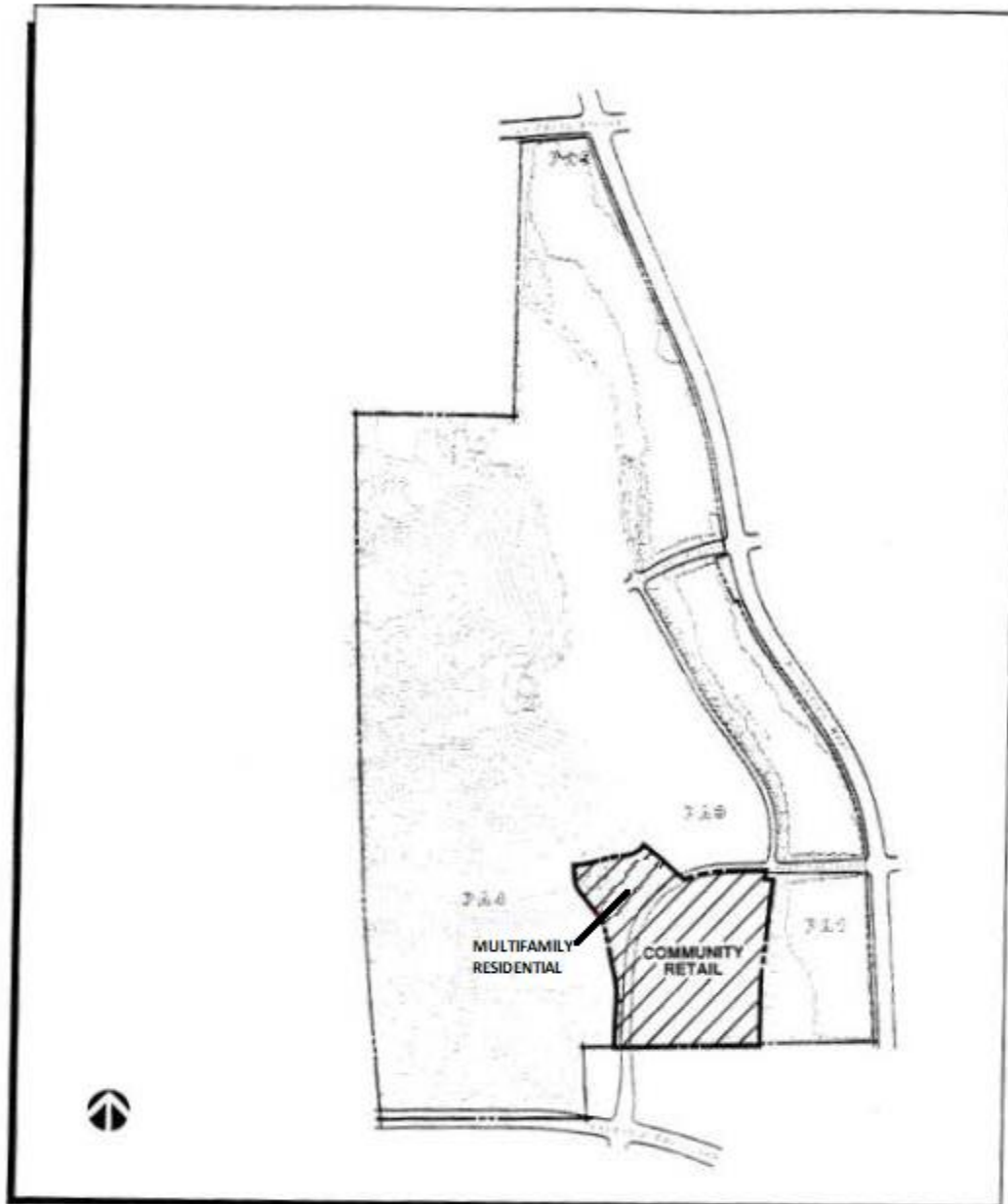
55. The “Zoning” and “General Plan” subsections of Green Valley Master Plan Section VI.C is amended to read as follows:

Zoning: C-2, RD-M and OS

General Plan: R, R-23, and OS

56. Green Valley Master Plan Figure VI-11 is amended to read as follows:

2. Figure VI-11 is amended as follows:



PLANNING
SYSTEMS

Figure VI-11

Planning Area 2 - Land Use

57. The following subsection headers in Green Valley Master Plan Section VI.C are amended to read as follows:

Use Allocation (commercial area)

Permitted Uses (commercial area)

Building Height (commercial area)

Lot Coverage (commercial area)

Setbacks (commercial area)

Parking (commercial area)

Architecture (commercial area)

Vehicular Circulation (commercial area)

Pedestrian/Bicycle Circulation (commercial area)

58. The “Setbacks” subsection of Green Valley Master Plan Section VI.C is amended to add the following:

Setbacks (residential area)

1. A minimum setback of 35 feet shall be maintained from Calle Barcelona. This setback is applicable to all structures and all fences or walls greater than 42 inches in height.
2. Refer to Carlsbad Municipal Code Title 21 for all other setback requirements.

