



January 30, 2024

VIA EMAIL AND MAIL

Bill Hofman, President  
Hofman Planning Associates  
5900 Pasteur Court, Ste. 200A  
Carlsbad, CA 92008

**SUBJECT: DETERMINATION OF THE CITY PLANNER RELATED TO THE PROCESSING OF PROJECTS AT THE ARMY AND NAVY ACADEMY**

Dear Mr. Hofman:

The Community Development (CD) Department has reviewed the documents that regulate development of the Army and Navy Academy, and the purpose of this determination is to establish the required development permits for properties within the Army and Navy Academy that are subject to the Village and Barrio Master Plan (Master Plan). This involved looking at the different land use sections applied to the property, including the Village and Barrio Master Plan Hospitality District, the city's Local Coastal Program, and the Carlsbad Municipal Code. Additionally, the Army and Navy Academy Master Plan (A&N Master Plan) and specific provisions within the Village and Barrio Master Plan, Section 2.7.3 (J) were considered in this determination.

**Background**

The Army and Navy Academy has been in existence since 1910 and was established in its current location in 1936. This is years before the incorporation of the City of Carlsbad in the early 1950's. It has a proud history in Carlsbad and is a unique use in the Village area. Because of its uniqueness, the City of Carlsbad approved a Master Site Plan in 2008. At the time of approval, the project lied partially within the Redevelopment Plan for the Village and entirely within the Coastal Zone. Since that time, the Redevelopment Plan for the Village expired in 2010 and was later replaced by the Master Plan in October 2019. Within the Army and Navy Academy properties, the boundary of the Master Plan is the same as the former Redevelopment Plan for the Village.

*Carlsbad Village and Barrio Master Plan*

Throughout the Carlsbad Village and Barrio Master Plan, reference is made to the Army and Navy Master Plan (A&N Master Plan). When discussing the rules and regulations of the Hospitality District, the Village Master Plan states: *An exception is made for the Army and Navy Academy, which has an adopted Master Site Plan to conceptually guide development on the large campus.*<sup>1</sup> In this same chapter (Section 2.7.3 Hospitality), it states:

- 1. The Army and Navy Master Site Plan guides development on the 16-acre campus through a conceptual site plan, phasing plan, and design guidelines.*

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<sup>1</sup> Carlsbad Village and Barrio Master Plan, page 2-48.

<https://www.carlsbadca.gov/home/showpublisheddocument/15621/638357470667170000>

2. *Development shall occur according to the Master Site Plan and shall comply with the applicable standards and permit requirements of the Village and Barrio Plan.*<sup>2</sup>

In this same section, it states what would trigger an amendment to the A&N Master Plan as follows:

- a. *An expansion of the campus beyond the Master Site Plan boundaries and within the Village and Barrio Master Plan.*
- b. *A land use that is inconsistent with the goals of the Master Site Plan.*
- c. *The Army and Navy Academy ceases operation.*
- d. *A land use that reduces parking.*

Based on these sections, it is clear that the Master Plan intended for the A&N Master Plan to remain in effect and to be the governing document for any development within its boundaries.

#### *Army and Navy Master Site Plan*

The A&N Master Site Plan is intended to be a conceptual plan pursuant to its stated purpose, "The purpose of the Army and Navy Master Site Plan is to develop a conceptual site plan to be used as a guide for future development."<sup>3</sup>

Because of its conceptual nature, as long as the intent and purpose of the A&N Master Site Plan are met, modifications to building locations dictated by the needs and realities of the Army and Navy Academy can occur without the need of an amendment to that plan. Even though the site plan is conceptual in nature, a detailed phasing plan is included along with a specific processing procedure for any proposed buildings within the Master Site Plan. As previously mentioned, at the time of approval, the Redevelopment Plan for the Village was in existence. The boundary of the Redevelopment Plan split the A&N property into two categories: the area within the Redevelopment Plan and the area outside the Plan. The A&N Master Plan, therefore, includes two differing but similar processing procedures. These are contained in Chapter 5, Section III on pages 24-26.

Areas outside the Redevelopment Plan require processing by a Site Development Plan and Coastal Development Permit. Areas within the Redevelopment Plan required processing by either an administrative, minor, or major Redevelopment Permit and a Coastal Development Permit. Although the Redevelopment Plan expired in 2010, the properties that had been within the Redevelopment Plan area are now outside this area since it no longer exists. Since the A&N Master Plan has a processing procedure for sites outside the boundaries of the prior Redevelopment Plan and since the Village Master Plan defers to the authority of the A&N Master Plan, then all proposed buildings of the A&N Master Plan can be processed pursuant to Chapter 5, Section IIIB of the A&N Master Plan.

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<sup>2</sup> Master Plan, page 2-54

<sup>3</sup> Army and Navy Academy Master Site Plan dated November 5, 2008, page 1.

<https://records.carlsbadca.gov/WebLink/DocView.aspx?id=4870730&dbid=0&repo=CityofCarlsbad>  
<https://records.carlsbadca.gov/WebLink/DocView.aspx?id=4511122&dbid=0&repo=CityofCarlsbad>

**Determination - Required Entitlement Permits**

Based on the authority of the City Planner to determine consistency and uses in the Village and Barrio Master Plan and Carlsbad Municipal Code section 21.35.060, it is determined that the permit types in the Village and Barrio Master Plan are consistent with the types within the A&N Master Plan. Future projects will be processed with the following procedures:

Type of Development	Previous Discretionary Action	New Discretionary Action
Development consistent with the A&N Master Plan	Redevelopment Permit	Minor or Major Site Development Plan per Chapter 6 of the Village and Barrio Master Plan
Development meeting the requirements of 2.7.3 expanding the plan area	Village and Barrio Master Plan Amendment and Redevelopment Permit Amendment	Village and Barrio Master Plan Amendment and Conditional Use Permit Amendment
Development within the Coastal Zone	Minor or Major Coastal Development Permit subject to CMC 21.201.080	Minor or Major Coastal Development Permit subject to CMC 21.201.080

**This determination may be appealed to the Planning Commission pursuant to CMC section 21.54.140 within ten days of the date of this letter. Appeals must be submitted in writing to the Community Development Department; attention City Planner at 1635 Faraday Avenue, Carlsbad, 92008 along with a payment of \$900. Please be advised that the filing of such appeal within such time limit does not stay any requirements, agreements, deadlines, or enforcement action that may otherwise apply to this project or property.**

If you have any questions regarding this matter, please feel to contact me at 442-339-2717 or via email at Eric.Lardy@Carlsbadca.gov

Sincerely,



ERIC LARDY, AICP  
City Planner

EL:JG:mh

c: Cliff Jones, Principal Planner