59. The “Description” subsection of Green Valley Master Plan Section VI.D is amended to read as follows:

Description

This 55.8-acre (approximately) planning area is located between Planning Areas 1 and 4 and north of Planning Area 2. Planning Area 3 is intended for single-family detached and attached residential units (Figure VI-12).

Based on the General Plan residential density range for R-15 (11.5 – 15 du/ac) the planning area may potentially be developed with up to 400 single-family residential units, exclusive of any future density bonus under state law and/or Chapter 21.86 of the Carlsbad Municipal Code of which 15% shall be "Affordable" to lower income households. If approved through an affordable Housing Agreement, an alternative to construction of the affordable residential units on site is participation in an off-site combined affordable housing project located in the Southwest Quadrant of the City of Carlsbad.

60. The “General Plan” subsection of Green Valley Master Plan Section VI.D is amended to read as follows:

General Plan: R-15

61. The “Use Allocation” subsection of Green Valley Master Plan Section VI.D is amended to read as follows:

Use Allocation

Based on the General Plan residential density range for R-15 (11.5 – 15 du/ac) the area may be developed with 400 single-family dwelling units, exclusive of any future density bonus under state law and/or Chapter 21 .86 of the Carlsbad Municipal Code. A minimum of 15 % of the approved number of units shall be "affordable" (CMC Chapter 21.85). The actual number of units achieved will be determined during project review.

62. The “General Plan” subsection of Green Valley Master Plan Section VI.E is amended to read as follows:

General Plan: OS

63. The “General Plan” subsection of Green Valley Master Plan Section VI.F is amended to read as follows:

General Plan: OS

64. North County Plaza Specific Plan Section I is amended to read as follows:

I. GENERAL PLAN AND ZONING REGULATIONS.

The site is designated in the Land use Element of the Carlsbad General Plan as R/R-40/OS (Regional Commercial/Residential (37.5 – 40 du/ac)/Open Space). The property is zoned C-2/RD-M/O-S (General Commercial/Residential Density-Multiple/Open Space).

65. North County Plaza Specific Plan Section II is amended to read as follows:

II. GENERAL DEVELOPMENT CONCEPT

The Specific Plan area will be a comprehensively planned regionally oriented commercial, office, and residential development. The area will feature extensive landscaping, including street side berming, sign controls, and quality development standards.

66. North County Plaza Specific Plan Section IV is amended to read as follows:

IV. PERMITTED USES

- A. This Specific Plan determines land use for the site and serves to implement the combination General Plan designation of R/R-40/OS and the zoning classification of C-2/RD-M/O-S. The site may develop with a mix of commercial and residential uses or solely with residential uses (unlike other sites with combination designations in which a project can develop at any of designations, residential is mandatory to enable Housing Element programs to be met). In either case, any residential development shall feature a minimum 240 residential units at a minimum density of 37.5 dwelling units per acre to meet Housing Element objectives. If development proposes a mix of uses, the location of the commercial and residential uses/land use designations shall be determined through review and approval of a Site Development Plan.
- B. Uses within the area zoned O-S shall be consistent with uses allowed in the O-S Zone (Carlsbad Municipal Code Chapter 21.33), or as otherwise restricted.
- C. Residential uses.
 - (1) Residential uses shall be consistent with the uses allowed in the RD-M zone (Carlsbad Municipal Code Chapter 21.24).
 - (2) If the site is developed with a mix of commercial and residential:
 - a. Minimum density (37.5 du/ac) shall be calculated based on 25 percent *or greater* of the net developable acres *as necessary* to achieve a minimum 240 dwelling units.
 - b. Maximum density (40 du/ac) shall be calculated based on the total net developable acres.
 - (3) If the site is developed solely as residential, the minimum density (37.5 du/ac) and maximum density (40 du/ac) shall be calculated based on total net developable acres of the site.
- D. Commercial uses - permitted.

The following uses, only, shall be permitted without further action by the Planning Commission:

- (1) Accountants
- (2) Addressing, secretarial and telephone answering services
- (3) Antique shops
- (4) Art stores and art galleries
- (5) Attorneys
- (6) Bakeries or confectioneries
- (7) Barbershops or beauty parlors
- (8) Bicycle shops
- (9) Blueprinting, photocopying, duplicating and mimeographing services
- (10) Book and stationery stores
- (11) Business machine and computer sales display and service
- (12) Card shops
- (13) Cheese shops
- (14) Clock shops
- (15) Curtain and drapery shops
- (16) Cutlery shops

- (17) Delicatessen stores
- (18) Department stores
- (19) Dinner theaters
- (20) Doctors, dentists, optometrists, ophthalmologists, chiropractors, and others practicing the healing arts for human beings and related uses such as oculists, pharmacies (prescription only)
- (21) Donut shops
- (22) Dressmaking or millinery shops
- (23) Drugstores
- (24) Dry cleaning and laundry agencies
- (25) Dry goods or notion stores
- (26) Electronic data processing, tabulating and record keeping services
- (27) Employment agencies
- (28) Engineers, architects, and planners
- (29) Financial Institutions, including banks, savings & loans, mortgage companies and finance companies
- (30) Florists
- (31) Furniture stores
- (32) Gift shops
- (33) Health clubs or exercise salons
- (34) Health or specialty food stores
- (35) Hobby shops
- (36) Home appliance stores
- (37) Ice cream and yogurt
- (38) Indoor plant sales and service facilities
- (39) Interior designers or decorators
- (40) Jewelry stores
- (41) Kitchen supplies or culinary accessories
- (42) Leather goods and luggage shops
- (43) Light fixtures and accessories
- (44) Lock and key shops
- (45) Medical appliance sales
- (46) Modeling schools
- (47) Music stores
- (48) Nurseries - plant
- (49) Offices
- (50) Paint and wallpaper specialty stores
- (51) Pet shops
- (52) Photographic equipment
- (53) Photographic studios and retail outlets
- (54) Picture frames
- (55) Pool and patio supplies
- (56) Pottery shops
- (57) Realtors
- (58) Record and tape stores
- (59) Restaurants, tea rooms or cafes (including dancing or entertainment and on-sale liquor)
- (60) Roller skating or ice-skating rinks
- (61) Rug and carpet stores

- (62) Shoe stores or repair shops
- (63) Sporting goods
- (64) Stereo stores
- (65) Stock brokerage firms
- (66) Studios for teaching of art, dancing, and music
- (67) Tailors, clothing or wearing apparel shops
- (68) Telephone sales
- (69) Theaters - indoor
- (70) Toy stores
- (71) Travel bureaus
- (72) Variety stores
- (73) Wine specialty shops (including Liquor Boutiques)
- (74) Other uses determined to be similar in character, accessory to or compatible by the Land Use Planning Manager

E. Commercial Uses – conditionally permitted.

Subject to the provisions of Chapter 21.42, the following uses and structures are permitted by Conditional Use Permit. In addition to the findings required by Chapter 21.42, in order to approve a Conditional Use Permit, it must be found that the use, as proposed, will not adversely affect the viability of use of the area as a commercial district or, if developed as such, as a mix of commercial and residential uses, or adversely affect nearby uses of traffic movements.

- (1) Bars, cocktail lounges and other licensed (on- sale) liquor dispensing operations not meeting the definition of a bona fide eating establishment, subject to the following conditions:
 - (A) An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the street upon which business fronts.
 - (B) Parking shall be provided at the rate of not less than one space per fifty square feet of gross floor area.
 - (C) Surrounding grounds, including parking areas, shall be maintained in a neat and orderly condition at all times.
 - (D) Any structure housing such operation shall meet all applicable code provisions prior to occupancy.
 - (E) Licensee or agent shall not permit open containers of alcoholic liquor to be taken from the premises.
 - (F) No licensed liquor dispensing operation shall be located within five hundred feet of any other licensed liquor dispensing operation not meeting the definition of a bona fide eating establishment.
- (2) Drive through facilities for financial institutions only.

67. The first paragraph of North County Plaza Specific Plan Section V is amended to read as follows:

The intent of this section is to provide the maximum opportunity for creative site planning and building design, while ensuring consistency with a high-quality commercial and residential development. There will be a pleasing variety of setbacks and separations between buildings, with a visual continuity provided by common landscape treatment.

68. North County Plaza Specific Plan Section V.A. (1) a) is amended to read as follows:

- a) Marron Road, east of frontage midpoint between Monroe Street entrance and Jefferson Street entrance. All one-story buildings shall maintain a 20-foot minimum setback. Multi-story buildings shall maintain a 30-foot minimum setback. Setbacks for adjacent buildings will be varied 5 foot minimum to create more interest along the street. Parking areas and drives shall maintain a minimum 15-foot setback.

69. North County Plaza Specific Plan Section V.D is amended to read as follows:

D. Building Height: The maximum building height shall be 45 feet.

70. North County Plaza Specific Plan Section V.E is amended to read as follows:

- E. Parking: Off-street parking shall be provided to accommodate all parking needs of the project.
- (1) Commercial parking shall be provided at a ratio of 4.7 spaces per 1,000 square feet of gross building area. A maximum of twenty (20) percent of the required parking will be provided by compact car spaces.
 - (2) Residential parking shall be provided as required by Carlsbad Municipal Code Title 21.

71. North County Plaza Specific Plan Section V.H is amended to read as follows:

H. Signs: Prior to the issuance of any building permits for this site, a detailed comprehensive sign program for the entire site shall be submitted to and approved by the Land Use Planning Manager. Residential signs shall be consistent with residential signage allowed by Carlsbad Municipal Code. All commercial signs will be internally illuminated and will encourage design creativity. In addition, the following commercial sign standards shall apply to this site:

- (2) The following methods of center identification may be used:
 - (a) One freestanding sign for the specific plan area. This sign may identify up to four tenants, and: is to be located on the creekside portion of the project. It shall be located within reasonable proximity to the main entrance to the site at Jefferson Street and Marron Road and shall not exceed 20 feet in height and 100 square feet in area.
 - (b) One monument sign located within reasonable proximity to the Monroe Street entrance to the site. This sign shall be no greater than 3 feet in height and 15 feet in length.

Commercial Wall Signs, Canopy Signs, Under-Canopy Signs: Building tenants shall be allowed wall signs, canopy signs or under-canopy signs, or a combination thereof, as will be indicated in the comprehensive sign program. For each building, the total maximum allowable area for these signs shall not exceed 1.5 square feet per lineal foot of building frontage. Building frontage shall be defined as the longest dimension of the building, regardless of street orientation. On buildings fronting on Marron Road, no more than 33% of this total area may face directly upon Marron Road.

72. North County Plaza Specific Plan Section V.N is added to read as follows (the subsections that follow shall be renumbered accordingly):

N. Affordable Housing:

Residential development (rental or for-sale) shall enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20% of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income. This affordable housing requirement may also be satisfied by the following alternatives (at the sole discretion of the City of Carlsbad and following completion of an alternate public benefit analysis):

- At least 15% of the total housing units shall be affordable to low-income households and an additional 10% shall be affordable to moderate-income households; or
- At least 15% of the total housing units shall be affordable to very low-income households.

73. North County Plaza Specific Plan Section VII is added to read as follows:

1. Section VII. is added as follows:

VI. Site Development Plan/Planned Development Permit

- A. A site development plan, processed in accordance with Carlsbad Municipal Code Chapter 21.06, shall be required if the site is developed with:
1. A mix of commercial and residential uses (apartments or condominiums).
 2. Solely with commercial uses
 3. Solely with for rent housing (apartments).
- B. A planned development permit, processed in accordance with Carlsbad Municipal Code Chapter 21.45, shall be required if the site is developed with:
1. A mix of commercial and residential uses (condominiums). A site development plan shall also be required.
 2. Solely with for-sale housing (condominiums). No site development plan is required.

74. Westfield Carlsbad Specific Plan Section 1.1 is amended to read as follows:

1.1 PURPOSE AND SCOPE

The purpose of the Westfield Carlsbad Specific Plan (WCSP) is to provide a comprehensive set of development standards, guidelines, and implementation procedures to facilitate the redevelopment, revitalization and operations of Westfield Carlsbad (WC) consistent with the existing General Plan Designation of Regional Commercial (R) on the retail center and Regional Commercial (R)/R-40 (Residential 37.5-40 du/ac)/R-23 (Residential 19-23 du/ac)/Open Space (OS), R/R-40/R-23 and R/R-40 on the properties surrounding the retail center. Westfield Carlsbad is a super-regional shopping center with approximately 1,151,100 square feet of gross leasable area (1,348,500 square feet of gross floor area (including common access areas)) featuring major department stores, specialty retail shops and restaurants. The plan allows Westfield Carlsbad the flexibility to meet the progressive and changing commercial, entertainment and service needs of the residents of Carlsbad and coastal north county region and allows for housing development to meet the city's housing objectives. The plans and exhibits provided in this specific plan provide a framework for future development at Westfield Carlsbad. More detailed Site Development Plans or other entitlements may be required prior to actual development within the Specific Plan area.

The Westfield Carlsbad Specific Plan:

- Identifies existing development.
- Defines the allowable types and intensity of land uses.
- Provides development and design guidelines.
- Describes how the Specific Plan will be implemented and administered.
- Is compliant with all state laws and guidelines regarding the content and format of a specific plan.

City Council adoption of the WCSP establishes the development standards, design guidelines, and entitlement processes for development and land use within the specific plan area.

Adoption of the WCSP will ensure that the subject property is developed and redeveloped in accordance with the City of Carlsbad General Plan and the following regulations:

- General Plan land use designations: Regional Commercial (R), and Regional Commercial (R)/R-40 (Residential 37.5-40 du/ac)/R-23 (Residential 19-23 du/ac)/OS (Open Space), R/R-40/R-23, and R/R-40.
- Carlsbad Municipal Code, Chapters 21.28 General Commercial (C-2) and 21.24 Residential Density-Multiple (RD-M)
- Zone 1 Local Facilities Management Plan per Chapter 21.90
- Carlsbad Municipal Code, Chapter 21.40 (Scenic Preservation Overlay) and El Camino Real Corridor Standards
- Carlsbad Municipal Code, Chapter 21.46 (Yards)
- Carlsbad Municipal Code, Chapter 21.41 (Signs)
- Carlsbad Municipal Code, Chapter 21.44 (Parking)
- Carlsbad Landscape Manual

In some instances, the requirements of the specific plan will be different than the zoning regulations. In cases where the specific plan and the zoning regulations are in conflict, the specific plan, and the development standards and guidelines contained herein, shall prevail.

Revitalization of Westfield Carlsbad under the Specific Plan may entail the remodel and reconfiguration of existing commercial buildings, new exterior oriented retail space, and new commercial pads.

The WCSP is adopted pursuant to the provisions of Government Code Sections 65450 et. seq., the Land Use Element of the City of Carlsbad General Plan, and the Carlsbad Municipal Code.

75. Westfield Carlsbad Specific Plan Section 1.2 is amended to read as follows:
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Goals

- Describe and codify the existing development at Westfield Carlsbad under the Specific Plan framework.
- Modernize and revitalize Westfield Carlsbad creating a contemporary, vibrant regional retail center, which enhances the shopping, entertainment and public gathering experience for Carlsbad residents and the surrounding community.
- Establish Westfield Carlsbad as a prominent regional retail center attractive to high quality retailers and fueling economic growth in the City while satisfying current consumer needs on a regional scale.
- Provide flexible development standards and review processes to allow for quick and efficient continuous improvements in response to market conditions.
- Allow for housing quantities and densities to meet the city's housing objectives, including densities considered affordable to lower and moderate-income households.

Objectives

- To establish development standards to address landscaping, parking, uses, signage and maintain building design criteria to ensure future redevelopments are compatible with the Specific Plan and Carlsbad General Plan.
- To enhance Westfield Carlsbad as a safe location for visitors through enhanced lighting and security standards, with contemporary retail projects that optimize public safety.
- To utilize the Westfield Carlsbad Specific Plan to regulate development to create a mix of retail, restaurant and entertainment opportunities, as well as residential uses.
- To provide a codified set of development regulations, design standards and processing procedures for the site.
- To offer a full range of goods, services, and entertainment to the residents of Carlsbad and the surrounding community.
- To improve the overall pedestrian experience by creating enhanced pedestrian connections and upgrading landscaping within parking lots as redevelopment occurs overtime. To allow for the modernization of Westfield Carlsbad while architecturally integrating the new development with the existing buildings to provide an overall enhanced design.
- To ensure that the revitalized Westfield Carlsbad provides a variety of pedestrian walkways, landscaped parking lots, and the use of harmonious architecture in the design of buildings.

- To provide a minimum 741 housing units at 37.5 dwelling units per acre (du/ac) (R-40) and a minimum 252 units at 19 du/ac (R-23).
- To incorporate a high level of affordable housing to lower income households (at least 20% of housing units).

76. Westfield Carlsbad Specific Plan Section 1.5 is amended to read as follows:

1.5 IMPLEMENTATION OF THE SPECIFIC PLAN AND SUBSEQUENT ACTIONS NECESSARY TO BE CONSISTENT WITH THE SPECIFIC PLAN

The Westfield Carlsbad Specific Plan (WCSP) implements the Regional Commercial (R), R-40 (Residential 37.5-40 du/ac), and R-23 (Residential 19-23 du/ac) General Plan Land Use designations in conjunction with the General Commercial (C-2), and Residential Density Multiple (RD-M) zoning. Permitted uses are listed in Section 3.1 of this document. The provisions of the C-2 and RD-M zoning districts per Chapters 21.28 and 21.24 of the Carlsbad Zoning Ordinance (e.g., uses, development standards, development permit requirements, etc.) and any future amendments apply to the regulatory topics not covered within this specific plan.

Approval of the WCSP does not vest any rights for future approvals of any licenses, discretionary acts, or other entitlements necessary for future development in the plan area. Subsequent public work projects, tentative or parcel maps, discretionary acts, and zoning ordinance amendments that affect the plan area must be consistent with the WCSP. With City Council adoption of WCSP the standards and review processes of the specific plan replace the existing requirements/processes as the processing mechanism for all future entitlements, development and operations. All prior Precise Plan consistency determinations and amendments, including PP-24, amendments A-K, are consistent with the specific plan and are vested and remain in full force and effect, except as they may be modified by future approvals pursuant to this specific plan.

77. The “General Plan and Zoning” subsection in Westfield Carlsbad Specific Plan Section 2.1 is amended to read as follows:

General Plan and Zoning

The retail center in the center of the Westfield Carlsbad Specific Plan area falls within the Regional Commercial (R) General Plan land use designation and the General Commercial (C-2) Zone; the areas surrounding the retail center fall within the Regional Commercial (R)/R-40 (Residential 37.5-40 du/ac)/R-23 (Residential 19-23 du/ac)/OS (Open Space), R/R-40/R-23 and R/R-40 General Plan Land Use designations and the General Commercial (C-2)/Residential Density Multiple (RD-M) Zones.

78. Westfield Carlsbad Specific Plan Section 2.2 is amended to read as follows:

2.2 CONCEPTUAL LAND USE PLAN

The Westfield Carlsbad regional retail center provides a blend of retail, restaurant, service, and entertainment to residents and visitors to the city.

The Westfield Carlsbad Specific Plan (WCSP) identifies a conceptual plan for redevelopment of the retail center. While the focus of the WCSP is on commercial use of the plan area, residential uses can be attached to the retail center or detached from the retail center within the current parking lot area.

The following outlines the conceptual plan for the commercial retail center:

Portions of the east end of the existing mall structure and some out-buildings are planned to be removed, renovated and/or redeveloped, and new commercial space will be added.

Table 2: Maximum Commercial Development Limits

	Main Mall (sq. ft.)	Out-Buildings (sq. ft.)	Total (sq. ft.)
Existing GLA	1,101,239	49,853	1,151,092
GLA to be demolished	(225,631)	0	(225,631)
Proposed New GLA	234,748	26,300	261,048
Total GLA Proposed	1,110,356	76,153	1,186,509
Net Change	9,117	26,300	35,417

Table 2 details the maximum development proposed under the WCSP and notes the maximum net increase in Westfield Carlsbad square footage. The table above breaks the square footage out between the mall and the outbuildings, but these numbers can shift between categories as long as the total GLA proposed, and the net change are not exceeded.

Westfield Carlsbad Specific Plan provides the framework for future commercial development/redevelopment of the site. The proposed site development plan that implements the elements laid out in the WCSP is conceptual at this stage and may change prior to final approval. Table 3 provides an idea of the proposed commercial changes that will occur but does not reflect exact square footage and does not reflect the potential for residential development. For purposes of the Specific Plan compliance for commercial development, the site development plan must adhere to the maximum square footage limits and net change reflected in Table 2.

For purposes of Specific Plan compliance for residential development, the development must adhere to the requirements of the C-2 zone (for the retail center designated (R) Regional Commercial) and the RD-M zone (for the areas surrounding the retail center and designated R/R-40/R-23/OS, R/R-40/R-23 and R/R-40) and other applicable requirements of Carlsbad Municipal Code Title 21, and the allowed General Plan densities for the R-23 and R-40 designations. The minimum and maximum number of dwellings shall be calculated based on the net developable acres of each lot or combination of lots, upon which the development is proposed. In cases where the specific plan and the zoning regulations are in conflict, the specific plan, and the development standards and guidelines contained herein, shall prevail.

Table 3: Proposed Commercial Site Development Plan

Existing			1,151,092 SF
Proposed			261,048 SF
Movie Theater		54,000 SF	
Gym		41,145 SF	
Mini-Anchor		26,280 SF	
Mini-Anchor 2 Lvl		34,160 SF	
Grocer		24,135 SF	
Restaurants		21,929 SF	
	Level 1	3,104 SF	
	Level 2	18,825 SF	
Retail		16,239 SF	
	Level 1	10,941 SF	
	Level 2	5,298 SF	
Food Court		16,860 SF	
Pads		26,300 SF	
	NE	10,000 SF	
	SE	7,500 SF	
	SW	8,800 SF	
Removed			(225,631) SF
Rob May		(148,159) SF	
Existing Retail/Reconfigured		(77,472) SF	
	Level 1	(38,558) SF	
	Level 2	(38,914) SF	
Total GLA after redevelopment			1,186,509 SF
Net added total GLA			35,417 SF

79. The title of Westfield Carlsbad Specific Plan Figure 4 is amended to read as follows:

COMMERCIAL LAND USE PLAN

80. The first paragraph of Westfield Carlsbad Specific Plan Section 2.3 is amended to read as follows:

The Westfield Carlsbad site has been divided into five planning areas to better define the commercial improvements and overall vision for the shopping center. Below is a brief description of each planning area and the planning areas are depicted in Figure 5. More detailed information regarding specific commercial development standards for the planning areas can be found in Section 5 of this document.

81. The first paragraph of Westfield Carlsbad Specific Plan Section 2.4 is amended to read as follows:

Land Use Element

The Westfield Carlsbad Specific Plan (WCSP) is designated by the Land Use Element for a mix of commercial and residential uses. The WCSP specifies requirements to ensure future residential development is consistent with the General Plan Land Use element and identifies a plan to redevelop the retail center consistent with the Land Use Element and the intent and characteristics of the Regional Commercial (R) Land Use designation. The Land Use Element cites tenant composition and specific characteristics as key factors in identifying a retail center type. Additional factors to consider in determining center type are building area, site size and trade area size. Below are a few key characteristics of Regional Commercial as described in the Commercial classifications section of the General Plan (C.3) followed by a compliance summary of how the specific plan complies with these characteristics.

82. The “Housing Element” subsection of Westfield Carlsbad Specific Plan Section 2.4 is amended to read as follows:

Housing Element

The 2021-2029 Housing Element identified the Westfield Carlsbad Specific Plan (WCSP) as a site to accommodate 993 units affordable to moderate- and lower- income households and required that the site be rezoned to allow more residential units than were previously allowed in the Regional Commercial (R) designation. The WCSP furthers the following 2021-2029 Housing Element goals, policies, and programs:

- New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth and to meet or exceed the city's established Regional Housing Needs Allocation (RHNA). (Housing Element Goal 10.1)
- Ensure the availability of sufficient developable acreage in all residential densities to accommodate provide varied housing types and income levels as required to meet Carlsbad's 2021-2029 RHNA, as discussed in Section 10.3. (Housing Element Policy 10-P.1)
- Encourage increased integration of housing with nonresidential development where appropriate and where residential development can be implemented in a way that is compatible with existing and planned uses. (Housing Element Policy 10-P.4)
- Upon amendment of the city's Real Estate Strategic Plan (see Housing Element Program 1.1 e.) develop and implement a program to promote the residential development of city-owned sites within the planning period that is consistent with the strategic plan and that incorporates a high level of affordable housing (at least 20% of residential units). For city-owned properties at The Shoppes at Carlsbad, work collaboratively with The Shoppes' owner to facilitate a mixed-use development consistent with this objective. (Housing Element Program 1.1.f.)

Housing is permitted under the Specific Plan. Any future plans for housing at the Westfield Carlsbad site would be subject to CEQA review and a discretionary permit process through the City of Carlsbad.

83. Westfield Carlsbad Specific Plan Section 2.5 is amended to read as follows:

2.5 SPECIFIC PLAN RELATIONSHIP TO ZONING ORDINANCE

The Westfield Carlsbad Specific Plan (WCSP) shall serve as the zoning for the site. Unless otherwise modified in the Specific Plan, all development shall comply with the standards of the underlying General Commercial (C-2) and Residential Density Multiple (RD-M) zoning districts of the Carlsbad Municipal Code (Chapters 21.28 and 21.24). In the event of a conflict between the Specific Plan and the Zoning Ordinance, the Specific Plan shall prevail.

84. The “Regulation” subsection of Westfield Carlsbad Specific Plan Section 2.7 is amended to read as follows:

Regulation

Except as specifically stated in the Specific Plan, the requirements of the C-2 and RD-M Zones and all other applicable provisions of the zoning, subdivision, grading and building codes (and any amendments thereto) of the City of Carlsbad shall apply.

85. The first paragraph of Westfield Carlsbad Specific Plan Section 3 is amended to read as follows:

Commercial and residential uses are allowed. Regional shopping centers such as Westfield Carlsbad must provide the full depth and variety of contemporary retail, service, entertainment, and dining uses to create a vibrant destination shopping and entertainment experience. Westfield Carlsbad continues to benefit from a diversity of commercial uses on a highly accessible regional site.

86. Westfield Carlsbad Specific Plan Section 3.1 is amended to read as follows:

3.1 PERMITTED USES

The Westfield Carlsbad Specific Plan (WCSP) establishes a use classification framework to ensure continued grouping of diverse and compatible uses in Westfield Carlsbad, and to serve as an adaptable approach to land use administration within the specific plan boundaries. Each use classification contains one or more uses that have substantially similar characteristics. All possible uses are not listed in the use classifications, but it provides framework for review of individual uses. The City Planner shall determine if a specific use is substantially similar to one of the uses in the classification, and therefore considered an allowed use.

Table 4 on the following page lists the use classifications, provides examples of some similar uses within each use classification, and notes whether the use classifications are permitted by right, require a conditional use permit or require a site development plan.

The permitted residential uses identified in Table 4 are subject to the Inclusionary Housing Ordinance (Carlsbad Municipal Code Chapter 21.85), and the following:

- Residential development (rental or for-sale) in the area surrounding the retail center and designated R/R-40/R-23/OS, R/R-40/R-23 and R/R-40 shall enter into an affordable housing agreement with the City of Carlsbad to provide a minimum of 20% of the total housing units on the site of the residential development as affordable to lower income households at 80% or below the San Diego County Area Median Income.

- The minimum and maximum number of dwellings shall be calculated based on the net developable acres of each lot or combination of lots, upon which the development is proposed, as follows:

If on a lot with commercial development:

- Minimum density shall be calculated based on 25% of the net developable acres.
- Maximum density shall be calculated based on the total net developable acres.

If on a lot with no commercial development (solely residential):

- Minimum and maximum density shall be calculated based on the total net developable area of the lot/lots.

87. Westfield Carlsbad Specific Plan Section 3.2 is amended to read as follows:

3.2 TEMPORARY USES

Temporary Parking Lot Events

Westfield Carlsbad's significant parking lot space (over 50 acres) and efficient regional access (e.g., from State Route 78, El Camino Real, and an on-site mass transit center) offer ample opportunity for temporary events. Properly programmed and managed events maximize both the use of the site and benefits to area residents, visitors and businesses contributing significantly to the overall vibrancy of the regional shopping center.

The following temporary events are allowed subject to the requirements as described in Section 6.3 of the specific plan:

- Automotive Demonstrations/Product Awareness with local Carlsbad dealers (excluding tent sales and used car sales)
- Bike/Skate Demonstration or Show
- Christmas Tree Lot
- City-wide Events (such as 4th of July Celebration or other holiday/seasonal events, MS Bike Ride, Carlsbad Marathon, etc.)
- Farmers' Markets
- Pumpkin Patch
- Seasonal Garden Centers
- Other similar events subject to mutual agreement between Plaza Camino Real, LLC and the City of Carlsbad

In conjunction with the temporary events listed above, retail stores at Westfield Carlsbad shall be able to setup and operate temporary booths/stalls in support of any events. The products/services offered in the temporary booths/stalls shall be complimentary and compatible with the primary special event, and the number and size of the booths/stalls shall be limited, such that they remain incidental and subordinate to the primary temporary event use.

All temporary events are to occur within one of the designated areas shown in Figure 6, provided the area is not developed with residential uses or the parking lot is not required parking for a residential use.

Any temporary events occurring within the public right-of-way may be allowed if they meet City of Carlsbad Police definition for Special Event per Section 8.17.020, and an application for a Special Event Permit is filed with and approved by the City of Carlsbad.

88. The first two paragraphs of Westfield Carlsbad Specific Plan Section 5 are amended to read as follows:

The following section lays out the applicable development standards contained in this specific plan. The section is organized into two parts “General Development Standards” and “Planning Area Requirements”. The General Development standards apply to the entire Westfield Carlsbad site and include parking, grading, lighting and signage standards. The Planning Area requirements describe standards that apply to each individual planning area.

The development standards established within the WCSP shall serve as the implementing zoning for the site. Unless otherwise modified in the Specific Plan:

- All commercial development, and residential development that is attached to commercial development, shall comply with the standards of the underlying General Commercial (C-2) zoning district of the Carlsbad Municipal Code (Chapter 21.28),
- All residential development that is detached from commercial development shall comply with the standards of the RD-M zone of the Carlsbad Municipal Code (Chapter 21.24), and
- All development shall comply with applicable sections of Chapter 21.44 Parking.

89. The “Parking” subsection of Westfield Carlsbad Specific Plan Section 5.1 is amended to read as follows:

Parking

The parking provided includes all parking lots and structures within the Specific Plan area, and the parking lot parcel located just north of the Specific Plan boundary, south of the Buena Vista Creek. This area holds 613 parking stalls constructed within the City of Oceanside, owned by the City of Carlsbad, and by agreement used solely for public parking.

As a regional shopping center Westfield Carlsbad contains a variety of commercial uses including anchor and specialty retail, restaurants, and a theater. Shared parking dynamics in such a situation are well documented and support the following parking ratios which represent commercial parking standards for Westfield Carlsbad established by the Specific Plan:

- 4 spaces/1,000 square feet of gross leasable area (GLA).

Based on standard above and the maximum allowable square footage for the total site of 1,186,509 square feet per Section 2.2:

Parking Required:	4,746 spaces
Parking Provided:	5,931 spaces
Surplus/(Deficit):	1,185 spaces

The number of parking spaces provided is based on the current proposal for the site development plan. While this is anticipated to remain the same, if changes to proposed layout/development occur, the final

number may vary slightly. For purposes of compliance with this specific plan, the number of commercial parking spaces provided must meet the required minimum based on the standard of 4/1,000 sf.

Parking for residential uses shall be provided as required by Carlsbad Municipal Code Chapter 21.44.

In addition to the parking standard, the following criteria shall apply:

- Parking spaces for all permitted commercial and ancillary uses shall be provided consistent with the parking ratios set forth in the Specific Plan.
- Minimum parking stall size for any new standard parking stalls shall be 8.5' by 19' (2' overhang can be included in the 19 ft. length) Existing stalls are permitted to remain as provided.
- Compact parking is permitted, and minimum parking dimensions shall be 8' by 15'. Up to 25% of the required parking spaces may be compact spaces. No overhang permitted.
- Parking for motorcycles shall be allowed and shall be counted toward the total required parking up to a maximum of 1 percent of the total parking required. Minimum parking stall size for motorcycles shall be 3.5' by 7'.
- Parking lot landscaping shall conform to the guidelines in Section 4 of this specific plan.

90. Westfield Carlsbad Specific Plan Section 5.1 is amended by the addition of the following paragraph at the beginning of the "Signs" subsection:

Residential uses shall be subject to the sign requirements of Carlsbad Municipal Code Chapter 21.41. The following requirements apply to the retail center.

91. Westfield Carlsbad Specific Plan Section 5.2 is amended by the addition of the following at the beginning of "Planning Area 1: Main Mall - East", "Planning Area 2: Outbuildings along El Camino Real", "Planning Area 3: Outbuildings on northern edge of Westfield Carlsbad", "Planning Area 4: Outbuildings south of Marron Road", and "Planning Area 5: Main Mall – West" subsections:

Commercial and residential uses: