PLANNING COMMISSION MEETING

Agenda

Regular Meeting
May 1, 2024, 5 PM

Council Chamber
1200 Carlsbad Village Dr.
Carlsbad, CA 92008
carlsbadca.gov

Welcome to the Planning Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person

City Council Chamber
1200 Carlsbad Village Drive

Online

Watch the livestream at
carlsbadca.gov/watch

How to participate

If you would like to provide comments to the Commission, please:

- Fill out a speaker request form, located in the foyer.
- Submit the form to the Clerk before the item begins.
- When it's your turn, the Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the chair) changes that time.
- You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the City Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the Commission.

- **In writing:** Email comments to planning@carlsbadca.gov. Comments received by 2 p.m. Wednesday, will be shared with the Commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Tuesday before the meeting to make arrangements. City staff will respond to requests by noon on Wednesday, the day of the meeting and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:
Minutes of the Regular Meeting held on April 17, 2024

PRESENTATIONS: None.

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

CONSENT CALENDAR: *The items listed under Consent Calendar are considered routine and will be enacted by one motion as listed below. There will be no separate discussion on these items prior to the time the Commission, votes on the motion unless members of the Commission, staff, or the public request specific items be discussed and/or removed from the Consent Calendar for separate action.*

PUBLIC HEARINGS:

1. CDP 2023-0052/V 2023-0009 (DEV2023-0135) NORMANDY BEACH HOME (LOT 38): Adoption of a resolution approving a Coastal Development Permit and minor variance to allow for the demolition of a portion of an existing single-family residence and construction of a new 2,968-square-foot, three-story single-family residence with an attached two-car garage and a front yard setback reduction of ten feet and a rear yard setback reduction of five feet, within the Mello II Segment of the city's Local Coastal Program located at 260 Normandy Ln. within Local Facilities Management Zone 1.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.
   PLANNER: Kyle VanLeeuwen **ENGINEER**: Linda Ontiveros

2. CDP 2023-0054/V 2023-0010 (DEV2023-0135) - NORMANDY BEACH HOME (LOT 39): Adoption of a resolution approving a Coastal Development Permit and minor variance to allow for the demolition of a portion of an existing single-family residence and construction of a new 2,968-square-foot, three-story single-family residence with an attached two-car garage and a front yard setback reduction of ten feet and a rear yard setback reduction of five feet, within the Mello II Segment of the city's Local Coastal Program located at 260 Normandy Ln. within Local Facilities Management Zone 1.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.
   PLANNER: Kyle VanLeeuwen **ENGINEER**: Linda Ontiveros

3. SDP 2023-0009/CDP 2023-0017 – MAPLE DUPLEX: Adoption of a resolution approving a Site Development Plan and Coastal Development Permit to demolish a duplex and construct a duplex with subterranean parking and attached storage on a 0.13-acre site located at 147 and 149 Maple Ave., within the Mello II Segment of the Local Coastal Program and Local Facilities Management Zone

ACTION TYPE: Quasi-Judicial
STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.
PLANNER: Lauren Yzaguirre **ENGINEER**: Jason Geldert

DEPARTMENTAL REPORTS:

4. PLANNING COMMISSION WORK PLAN: Adoption of a resolution recommending acceptance of the fiscal year 2023-24 Work Plan Annual Report and approval of the fiscal year 2024-25 Planning Commission Work Plan.

ACTION TYPE: Administrative
STAFF RECOMMENDATION: Adopt the resolution.
PLANNER: Eric Lardy **ENGINEER**: N/A

PUBLIC COMMENT: *Continuation of the Public Comments This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comments section. In conformance with the Brown Act, no Council action can occur on these items.*

PLANNER REPORT:

CITY ATTORNEY REPORT:

ADJOURNMENT:

PLANNING COMMISSION

Minutes

April 17 2024, 5 PM

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

CALL TO ORDER: 5 p.m.

ROLL CALL: Kamenjarin, Hubinger, Merz, Meenes, Lafferty, Stine, Sabellico

PLEDGE OF ALLEGIANCE: Commissioner Lafferty led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of the Regular Meeting held on March 20, 2024, were approved as amended. – 6/0/1 (Sabellico – Abstain)

PRESENTATIONS: None.

PUBLIC COMMENT: Resident Tara Henos expressed her gratitude for the previous evenings City Council decision regarding the AT&T cell tower project at Poinsettia Park and expressed similar resident concerns regarding a cell tower being considered at New Song Church.

CONSENT CALENDAR: None

DEPARTMENTAL REPORTS: None.

PUBLIC HEARINGS:

1. CT 2022-0003/CUP 2022-0014/CDP 2022-0047 (DEV2022-0063 CARLSBAD BY THE SEA, SUMMERHOUSE: Adoption of a resolution approving a tentative tract map, Conditional Use Permit and Coastal Development Permit for the consolidation of five legal parcels totaling 0.62 acres into one lot and for the development of a 35,721-square-foot multilevel professional care facility use with 19 memory/23 professional care beds, operated by the Carlsbad by the Sea Retirement Community, on property generally located south of Beech Avenue between Garfield and Ocean Street (Assessor Parcel Numbers 203-144-04-00, 203-144-05-00, 203-144-06-00, 203-144-07-00, 203-144-08-00) in the R-3/BAO Zones, the Mello II Segment of the Local Coastal Program and Local Facilities Management Zone 1. ACTION TYPE: Quasi-Judicial

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.
   PLANNER: Jason Goff **ENGINEER**: David Rick

   City Planner, Eric Lardy introduced Associate Planner, Jason Goff, who reviewed a PowerPoint presentation on the item. (on file in the Office of the City Clerk).

Chair Kamenjarin opened the duly noticed public hearing at 5:07 p.m.

- Chair Kamenjarin requested exparte from the commissioners:

In response to Commissioner Lafferty's concerns regarding the City's definition versus the State's definition of what residential housing should be, City Planner, Eric Lardy assured the Commission that staff has reviewed said definitions and believe they are all consistent with the State's regulations and requirements. Mr. Lardy added that the lots in question are currently vacant, exempting them from many restrictive laws on loss of units and the project will not have any bearing on inventory for Carlsbad's Housing Element.

In response to Commissioner Sabellico's request for a change to the municipal code so that projects like this one can count towards our Regional Housing Needs Allocation (RHNA) numbers, City Planner Lardy informed him that it could be a recommendation from the commission either as part of this item or in the upcoming work plan.

Applicant representative, Paula Digerness, Executive Director of Carlsbad by the Sea Retirement Community, spoke in favor of the project.

Chair Kamenjarin opened public testimony at 5:42 p.m.

The following individuals did not wish to speak, but showed their support by turning in a form: M.L. Auburn, Karen Bishop, Mike Casey, Yow Yi Chang, Tom Gordinier, Marilyn Gordinier, Gail Dietrich, Peggy Evens, Penny Held, Ken Hartman, Roberta Jacobsen, Leile Kammerer, Dave Kretzmann, Jane Kretzman, Arthur Liggins, Eloise Liggins, Diego Lasters, Leo Nikora,Cathy Primach, Bill Primach, Marian Reed, Mary Vonder Reith, John Sanders, Carole Sanders, Alice Sprung, Catherine Stoll, Craig Sumner, Sandra Sweeney, Sean Sweeney, Jo Voertman, Ken Voertman and an Anonymous CBTS Resident.

Jack Cumming, Bill Wirin, Jeff Sianko and Gerald Anderson spoke in favor of the project.

Hearing no one else wishing to speak, Chair Kamenjarin closed the public testimony at 5:54 p.m.

Motion by Commissioner Merz, seconded by Commissioner Meenes, to adopt Planning Commission Resolution No. 7504. Motion carried unanimously, 7/0.

Chair Kamenjarin closed the duly noticed public hearing at 6:07 p.m.

Vice Chair Sabellico, seconded by Commissioner Lafferty made a Minute Motion, requesting staff research options that would allow the city to count projects like this one towards the City of Carlsbad's RHNA allocation requirements. – Minute motion carried unanimously, 7/0.

PUBLIC COMMENT: Continuation of the Public Comments *This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comments section. In conformance with the Brown Act, no Council action can occur on these items.*

None.

PLANNING COMMISSION MEMBER REPORTS: None.

PLANNER REPORT: Mr. Lardy discussed recent City Council updates and future projects going before them. Mr. Lardy also reviewed the Planning Commission's tentative schedule of projects to be heard.

CITY ATTORNEY REPORT: None.

ADJOURNMENT: 6:15 p.m.

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Cynthia Vigeland
Administrative Secretary

PLANNING COMMISSION

Staff Report

Item No 1

Meeting Date:	May 1, 2024
To:	Planning Commission
Staff Contact:	Kyle Van Leeuwen, Associate Planner, 442-339-2611, kyle.vanleeuwen@carlsbadca.gov
Subject:	Normandy Beach Home (Lot 38)
Location:	260 Normandy Lane/APN: 203-023-15-06 /District 1
Case Numbers:	CDP 2023-0052 / V 2023-0009 (DEV2023-0135)
Applicant/Representative:	Kirk Moeller, 760-814-8128, kirk@kmarchitectsinc.com
CEQA Determination:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:
Permit Type(s):	☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☒ Other: Minor Variance
CEQA Status:	☐ The environmental assessment IS on the Agenda for discussion. ☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** Coastal Development Permit CDP 2023-0052 and Minor Variance V 2023-0009 based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The 0.058-acre (2,511 square feet) project site is located at 260 Normandy Lane on the north side of the street between Garfield Street and Mountain View Drive as shown on the attached location map (see Exhibit 2). The lot is generally flat and is presently developed with a portion of a one-story single-family home built in 1951. The surrounding neighborhood is developed with a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences. No public beach access or coastal resources are identified onsite, and no improvements exist along the subject property's frontage with Normandy Lane.

Site Map

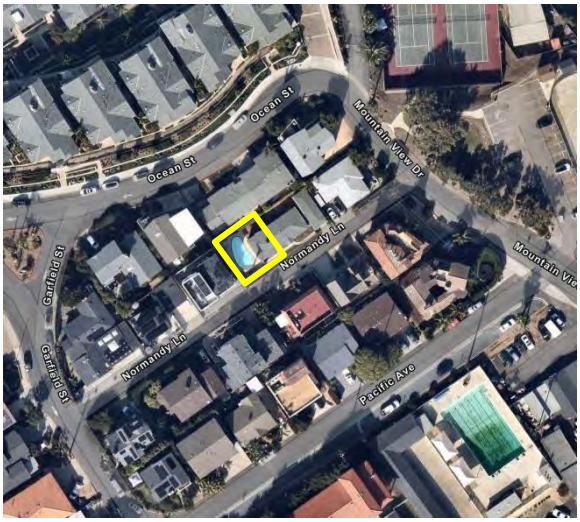


Table “A” below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibits 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residence (portion)
North	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Multi-family residences
South	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences
East	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences
West	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences

General Plan Designation

Zoning Designation

Proposed Project

Proposed Residential Construction: The project consists of demolishing an existing 1,384 square foot one-story single-family residence, which occupies the subject lot and the adjacent lot to the east, and constructing a new 2,968-square-foot three-story single-family residence with an approximately 480 square foot attached two-car garage.

The new single-family residence is oriented towards Normandy Lane and will include four bedrooms and four and one-half bathrooms. The habitable living space of the primary residence includes 611 square feet within the ground floor first story, 1,199 square feet within the second story, and 1,158 square feet within the third story for a total of 2,968 square feet. The height of the residence is just under 30 feet (29 feet, 11.5 inches). The project also includes a Minor Variance (V 2023-0009) requesting a front yard setback reduction of 10 feet (50% reduction), from a required 20 feet to 10 feet, as well as a rear yard setback reduction of five feet (50% reduction), from a required 10 feet to five feet. Architecturally, the new residence reflects a coastal contemporary architectural style with extensive pitched-roof articulated elements covered by a dark gray composition shingle roof material. Primary building materials consist of colored stucco, board and batten siding, lap siding, stacked stone accents, and decorative wood columns. Decks are enclosed by decorative guard rails.

Proposed Grading: The amount of soil the project is moving does not exceed 200 cubic yards – 25 cy of cut; 50 cy of fill, of which 25 cy will be imported; and 45 cy of remedial grading. No fill material is being placed on an existing slope steeper than five units horizontal to one vertical – the site is virtually flat. No cut or fill material exceeds four feet in vertical depth at its deepest point, measured from the existing ground surface – maximum cut height is 1.0 ft and maximum fill height is 2.0 ft.

Public Outreach & Comment

Public notice of the proposed Project was mailed on April 19, 2023, to property owners within 600 feet of the subject property and all residents within 100 feet. A Notice of Determination of Exemption was posted on the city's website and an email was distributed to interested individuals on February 20, 2024, no comments were received. The project is also subject to City Council Policy No. 84 (Development Project Public Involvement Policy). As such, a notice of application was sent, by the applicant, to surrounding property owners and a notice placed on the site informing neighbors of their application. These early notices were carried out in November of 2023. Additionally, while the Project is not subject to the enhanced stakeholder outreach in City Council Policy No. 84 (Development Project Public Involvement Policy), on Jan. 13, 2024, the applicant did hold a community outreach meeting with surrounding neighbors within a 600-foot radius of the project site.

No emails were received by staff with comments or concerns about the project. Some phone calls were received by staff from those who were noticed, but only general project questions, such as proposed height and setback and timing of the project were raised. The applicant reported similar questions being raised at their additional outreach meeting, which had approximately 12 people in attendance.

Response to Public Comment & Project Issues

No comments of concern were received on the proposed project.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-15 Residential which allows for the development of single-family residences at a density of 8-15 dwelling units per acre (du/ac). The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Tile 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential (R-3) zone (CMC Chapter 21.16) and the Beach Area Overlay (BAO) zone (CMC Chapter 21.82). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Mello II Segment), including all goals and policies of the General Plan and all zoning code standards, as referenced above. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Inclusionary Housing Ordinance

For any residential development of less than seven (7) units, the inclusionary housing requirements may be satisfied through the payment of an inclusionary housing in-lieu fee or inclusionary housing impact fee. The proposal to construct a new single-family residential dwelling unit has been conditioned to pay the applicable inclusionary housing fee prior to the issuance of a building permit.

Discretionary Actions & Findings

In addition to the Coastal Development Permit required for development of a new single-family home within the Coastal Zone, the following discretionary action is requested. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Minor Variance

Pursuant to CMC Chapter 21.50, a setback reduction that does not exceed 75 percent requires a minor variance. Typically, minor variances are decided by the City Planner pursuant to CMC Section 21.50.040.A.1.a. However, because this project also requires a Coastal Development Permit, the Planning Commission has the authority to approve, conditionally approve or deny all concurrently processed development permits subject to CMC Section 21.54.040.C.2.

The applicant has requested a minor variance for a reduction of the front yard setback by 10 feet. The required front yard setback in the R-3 zone is 20 feet per CMC Section 21.16.040. With the proposed minor variance, the resulting front yard setback would be 10 feet, a 50% reduction. The applicant is also requesting a reduction of five feet in the rear yard setback, a 50% reduction. The required rear yard setback in the R-3 zone is twice the length of the required side yard setback (five feet) per CMC Section 21.16.060.A.1.b, or 10 feet in this case. With the proposed minor variance, the resulting rear yard setback would be five feet. Additional information and findings related to this are included in Exhibit 3.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines section 15303(a) – New Construction or Conversion of Small Structures. A notice of intended decision regarding the environmental determination was advertised on February 20, 2024, and posted on the city's website. No comment letters or appeal was received and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance the City Planner's written decision is final. Refer to Exhibit 3 for additional support and justification.

Conclusion

Considering the information above and in the referenced Exhibits, staff has found that the proposed Project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. The Project will be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolution recommending approval of the proposed Project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Notice of CEQA Determination
6. List of Acronyms and Abbreviations
7. Reduced Exhibits
8. Exhibits "A" – "J" dated May 1, 2024

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR VARIANCE TO ALLOW FOR THE DEMOLITION OF A PORTION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 2,968-SQUARE-FOOT, THREE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND A FRONT YARD SETBACK REDUCTION OF TEN FEET AND A REAR YARD SETBACK REDUCTION OF FIVE FEET, WITHIN THE MELLO II SEGMENT OF THE CITY'S LOCAL COASTAL PROGRAM LOCATED AT 260 NORMANDY LANE WITHIN LOCAL FACILITIES MANAGEMENT ZONE 1.
CASE NAME: NORMANDY BEACH HOME (LOT 38)
CASE NO: CDP 2023-0052/V 2023-0009 (DEV2023-0135)

WHEREAS, **Rincon Homes**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **260 Normandy LLC**, "Owner," described as

LOT 38 IN GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FE. 21, 1924.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Coastal Development Permit as shown on Exhibit(s) **"A" – "J"** dated May 1, 2024, attached hereto and on file in the Carlsbad Planning Division, **"CDP 2023-0052/V 2023-0009 (DEV2023-0135) – NORMANDY BEACH HOME (LOT 38)"** as provided in Chapter 21.201.030 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the **Coastal Development Permit and Minor Variance** application and performed the necessary investigations to determine if the project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq. After consideration of all evidence presented, and studies and investigations made by the city planner and on its behalf, the city planner determined that the project was exempt from further environmental review pursuant to State

CEQA Guidelines sections 15303(a) - New Construction or Conversion of Small. This exception is for the construction of a single-family residence with an attached two-car garage. The project will not have a significant effect on the environment and all of the requirements of CEQA have been met; and

WHEREAS, on Feb. 20, 2024, the city distributed a notice of intended decision to adopt the "New Construction or Conversion of Small Structures" exemption. The notice was circulated for a 10-day period, which began on Feb. 20, 2024, and ended on March 1, 2024. The city did not receive any comment letters on the CEQA findings and determination. The effective date and order of the city planner CEQA determination was March 1, 2024; and

WHEREAS, the Planning Commission did, on **May 1, 2024**, hold a duly noticed public hearing as prescribed by law to consider said request;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

A) That the above recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Planning Commission **APPROVES "CDP 2023-0052/V 2023-0009 (DEV2023-0135) – NORMANDY BEACH HOME (LOT 38),"** based on the following findings and subject to the following conditions:

Findings:

Coastal Development Permit

1. That the proposed development is in conformance with the Certified Local Coastal Program and all applicable policies in that **the site is designated for residential development, and the project proposes the demolition of an existing one-story single-family residence to construct a new three-story single-family residence with an attached garage. The development is consistent with the LCP Mello II R-15 land use designation. No agricultural activities, sensitive resources, geological instability, flood hazard or coastal access opportunities exist onsite. Given that the project site is located in a residential neighborhood where the majority of dwellings are a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences, the construction of a new three-story single-family residence will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone.**

2. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act in that **the property is not located adjacent to the coastal shore; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**

3. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in that **the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation are located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

Minor Variance

4. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification in that **the subject lot is considered substandard at 2,511 square feet, which is 67 percent smaller than the 7,500-square-foot minimum lot size for the R-3 zone. The lot was legally created approximately 100 years ago (Feb. 21, 1924) and is one of the smallest residential lots within the subdivision and surrounding area. The strict application of the zoning ordinance requiring residential buildings to be 20 feet from the front and 10 feet from the rear property lines physically constrains or constricts development onsite from satisfying current development standards. Additionally, the configuration of the legal, substandard lot is considered shallow (50 feet) when a typical lot in the R-3 zone is approximately 125 feet in depth, furthering the deprivation of future development. Furthermore, without approval of the minor variance, the applicant could not achieve a similar building footprint and square footage enjoyed by other properties located within the subdivision and surrounding neighborhood.**

5. That the minor variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located and is subject to any conditions necessary to assure compliance with this finding in that **the surrounding neighborhood consists of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. Most of the surrounding lots have been developed in a way that does not meet at least one of the current required development standards of the R-3 zone. Deviations on other lots include front yard, rear yard, and side yard setback reductions and reduced off-street covered parking requirements. Many other properties in the neighborhood were originally built with reduced front, side, and rear yard setbacks. Minor variances for setback reductions have been granted to other properties in the same zone and vicinity. Therefore, the minor variance is not considered a grant of special privilege. Overall, the proposed front yard setback reduction to 10 feet and rear yard setback reduction to five feet is similar to other nearby properties within the neighborhood.**

6. That the minor variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the subject property in that **the granting of a minor variance to reduce the required front yard setback from 20 feet to 10 feet and the rear yard setback from 10 feet to five feet does not authorize a use which is not otherwise expressly permitted by the zoning regulations. A one-family dwelling is allowed by right within the Multiple-Family Residential (R-3) zone. Therefore, a deviation from the setback standards does not authorize a use or activity which is not authorized by the zone.**

7. That the minor variance is consistent with the general purpose and intent of the general plan and any applicable specific or master plans in that **the project consists of a new single-family home with an attached two-car garage. The proposed use is expressly authorized by the Zoning Ordinance and General Plan regulations governing the subject property. The granting of a minor variance for front yard and rear yard setbacks to allow for the construction of a new home is consistent with the general purpose and intent of the General Plan for the R-15 Residential Land Use designation.**

8. The minor variance is consistent with the general purpose and intent of the certified local coastal program and does not reduce or in any manner adversely affect the requirements for protection of coastal resources in that **the project consists of the construction of a new 2,968-square-foot single-family residence with an attached two-car car garage in an area designated for residential development. The proposed three-story, single-family residence is compatible with the surrounding development of a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences. The three-story residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources currently exist on this previously graded and developed site. The proposed single-family residence is not located in an area of known geologic instability or flood hazard. Given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site. Furthermore, the subject property is a previously developed parcel that does not include steep slopes (equal to or greater than 25% gradient), native vegetation, nor is it located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction. Therefore, the granting of such minor variance to construct a single-family residence will not adversely affect the Local Coastal Program.**

General

9. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan, in that **the General Plan Land Use designation for the property is R-15 Residential, and under Land Use Element Policy 2-P.7, one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004. The subject lot was legally created on Feb. 21, 1924. Therefore, the existing single-family residence is consistent with the Elements of the city's General Plan.**

10. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.

    b. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

11. That the project is consistent with the city's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50).

12. The Planning Commission expressly declares that it would not have approved this **Coastal Development Permit and Minor Variance** application to use the Property for completing and implementing the project, except upon and subject to each and all of the conditions hereinafter set, each and all of which shall run with the land and be binding upon the Developer and all persons who use the Property for the use permitted hereby. For the purposes of the conditions, the term "Developer" shall also include the project proponent, owner, permittee, applicant, and any successor thereof in interest, as may be applicable. If the Developer fails to file a timely and valid appeal of this **Coastal Development Permit and Minor Variance** within the applicable appeal period, such inaction by the Developer shall be deemed to constitute all of the following on behalf of the Developer:

    a. Acceptance of the **Coastal Development Permit and Minor Variance** by the Developer; and

    b. Agreement by the Developer to be bound by, to comply with, and to do all things required of or by the Developer pursuant to all of the terms, provisions, and conditions of this **Coastal Development Permit and Minor Variance** or other approval and the provisions of the Carlsbad Municipal Code applicable to such permit.

13. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

General

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a building permit**.

1. Approval is granted for **CDP 2023-0052/V 2023-0009 – NORMANDY BEACH HOME (LOT 38)** as shown on Exhibits **"A" – "J"**, dated **May 1, 2024**, on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.

2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Coastal Development Permit and Minor Variance.**

3. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Coastal Development Permit and Minor Variance** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

5. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit and Minor Variance**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

7. Prior to submittal of the building plans, developer shall submit to the City Planner, a 24" x 36" copy of the **Site Plan**, conceptual grading plan, and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

9. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

10. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.

11. Prior to the issuance of the **Building Permit**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Coastal Development Permit and Minor Variance** by the subject Resolution on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

12. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service sewer facilities, respectively, are available to the project at the time of the application for the

building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

13. At issuance of building permit, the Developer shall pay to the city an inclusionary housing impact fee in the amount in effect at the time, as established by City Council Resolution from time to time.

14. Consistent with requirements of CMC 21.44.060, Table E, paving in the front yard shall not exceed 30% of the front yard area, or 24 feet in width, whichever is greater. The remaining area shall be landscaped.

Engineering Conditions

NOTE: Unless specifically stated in the condition, all of the following conditions, upon the approval of this proposed development, must be met prior to approval of a building permit.

General

15. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed haul route.

16. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

17. Developer shall include rain gutters on the building plans subject to the city engineer's review and approval. Developer shall install rain gutters in accordance with said plans.

Fees/Agreements

18. Developer shall cause property owner to enter into a Neighborhood Improvement Agreement with the city on a city standard form for the future public improvement of **Normandy Lane** along the property frontage for a half street width of **ten feet**. Public improvements shall include but are not limited to paving, base, sidewalks, curbs and gutters, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, streetlights, pedestrian ramps.

Storm Water Quality

19. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

20. Developer shall complete and submit to the city engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer

shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the city engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.

21. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing run-off from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the city engineer.

Dedications/Improvements

22. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.

23. Developer shall prepare and process public improvement plans and, prior to city engineer approval of said plans, shall execute a city standard Development Improvement Agreement to install and shall post security in accordance with C.M.C. Section 18.40.040 for public improvements shown on the site plan. Said improvements shall be installed to city standards to the satisfaction of the city engineer. These improvements include, but are not limited to:

    A. Install potable water service and meter in Normandy Lane.
    B. Install sewer lateral in Normandy Lane.
    C. AC paving.
    D. Trench resurfacing.
    E. Grind and overlay.

    Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay the standard improvement plan check and inspection fees in accordance with the fee schedule. Improvements listed above shall be constructed within 36 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement.

24. Developer is responsible to ensure utility transformers or raised water backflow preventers that serve this development are located outside the right-of-way as shown on the site plan and to the satisfaction of the city engineer. These facilities shall be constructed within the property.

Utilities

25. Developer shall install potable water and/or recycled water services and meters at locations approved by the district engineer. The locations of said services shall be reflected on public improvement plans.

26. The developer shall agree to install sewer laterals and clean-outs at locations approved by the city engineer. The locations of sewer laterals shall be reflected on public improvement plans.

Code Reminders

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

27. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the city engineer.

28. Developer shall pay traffic impact and sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the site plan are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE TO APPLICANT

The project site is within the appealable area of the California Coastal Commission. This Coastal Development Permit (CDP) shall not become effective until ten (10) working days have elapsed, without a valid appeal being filed with the Coastal Commission, following the Coastal Commission's receipt of the city's notice of the CDP issuance ("Notice of Final Action"). The filing of a valid appeal with the Coastal Commission within such time limit shall stay the effective date of this CDP until such time as a final decision on the appeal is reached by the Coastal Commission.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **May 1, 2024**, by the following vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAIN:

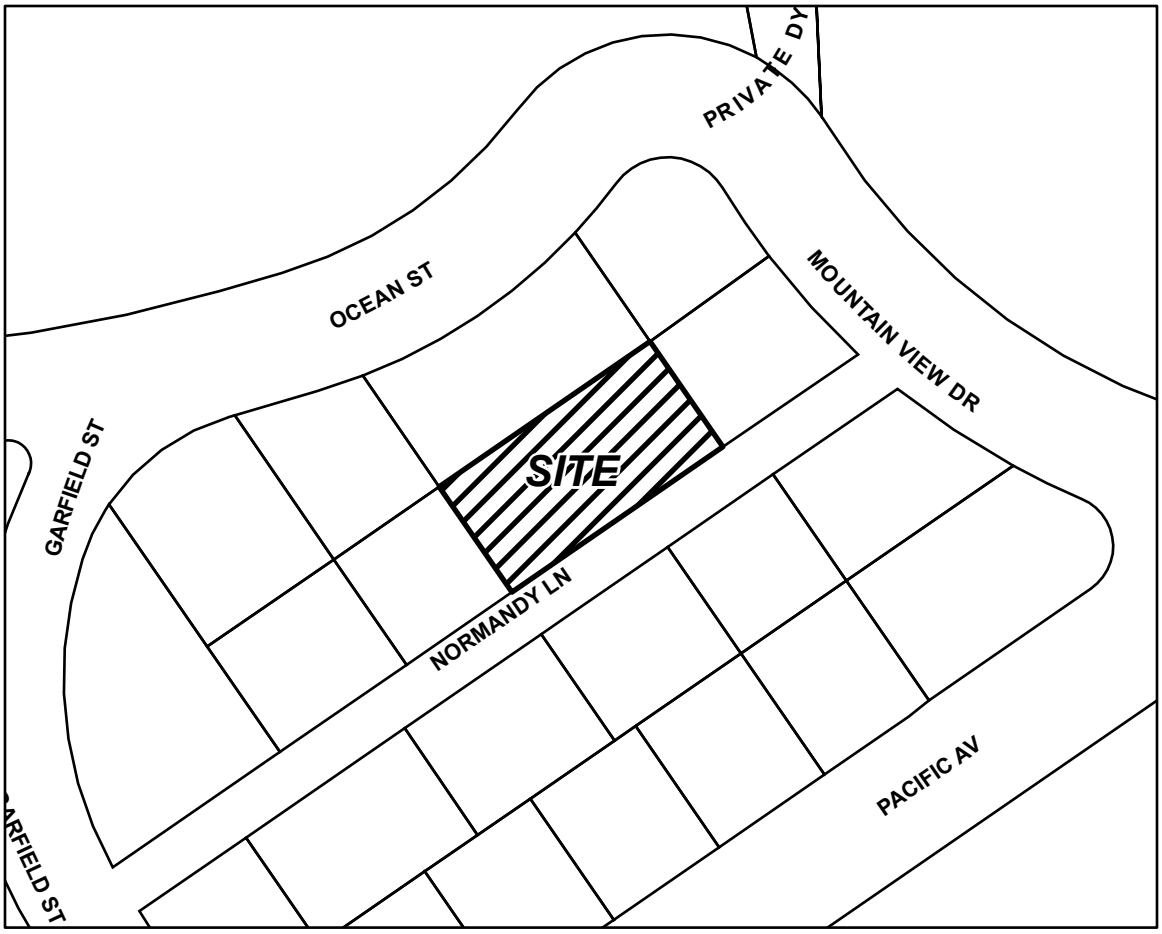
_____

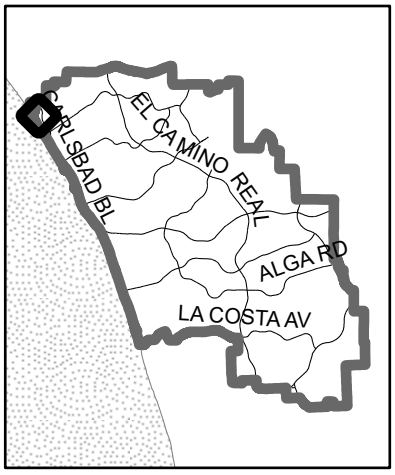
WILLIAM KAMENJARIN, Chair
CARLSBAD PLANNING COMMISSION

ATTEST:

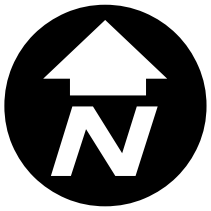
_____

ERIC LARDY
City Planner





SITE MAP



NOT TO SCALE

NORMANDY BEACH HOME (LOT 38)
CDP 2023-0052/V 2023-0009

Map generated on: 2/20/2024

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan (Residential 15) Land Use Designation
B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) & Beach Area Overlay (BAO) Zone (CMC Chapter 21.82)
C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Inclusionary Housing Ordinance (CMC Chapter 21.85)
E. Growth Management (CMC Chapter 21.90)
F. Variance (CMC Chapter 21.50)
G. California Environmental Quality Act Exemption (Environmental Statement)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-15 Residential Land Use Designation

The project site has a General Plan Land Use designation of R-15 Residential which allows for the development of single-family residences at a density of 8-15 dwelling units per acre (du/ac). The project proposes the demolition of an existing 1,384 square foot single-family residence, which occupies the subject lot and the adjacent lot to the east, and the construction of one single-family residence. Per Land Use Element Policy 2-P.7, one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004. The subject lot was legally created on February 21, 1924. Therefore, the existing single-family residence is consistent with the Elements of the city's General Plan.

This housing development implements the general plan that as a whole enables the city to achieve its goal of contributing housing 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). The project site is not identified in the city's General Plan Housing Element Residential Sites Inventory for the 6th RHNA Planning Cycle.

B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) & Beach Area Overlay (BAO) Zone (CMC Chapter 21.82)

The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential (R-3) zone (CMC Chapter 21.16) and the Beach Area Overlay (BAO) zone (CMC Chapter 21.82). Table "A" below shows how the project complies with the applicable requirements of the R-3 zone.

TABLE A – R-3 ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Front Yard Setback	20 feet minimum	10 feet*
Side Yard Setback	5 feet minimum	5 feet
Rear Yard Setback	10 feet minimum	5 feet*
Building Height	35 feet maximum	30 feet
Lot Coverage	60 percent	59.9 percent
Parking	Two-car garage	Two-car garage

*Subject to approval of Minor Variance V 2023-0009

The project is required to comply with the development standards of the Beach Area Overlay (BAO) zone. The proposed project meets all applicable requirements of the BAO zone as demonstrated in Table B below. CMC Section 21.82.040 requires that a site development plan be approved in order for any building permits or other entitlements to be issued for any use in the BAO zone. However, a site development plan is not required for the construction, reconstruction, alteration, or enlargement of a single-family residential dwelling on a residentially zoned lot.

TABLE B – BAO ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Building Height	30 feet for roof pitch ≥3:12 or 24 feet for roof pitch <3:12	30 feet (w/ ≥3:12 pitched roof)
Visitor Parking	0.30 space per unit (1 space rounded up)	1 visitor parking space (two uncovered parking spaces are provided)

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program and is not in the appeal jurisdiction. The site is also located within and subject to the Coastal Resource Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies.

The project is located in the Mello II Local Coastal Program Segment.

The subject site has an LCP Land Use Plan designation of R-15 Residential, which allows for a density of 8 to 15 du/acre and 11 du/acre at the Growth Management Control Point (GMCP). The project density of 17.34 du/ac is consistent with the R-15 General Plan Land Use designation as discussed in Section A above (one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004). Therefore, the project is consistent with the Mello II Segment of the LCP. The size of the 0.058-acre (2,511 square feet) site allows for one dwelling unit.

The project consists of the construction of a new 2,968-square-foot single-family residence with an attached two-car car garage in an area designated for residential development. The proposed three-story, single-family residence is compatible with the surrounding development of older one- and two-story single-family and multi-family residences and newer two- and three- story single-family residences. The three-story residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources currently exist on this previously graded and fully developed site. The proposed single-family residence is not located in an area of known geologic instability or flood hazard. Given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site.

2. Coastal Resource Protection Overlay Zone

The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants and soil erosion. The subject property does not include steep slopes (equal to or greater than 25% gradient) nor native vegetation. In addition, the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.

D. Inclusionary Housing Ordinance (CMC Chapter 21.85)

Pursuant to CMC Chapter 21.85, Section 21.85.180, and Community Development Department Administrative Policies, the Inclusionary Housing Requirement may be met by the payment of an Inclusionary Housing Impact Fee for single-family residential projects of any size, for which all discretionary approvals, except Site Development Plans, were granted on or before the date of the original Inclusionary Housing Ordinance (May 1993). A Site Development Plan or Coastal Development Permit or similar permit may be processed after the effective date of the original Inclusionary Housing Ordinance (May 1993) in order to allow the actual construction of a single-family home without triggering additional inclusionary requirements other than payment of the Housing Impact Fee as long as the original

subdivision or creation of the lot was approved prior to May 1993. The subject lot was legally created on February 21, 1924, over 69 years prior to the date of the original Inclusionary Housing Ordinance in May 1993. The Inclusionary Housing Requirement for the project will be met by the payment of the Inclusionary Housing Impact Fee prior to issuance of a building permit.

E. Growth Management (CMC Chapter 21.90)

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. The impacts on public facilities created by the project, and its compliance with the adopted performance standards, are summarized in Table "C" below.

TABLE C – GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS	COMPLIANCE
City Administration	3.54 sq. ft.	Yes
Library	1.89 sq. ft.	Yes
Wastewater Treatment	1 EDU	Yes
Parks	.007 acre	Yes
Drainage	N/A (Developed Site)	N/A
Circulation	10 ADT	Yes
Fire	Fire Station No. 1	Yes
Open Space	N/A	N/A
Schools	Carlsbad (E = 0.01844 / M = 0.1056 / HS = 0.1441)	Yes
Sewer Collection System	1 EDU	Yes
Water	250 GPU	Yes

F. Minor Variance (CMC Chapter 21.50)

Pursuant to CMC Chapter 21.50, a setback reduction that does not exceed 75 percent requires a minor variance. Typically, minor variances are decided by the City Planner pursuant to CMC Section 21.50.040.A.1.a. However, because this project also requires a Coastal Development Permit, the Planning Commission has the authority to approve, conditionally approve or deny all concurrently processed development permits subject to CMC Section 21.54.040.C.2.

The applicant has requested a minor variance for a reduction of the front yard setback by 10 feet. The required front yard setback in the R-3 zone is 20 feet per CMC Section 21.16.040. With the proposed minor variance, the resulting front yard setback would be 10 feet, a 50% reduction. The applicant is also requesting a reduction of five feet in the rear yard setback, a 50% reduction. The required rear yard setback in the R-3 zone is twice the length of the required side yard setback (five feet) per CMC Section 21.16.060.A.1.b, or 10 feet in this case. With the proposed minor variance, the resulting rear yard setback would be five feet. Pursuant to CMC 21.50.050 minor variances may only be granted if five findings can be made. Each of the findings and the supporting analysis is described below.

1. **That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

   Given the size (2,511 square feet or .058 acres) and the shape (roughly 50 feet wide by 50 feet deep) of the project site, approval of a Minor Variance is warranted for relief from the strict application of

the zoning ordinance provisions for required front yard and required rear yard setbacks. The location of the project lot and the character of surrounding developed properties in the vicinity are also unique and warrant support for the requested Minor Variance.

Size: The site is 2,511 square feet in size, or .058 acres, and was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 lots that have frontage on Normandy Lane and is one of the smallest residential lots in all of Carlsbad.

The required minimum lot area in the R-3 Zone is 7,500 square feet (CMC 21.16.070). The required minimum lot width in the R-3 Zone is 60 feet (CMC 21.16.080), which would lead to a 125-foot lot depth in order to achieve the 7,500 square foot minimum lot area. The 20-foot front yard and 10-foot rear yard setback standards are based on the premise of a minimum 7,500 square foot lot, with a minimum 60-foot lot width.

At 2,511 square feet, the project lot is substantially smaller than the minimum required 7,500 square foot lot size (67% smaller). Applying the standard required front yard and rear yard setback standards to this lot would be quite onerous. The proposed building square footage, at 2,968 square feet is below the maximum lot coverage allowed in the R-3 Zone (60% is allowed (CMC 21.16.080); project lot coverage is 59.9%) and meets all other required R-3 development standards, including providing for a two-car garage meeting the minimum interior garage dimension standards of 20 feet by 20 feet clear (CMC 21.44.020.A. – Table A)

Shape: In addition to being small in overall square footage, the project lot is relatively square – roughly 50 feet wide by 50 feet deep. At 50 feet wide, it falls 10 feet short of the required R-3 minimum 60-foot lot width. At 50 feet deep, it is impossible to meet the required minimum interior dimension standards for a two-car garage without relief from either the front or rear yard setback standards – 20’ by 20’ interior, with a 20’ front yard setback and a 10’ rear yard setback leaves no room for garage wall framing.

Location and Surrounding Properties: The project lot (Lot 38) is located at 260 Normandy Lane on the north side of the road. It is located in a neighborhood consisting entirely of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. The project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 substandard sized lots that have frontage on Normandy Lane and is one of the smallest residential lots in all of Carlsbad.

The site is currently developed with a portion of a 1,384 square foot single story, single-family home (built in 1951) and a detached habitable accessory structure (formerly a one-car garage – converted in 1980 and included in the 1,384 square feet). The existing home has a substandard front yard setback of significantly less than 20 feet and the detached habitable accessory structure has a substandard rear yard and side yard setback.

All of the other 11 substandard sized properties that have frontage on Normandy Lane have been previously developed and were built such that they do not meet at least one of the current required development standards of the R-3 Zone – either through the approval of a variance or are considered legal non-conforming properties. Past deviations include front yard, rear yard, and side yard setback reductions and lack of a required two-car garage. 10 of the 11 other properties with

frontage on Normandy Lane are set back from Normandy Lane less than 20 feet – with a minimum setback of 5.9 feet.

The last two homes to be developed on Normandy Lane, 221/223 Normandy Lane (Schiff Residence, AV 2017-0001, completed in 2020) and 250/252 Normandy Lane (Rancho Paradiso, AV 16-03, completed in 2019) were granted approval of a Minor Variance for reduced front yard (to 10 foot minimum) and rear yard (to 5 foot minimum) setbacks.

Conclusion: Strict application of the R-3 Zone development standards to the project site would deprive the project site of development privileges enjoyed by all other property in the vicinity and under the identical R-3 zoning classification.

2. **That the minor variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located and is subject to any conditions necessary to assure compliance with this finding.**

   The project site (Lot 38) is located in a neighborhood consisting entirely of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. The project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 substandard sized lots that have frontage on Normandy Lane and is one of the smallest residential lots in all of Carlsbad. The requested approval of a Minor Variance for relief from the strict application of the zoning ordinance provisions for required front yard and required rear yard setbacks is consistent with the development footprint realized by surrounding properties in the vicinity and in the same R-3 Zone.

   All of the other 11 substandard sized properties that have frontage on Normandy Lane have been previously developed and were built such that they do not meet at least one of the current required development standards of the R-3 Zone – either through the approval of a variance or are considered legal non-conforming properties. Past deviations include front yard, rear yard, and side yard setback reductions and lack of a required two-car garage. 10 of the 11 other properties with frontage on Normandy Lane are set back from Normandy Lane less than 20 feet – with a minimum setback of 5.9 feet.

   The last two homes to be developed on Normandy Lane, 221/223 Normandy Lane (Schiff Residence, AV 2017-0001, completed in 2020) and 250/252 Normandy Lane (Rancho Paradiso, AV 16-03, completed in 2019) were granted approval of a Minor Variance for reduced front yard (to 10 foot minimum) and rear yard (to 5 foot minimum) setbacks.

   Conclusion: The granting of a Minor Variance does not constitute a grant of special privileges inconsistent with the limitations upon other surrounding properties in the vicinity and in the same R-3 Zone in which the subject property is located.

3. **That the minor variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the subject property.**

   The project consists of a new 2,968 square foot single family home, with a two-car garage. The proposed use is expressly authorized by the Carlsbad Zoning regulations governing the subject

property. The granting of a Minor Variance for front yard and rear yard setbacks does not allow for or authorize a use not otherwise expressly permitted.

Conclusion: The granting of the Minor Variance does not authorize any use or activity not otherwise expressly authorized by the Carlsbad Zoning regulations governing the subject property.

4. **That the minor variance is consistent with the general purpose and intent of the General Plan and any applicable specific or master plans.**

   The project consists of a new 2,968 square foot single family home, with a two-car garage. The General Plan land use designation for the project site is R-15, the project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924), and the development of a new single-family home on a legal lot residentially designated is consistent with the General Plan (one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004). There are no Specific or Master Plans that apply to the project site.

   Conclusion: The granting of a Minor Variance is entirely consistent with the general purpose and intent of the General Plan.

5. **The minor variance is consistent with the general purpose and intent of the certified local coastal program and does not reduce or in any manner adversely affect the requirements for protection of coastal resources.**

   The project site is located within the coastal zone and the Mello II Segment of the certified Local Coastal Program. The project site is completely devoid of coastal resources. It is completely developed, relatively flat, contains no habitat, is not designated for or has never been used for agriculture, no public access exists across the property, and no public views exist or are impacted by the proposed project. The proposed project meets all parking, height, and lot coverage requirements. The proposed project, including the Minor Variance request, poses no conflict with any Mello II LCP LUP policy.

   Conclusion: The granting of a Minor Variance is consistent with and implements the Mello II Segment LCP LUP requirements and does not in any manner adversely affect the protection of any coastal resources. The granting of a minor variance is consistent with and implements the requirements of the Local Coastal Program. The minor variance will not have an adverse effect on coastal resources as discussed above in Section "C" and will have no impacts on sensitive environmental resources. Therefore, the granting of such minor variance is consistent with the Local Coastal Program.

G. Environmental Statement (California Environmental Quality Act)

The California Environmental Quality Act ("CEQA"), and its implementing regulations ("CEQA Guidelines") adopted by the Secretary of the California Natural Resources Agency, list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. City staff completed a review of the project and potential environmental impacts associated with the project pursuant to CEQA and concluded that the project qualified for an exemption pursuant to CEQA Guidelines section 15303(a) – New Construction or Conversion of Small Structures. CEQA Guidelines Section 15303 is a Class 3 exemption for new construction or conversion of small structures. Exempted is the construction of one-single residence in a

residential zone, including accessory (appurtenant) structures such as garages, carports, patios, swimming pools and fences. The proposed project and site meet the criteria of the Section 15303 Class 3 New Construction or Conversion of Small Structures exemption.

Because a portion of a structure that is associated with the development request is more than 45 years old and proposed for demolition, the City Planner requested additional information and research to determine whether the property qualifies as a “historical resource” for the purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on a historical resource. Specifically, a Cultural Resources Report was prepared by a qualified professional to determine if the property meets the terms and definitions applied to CEQA Guidelines section 15064.5. The property does not meet the criteria for listing on the California Register of Historical Resources; therefore, the property cannot be deemed significant pursuant to the criteria in CEQA Guidelines Section 15064.5.

A notice of intended decision regarding the environmental determination was advertised on February 20, 2024 and posted on the city’s website. The notice included a general description of the project, the proposed environmental findings, and a general explanation of the matter to be considered. The findings and determination contained in that notice was declared as final on the date of the noticed decision, unless appealed as provided by the procedures commencing in Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance.

During the 10-day public review period, the city received no comment letters from the public regarding the prospective environmental determination. Since no appeal was filed and no substantial evidence was submitted that would support a finding that the exemption requirements would not be satisfied, the project was determined by the city planner to not have a significant effect on the environment. The CEQA Determination letter is attached to this staff report as Attachment 4 and demonstrates that the project is categorically exempt from further environmental review. The city planner’s written decision is final and the CEQA determination is not within the Planning Commission’s purview. With the appropriate environmental clearances in place, all the city’s procedural requirements and relevant aspects of CEQA have been satisfied. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines and Chapter 19.04 of the Municipal Code do not apply to this project, including “historical resources.”

City of Carlsbad

AUTHORIATION, CONSENT, AND DISCLOSURE STATEMENT P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
442-339-2600
www.carlsbadca.gov

APPLICATION AND ACKNOWLEDGEMENT INFORMATION

This submittal form (Part A through Part F) must be completed as part of your application with the City of Carlsbad. Your project cannot be reviewed until this information is completed.

PART A. Owner Authorization and Consent

NOTE: This Consent and Disclosure Form must list the name of the principal owners (10% or greater) and attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable. Provide name(s) of the person(s) authorized to sign on behalf of the organization. (A separate page may be attached if necessary.) IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NOT-APPLICABLE (N/A) IN THE SPACE BELOW.

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

Assessor's Map Book, Page and Parcel (APN/APNs): 203-023-06-00

_____; and

Street Address (if applicable): 260 Normandy Lane - Lot 38.

that I/we (full legal name of all record owners) consent to the filing of the Land Use Review Application on our property for processing by the City of Carlsbad Planning Division. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information is true and correct.

Name: Glenn D. Jackson, Trustee of the Jackson Family Trust, Dated October 22, 2011

DocuSigned by:

Signature: Glenn D. Jackson, Trustee

BCDBC527BE2347D...

Name: _____

Signature: _____

Name: _____

Signature: _____

(For additional names, please use a separate sheet of paper)

RECEIVED
OCT 18 2023
CITY OF CARLSBAD
PLANNING DIVISION

IMPORTANT: A Grant Deed is required if the ownership does not match city records. Ownership on the deed must correspond exactly with the ownership listed. If the owner noted on the Grant Deed does not match the person signing as Property Owner, provide paperwork documenting the person signing is authorized to sign as a Property Owner.

Whenever any excavation, fill, or other project-related improvement requires entry onto adjacent property for any reason, the Land Use Review Application shall include the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall include such consent with the application package. The application will not be deemed complete unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the City Planner. If the proposed improvements on the adjacent property change the nature of the property's development rights (or implied bundle of rights), the city might require recordation of a Covenant and Agreement for Offsite Improvements and Release of Liability as a condition of project approval.

Does the project's limits of disturbance encroach on property not owned by the Property Owner?

☐ Yes ☒ No If yes, attach adjacent owner authorization.

PART B. Owner Declarations (to be signed by Property Owner)

I/We hereby certify under penalty of perjury that I have read the information below and that:

1. I/We understand that it is the responsibility of the Applicant to substantiate the request through the requirements of the application.

2. I/We understand that if there is a zoning violation on the property, application review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application.

3. I/We understand that if this application is approved, I/we may be required to record a covenant with the County Recorder's Office, the form and content that is satisfactory to the City and its City Attorney, to notify future owners of the project approval and restrictions.

4. If this Land Use Review Application is approved or conditionally approved, I/we hereby certify that I/we will comply with all conditions attached to the approval action. I/We understand that the failure to comply with any conditions shall constitute grounds for the revocation or modification of the approval, permit, or other authorizations provided.

5. Prior to any use of the project site pursuant to the permit issued, all conditions of approval (if any) will be completed or secured in the manner as stated or required.

Property Owner Signature(s): DocuSigned by: Glenn D. Jackson, Trustee
BCBB6527BE29478...

Name(s): Glenn D. Jackson, Trustee Date: 10/11/2023

PART C. Project Team Information (complete all applicable fields)

Applicant: ☐ Same as Owner ☒ Different from Owner

Name (if different from Owner): Kirk Moeller

Company or Firm: Kirk Moeller Architects Inc.

Contact Address: 2888 Loker Avenue East, Suite 220

City: Carlsbad State: CA Zip Code: 92010

Agent or Representative: ☒ Same as Applicant ☐ Different from Applicant ☐ N/A

Name (if different from Applicant): _____

Company or Firm: _____

Contact Address: _____

City: _____ State: _____ Zip Code: _____

Other (specify Architect, Engineer, CEQA Consultant, etc.): _____

Name: _____

Company or Firm: _____

Contact Address: _____

City: _____ State: _____ Zip Code: _____

NOTE: A Letter of Authorization (LOA) from the Property Owner empowering a person or persons to act on the behalf of the Property, is required if anyone other than the Property Owner signs the Land Use Review Application as the Applicant or Agent. The authorized person (Applicant or Agent) on the LOA must correspond with the name and signature, above.

PART D. Single "Point of Contact" Designation

A single "point of contact" is an individual that handles all communications with the city and its review team for the purposes of sending and receiving application materials, information, reports, etc. The point of contact is to be the single individual elected on the Land Use Review Application form for all communications and to remain as the primary contact for all status updates relating to the Land Use Review Application.

Single Point of Contact: ☒ Applicant ☐ Property Owner ☐ Agent ☐ Other _____

PART E. Contribution Disclosure

Has the Property Owner, Applicant, or Agent had more than $900 worth of business transacted with any member of city staff, Boards, Commissions, Committees and/or Council within the past 12 months?

☐ Yes ☒ No If yes, indicate person(s): _____

NOTE: Attach additional sheets if necessary.

PART F. Applicant Declarations (to be signed by Applicant)

I hereby certify under penalty of perjury that I have read the information below and that:

1. I have carefully reviewed and prepared the application and plans in accordance with the instructions.

2. I understand that the specific information needed to initiate planning case processing corresponds to those items listed in the application form's **"Minimum Submittal Intake Requirements Checklist."** I also understand that even if the application is duly filed and accepted for intake processing, each application submitted to the Planning Division is **required** to have specified information included in the application packet **before** it is **determined to be complete**. The specific information to determine completeness is in **"Completeness Determination Requirements Checklist."**

3. The Planning Division has developed policies to help ensure that discretionary permit applications are timely processed. The Permit Streamlining Act shot clock starts on the intake date the Planning staff accepts a duly filed application.

4. I understand that once an application is determined to be complete, project or design changes that will increase the number of units, add uses that were not previously listed, substantially change the site plan, or other changes that trigger the need for additional discretionary approvals will require a new application, or the filing of other application permit types, which would restart the review "clock" and extend processing timelines.

5. I understand that upon city review, additional information, documents, reports, entitlements and fees might be required, including any referral fees. I understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances, regulations, or policies in effect at the time of the application submittal.

6. I understand that it is my responsibility to ensure that statements are true, that discrepancies do not exist between the project's description on the application, the architectural plans and the structural plans. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that authorizes construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.

7. I understand that all materials submitted in connection with this application might become public record subject to inspection and copying by the public. I acknowledge and understand that the public might inspect and copy these materials and that some or all of the materials might be posted on the city website or elsewhere online, outside of the city's control.

8. I understand there are no assurances at any time, implicitly or otherwise, whether provided to me in writing or by oral communications regarding final staff recommendations to the decision-making body about this application or the determination of any decision-making body.

9. If the project is approved or conditionally approved, the approved plan set of project drawings, civil plans/grading, sections, site plans, floor plans, architectural elevations, and landscape plans shall not be altered without express authorization by the City Planner. Once a permit has been issued, the Applicant may request permit modifications. "Minor" modifications might be granted if found by the City Planner to be in substantial conformity with the approved plan set, including all exhibits and permit conditions. Modifications beyond the scope described in the approved plan set might require submittal of an amendment to the permit and approval by the authorized review body.

10. Should any proponent of the project fail to file a timely and valid appeal of the permit within the applicable appeal period, such inaction shall be deemed to constitute acceptance of the permit by the Applicant; and agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of the issued permit or other approval.

11. As part of this application, the Applicant hereby agrees to defend, indemnify, and hold harmless the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the city, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, city, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the city for all of the city's costs, attorneys' fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The Applicant shall pay to the city upon demand any amount owed to the city pursuant to the indemnification requirements prescribed.

By signing below, I hereby agree to defend, indemnify and hold harmless the city and I certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested might be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as deemed by the City of Carlsbad.

Applicant Signature: _____

Name: Kirk Moeller Date: 10-03-23

This form must be stapled/attached to the application and shall be effective until replaced or revoked in writing.

Letter of Authorization
Lot 38 – 260 Normandy Lane
APN: 203-023-06

I, Glenn D. Jackson, Trustee of the Jackson Family Trust, dated October 22, 2011, as the owner of Lot 38 – 260 Normandy Lane, APN 203-023-06 (Property), do hereby empower Kirk Moeller Architects Inc. to act on behalf of the Property.

DocuSigned by:
Glenn D. Jackson, Trustee
D9BB062F9E2847C...

Glenn D. Jackson, Trustee of the Jackson Family Trust, dated October 22, 2011

10/11/2023

Date

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: February 20, 2024

Project Number and Title: CDP 2023-0052/V 2023-0009 (DEV2023-0135) - NORMANDY BEACH HOME (LOT 38)

Project Location - Specific: 260 Normandy Lane

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Demolish an existing single-family residence and accessory structure and construct a 2,939-square-foot, three-story, four-bedroom, single-family home with an attached two-car garage.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: KIRK MOELLER ARCHITECTS INC

Name of Applicant: KIRK MOELLER, KIRK MOELLER ARCHITECTS INC

Applicant's Address: 2888 LOKER AVE EAST, SUITE 220, CARLSBAD, CA, 92010

Applicant's Telephone Number: (760) 814-8128

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: New Construction or Conversion of Small Structures – Section 15303
- ☐ Statutory Exemptions - State code number:
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Construction of one single-family residence.

Lead Agency Contact Person: Kyle Van Leeuwen **Telephone:** 442-339-2611

Eric Lardy 2/20/2024

ERIC LARDY, City Planner Date

LIST OF ACRONYMS AND ABBREVIATIONS

EXHIBIT 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

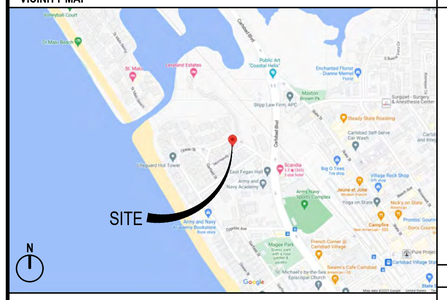
Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

Exhibit 7

NORMANDY BEACH HOME

RESIDENTIAL DEVELOPMENT
260 NORMANDY LANE LOT 38
CARLSBAD, CALIFORNIA

VICINITY MAP



CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA EXISTING BUILDING CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: THIS PROJECT CONSISTS OF SINGLE FAMILY DWELLINGS AND DOES NOT CONTAIN ACCESSIBLE UNITS.

LEGAL DESCRIPTION

LOTS 38 IN GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FEBRUARY 21, 1924.

CLIMATE ACTION PLAN (CAP)

1A. CONSISTENT WITH GENERAL PLAN LAND USE AND ZONING	YES
2. RESIDENTIAL NEW CONSTRUCTION	
2A. PHOTOVOLTAIC REQUIREMENT	YES
CONDITIONED FLOOR AREA (CFA) METHOD)	2.83 KWDC
3A. WATER HEATING	YES
HEAT PUMP WATER HEATING	YES
4B. ELECTRIC VEHICLE CHARGING	YES
READY:	1

UTILITY/ SERVICE PROVIDERS

SEWER DISTRICT:	CARLSBAD WASTEWATER DIVISION
WATER DISTRICT:	CARLSBAD MUNICIPAL WATER DISTRICT
GAS:	SDGE
ELECTRIC:	SDGE
TELCO:	AT&T
SCHOOL DISTRICT:	CARLSBAD UNIFIED
FIRE PROTECTION DISTRICT:	CARLSBAD FIRE

AVERAGE DAILY TRAFFIC

RESIDENTIAL (EXISTING):	0 ADT
RESIDENTIAL (PROPOSED):	10 TRIPS PER D.U. X 1 UNITS = 10 ADT
NET INCREASE:	10 TRIPS

PLUMBING CALCULATIONS

PROPOSED WATER USAGE

RESIDENTIAL (EXISTING):	0 GPD
RESIDENTIAL (PROPOSED):	250 GPD X 1 UNITS = 250 GPD
NET INCREASE:	250 GPD

PROPOSED SEWER USAGE

RESIDENTIAL (EXISTING):	0 GAL/DAY
RESIDENTIAL (PROPOSED):	(EDU) = 220 GAL/DAY X 1 DU X (1 EDU PER/DU) = 220 GAL/DAY
NET INCREASE:	220 GAL/DAY

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	203-023-06-00
ADDRESS:	260 NORMANDY LANE CARLSBAD, CALIFORNIA
STORIES:	3
HEIGHT (MAXIMUM):	30-0"
GENERAL PLAN:	R-15
ZONING:	R-3, BEACH AREA OVERLAY (BAOZ) MELLO II SEGMENT OF THE LOCAL COASTAL PROGRAM (LCP)
COASTAL ZONE:	YES

DEVELOPMENT ANALYSIS

LOT AREA:	
EXISTING RESIDENTIAL LOT:	2,511 S.F. / .05 AC
RESIDENTIAL UNITS:	
EXISTING (TO BE REMOVED):	1 UNIT
PROPOSED RESIDENCE:	1 UNIT
DWELLING UNIT DENSITY:	
ALLOWABLE DENSITY:	1 DWELLING UNIT
PROPOSED DENSITY:	1 DWELLING UNIT
BUILDING AREAS:	
BUILDING A (UNIT 1):	
1ST FLOOR:	
CONDITIONED AREA:	611 S.F.
GARAGE:	529 S.F.
OVERHANGING ELEMENTS:	347 S.F.
2ND FLOOR:	
CONDITIONED AREA:	1,199 S.F.
3RD FLOOR:	
CONDITIONED AREA:	1,162 S.F.
TOTAL FLOOR AREA (CONDITIONED):	2,972 S.F.
TOTAL BUILDING AREA (INCLUDING GARAGE):	3,497 S.F.
LOT COVERAGE:	
LOT 38:	1,505 S.F. / 2,511 S.F. = 59.9%

BUILDING CODE ANALYSIS

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	R-3/ U (PRIVATE GARAGES)
OCCUPANT LOAD:	15
DESCRIPTION OF USE:	RESIDENTIAL
EXISTING USE:	VACANT
FULLY SPRINKLERED:	NFPA 13D YES
FIRE ALARM:	NO
STANDPIPES:	NO
STORIES:	3
HEIGHT:	30'-0" MAX.
ALLOWABLE FLOOR:	UNLIMITED

SCOPE OF WORK/ PROJECT DESCRIPTION

CONSTRUCTION OF A THREE-STORY, 30 -FOOT-TALL SINGLE FAMILY DWELLING UNIT. SITE IMPROVEMENTS CONSIST OF A PRIVATE DRIVEWAY WITH ADEQUATE ON-SITE PARKING DEDICATED TO RESIDENCE. ALL EXISTING IMPROVEMENTS ARE TO BE DEMOLISHED INCLUDING A PORTION OF THE EXISTING DWELLING UNIT. POOL DEMOLITION IS ALREADY APPROVED UNDER A SEPARATE PERMIT.

PROJECT DIRECTORY

OWNER:	260 NORMANDY, LLCTRUSTEE OF CONTACT: KEVIN DUNN 5315 AVENIDA ENCINAS, SUITE 200 CARLSBAD, CALIFORNIA 92008 T: 949-637-3254 kdunn@rincongrp.com
DEVELOPER/ CONTRACTOR:	RINCON HOMES CONTACT: KEVIN DUNN 5315 AVENIDA ENCINAS, SUITE 200 CARLSBAD, CALIFORNIA 92008 T: 949-637-3254 kdunn@rinconrgrp.com
CIVIL:	PASCO LARET SUITER & ASSOCIATES (PLSA) CONTACT: TYLER LAWSON 535 N HIGHWAY 101 STE A SOLANA BEACH, CALIFORNIA 92075 T: 858-259-8212 tlawson@plsaengineering.com
ARCHITECT:	KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE 220 CARLSBAD, CALIFORNIA 92010 T: 760-814-8128 kirk@kmarchitectsinc.com

PARKING ANALYSIS

PARKING REQUIRED

RESIDENTIAL DENSITY MULTIPLE/ PLANNED DEVELOPMENT ORDINANCE:	(1) 2-CAR GARAGE PLUS VISITOR AT 0.3 SP. PER UNIT.
TOTAL SPACES REQUIRED:	
PRIVATE GARAGE:	2 CAR GARAGE = 2 SP.
VISITOR	(0.3 X 1 RESIDENCES) 1 SP.
TOTAL SPACES REQUIRED:	3 SPACES

PARKING PROVIDED

PRIVATE GARAGE:	2 CAR GARAGE = 2 SP.
DRIVEWAY SPACES:	2 SP.
TOTAL SPACES PROVIDED:	4 SPACES

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A1.1	SITE PLAN
A1.2	EXISTING SITE PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS

CIVIL

C1.0	DRAINAGE AND GRADES PLAN

CDP 2023-0052
V 2023-0009

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

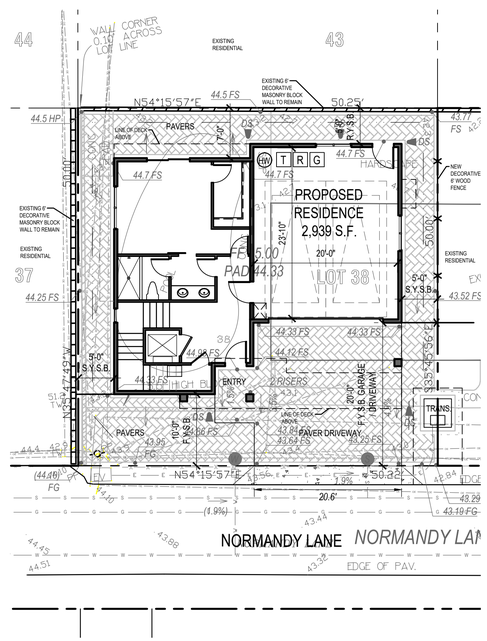
ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A0.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
TITLE SHEET

Sheet Number:
A0.1



CONCEPTUAL SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

CDP 2023-0052
V 2023-0009

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
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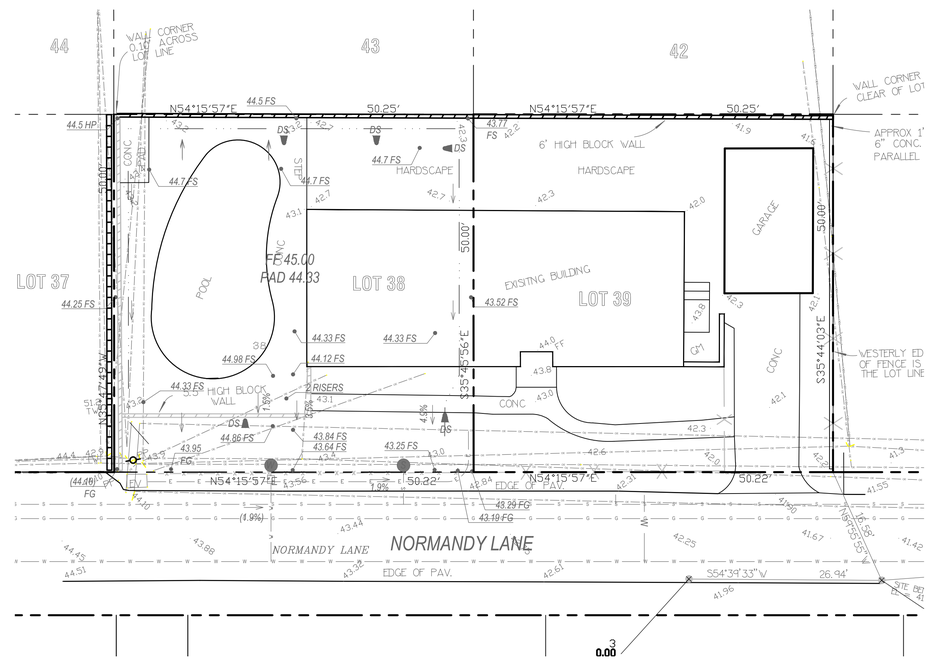
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A1.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
SITE PLAN

Sheet Number:
A1.1



EXISTING SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

CDP 2023-0052
V 2023-0009

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A1.1
Revisions:	
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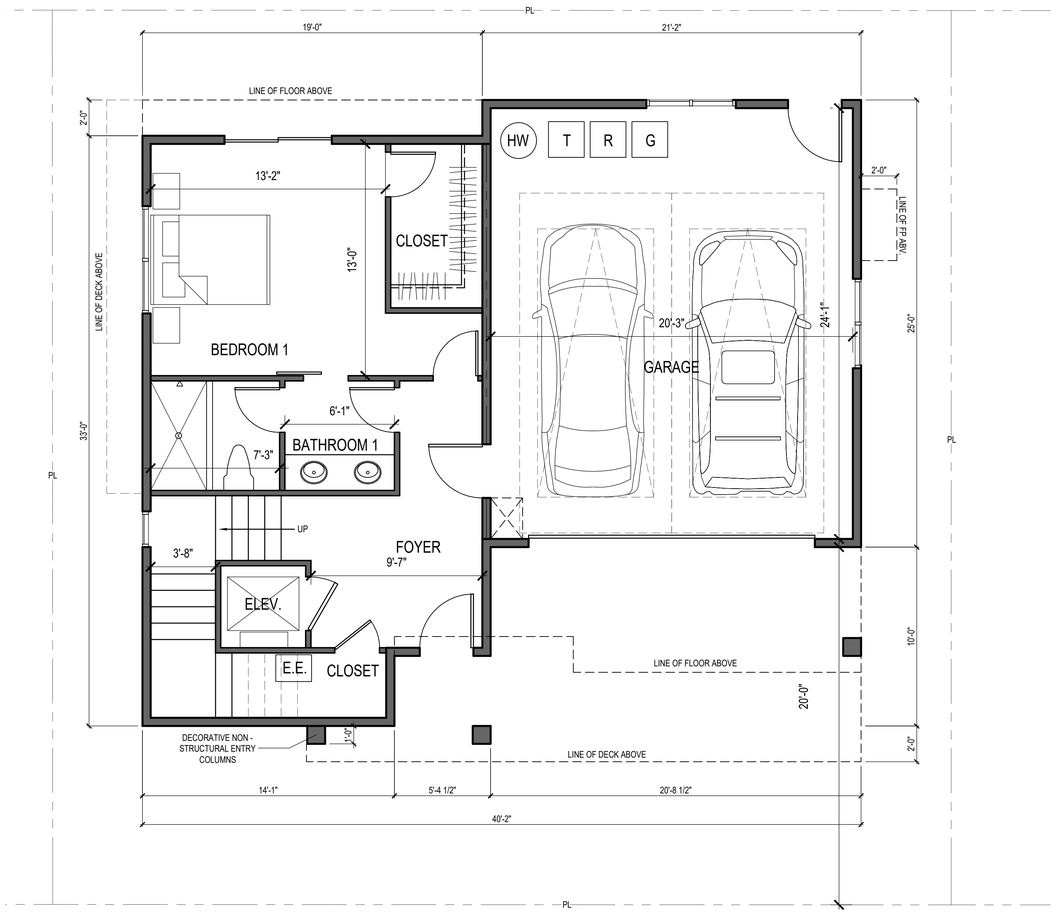
3 PLANNING COMMISSION	3-28-24

Sheet Title:
EXISTING SITE PLAN

Sheet Number:
A1.2



FIRST FLOOR = 611 SF
TOTAL UNIT = 2,968 SF

LOT 38 FIRST FLOOR PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

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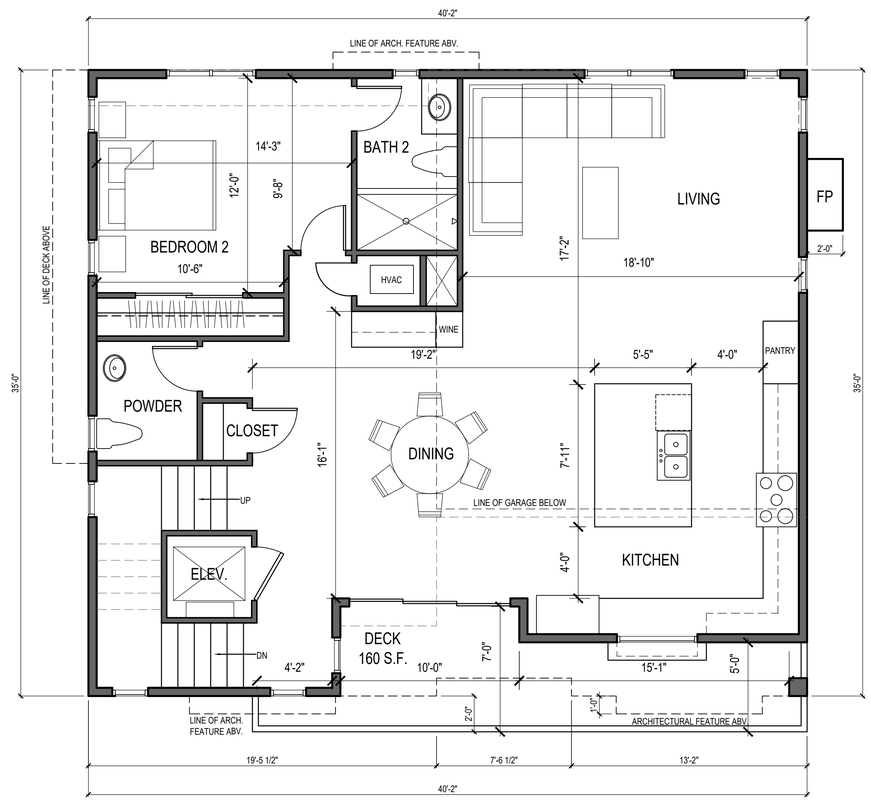
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 FIRST FLOOR PLAN

Sheet Number:
A2.1



SECOND FLOOR = 1,199 SF

LOT 38 SECOND FLOOR PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

N

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V 2023-0009

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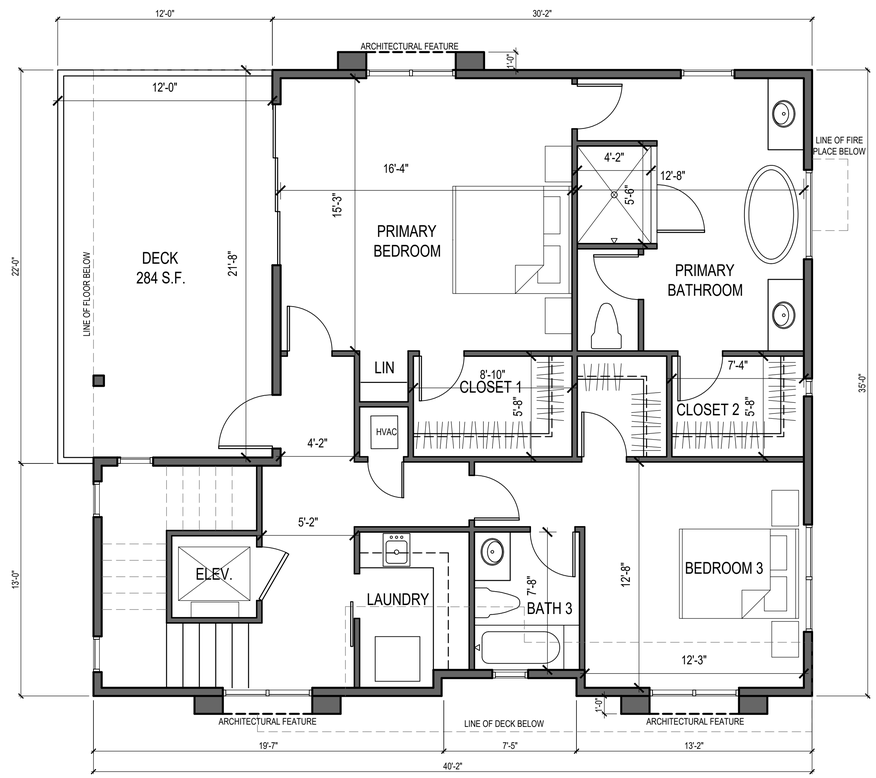
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 SECOND FLOOR PLAN

Sheet Number:
A2.2



THIRD FLOOR = 1,162 SF

LOT 38 THIRD FLOOR PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

N

CDP 2023-0052
V 2023-0009

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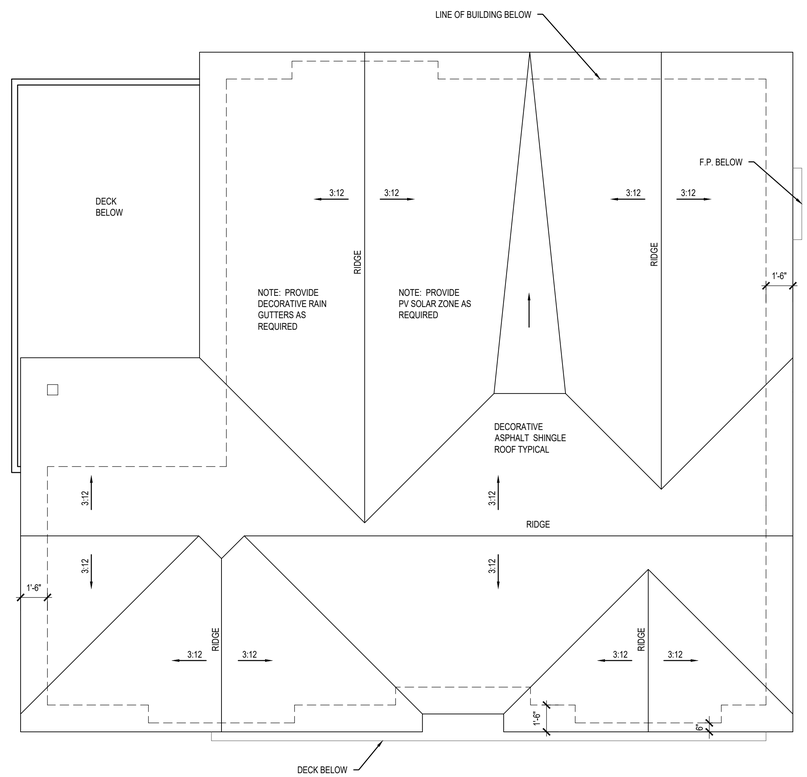
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.3
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 THIRD FLOOR PLAN

Sheet Number:
A2.3



LOT 38 ROOF PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

CDP 2023-0052
V 2023-0009

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project: NORMANDY BEACH HOMES	
File:	A2.4
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 ROOF PLAN

Sheet Number:
A2.4

NORMANDY BEACH HOMES
CARLSBAD, CA

CONCEPTUAL SOUTH ELEVATION - LOT 38 12-11-23

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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NORMANDY BEACH HOMES
CARLSBAD, CA

CONCEPTUAL EAST ELEVATION - LOT 38 12-11-23

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KIRK MOELLER ARCHITECTS, INC.
KIRK@KMARCHITECTSINC.COM
760-814-8128

- (A) JAMES HARDIE SELECT CEDARMILL LAP SIDING, COLOR: SLATE STEPS
- (B) JAMES HARDIE COMPOSITE BOARD & BATTEN SIDING, COLOR: ARCTIC WHITE
- (C) LIGHT COLOR SAND FINISH STUCCO 20/30 - COLOR TO MATCH JAMES HARDIE SLATE STEPS SIDING COLOR
- (D) ELDORADO STACKED STONE: KORYAK RIDGE, COLOR: DAYBREAK
- (E) DARK PAINT (FASCIA/ TRIM) - SW 7069 IRON ORE
- (F) LIGHT PAINT (ACCENT/ TRIM) - COLOR MATCH TO JAMES HARDIE ARCTIC WHITE
- (G) DECORATIVE DECK GUARDRAIL - PAINTED WHITE WITH SW IRON ORE SPINDELS AND TOP CAP
- (H) NATURAL WOOD TONE FRONT DOORS
- (J) CLEAR RESIDENTIAL GLAZING WITH COLORED ALUMINUM BLACK TRIM
- (K) DECORATIVE NATURAL WOOD TONE GARAGE DOOR
- (L) DARK GRAY COMPOSITE SHINGLE ROOF

NORMANDY BEACH HOMES
CARLSBAD, CA

COLOR AND MATERIAL PALETTE- LOT 38

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 38
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A3.1-2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING #2	2-05-24
3 PLANNING COMMISSION	3-28-24

Sheet Title:
COLOR & MATERIAL PALETTE

Sheet Number:
A3.0

LOT 38 NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LOT 38 EAST ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. BUILDING HEIGHT IS MEASURED FROM NEWLY CREATED PAD.
2. F.F.E. = FINISH FLOOR ELEVATION.
3. ALL NOTES ARE TYPICAL.
4. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
5. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
6. ALL WINDOWS ADJACENT TO STUCCO OR SIDING PROVIDES 4" WIDE AND 2" DEEP WINDOW TRIM OF THE SAME MATERIAL (STUCCO OR FIBER/CEMENT BOARD). AT LEAST 66% OF WINDOWS/ DOORS SHALL HAVE TRIM THAT PROJECTS A MINIMUM OF 2".
7. SLIDING WINDOW AND DOORS FRAMES TO BE VINYL.

PAINT HATCH LEGEND

- COMPOSITE HORIZONTAL SIDING PER COLOR/ MATERIAL SCHEDULE (A)
- COMPOSITE BOARD & BATTEN SIDING PER COLOR/ MATERIAL SCHEDULE (B)
- STUCCO PER COLOR/ MATERIAL SCHEDULE (C)
- STONE PER COLOR/ MATERIAL SCHEDULE (D)

COLOR/ MATERIAL SCHEDULE

A	JAMES HARDIE SELECT CEDARMILL LAP SIDING, COLOR: SLATE STEPS
B	JAMES HARDIE COMPOSITE BOARD & BATTEN SIDING, COLOR: ARCTIC WHITE
C	LIGHT COLOR SAND FINISH STUCCO 20/30 - COLOR TO MATCH JAMES HARDIE SLATE STEPS SIDING COLOR
D	ELDORADO STACKED STONE: KORYAK RIDGE, COLOR: DAYBREAK
E	DARK PAINT (FASCIA/ TRIM) - SW 7069 IRON ORE
F	LIGHT PAINT (ACCENT/ TRIM) - COLOR MATCH TO JAMES HARDIE ARCTIC WHITE
G	DECORATIVE DECK GUARDRAIL - PAINTED WHITE WITH SW IRON ORE SPINDELS AND TOP CAP
H	NATURAL WOOD TONE FRONT DOORS
J	CLEAR RESIDENTIAL GLAZING WITH COLORED ALUMINUM BLACK TRIM
K	DECORATIVE NATURAL WOOD TONE GARAGE DOOR
L	DARK GRAY COMPOSITE SHINGLE ROOF

KEYNOTES

1. DECORATIVE BLACK EXTERIOR WALL SCONCE LOCATION.
2. BUILDING ADDRESS LOCATION PER CITY OF CARLSBAD STANDARDS.
3. 4" WIDE DECORATIVE STUCCO OR SIDING WINDOW TRIM. PROJECTS 2" MINIMUM FROM WINDOW.
4. WOOD COLUMNS

CDP 2023-0052
V 2023-0009

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Date:	10-04-23
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3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 BUILDING ELEVATIONS

Sheet Number:
A3.1

LOT 38 SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LOT 38 WEST ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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3. ALL NOTES ARE TYPICAL.
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7. SLIDING WINDOW AND DOORS FRAMES TO BE VINYL.

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- COMPOSITE BOARD & BATTEN SIDING PER COLOR/ MATERIAL SCHEDULE (B)
- STUCCO PER COLOR/ MATERIAL SCHEDULE (C)
- STONE PER COLOR/ MATERIAL SCHEDULE (D)

COLOR/ MATERIAL SCHEDULE

- (A) JAMES HARDIE SELECT CEDARMILL LAP SIDING, COLOR: SLATE STEPS
- (B) JAMES HARDIE COMPOSITE BOARD & BATTEN SIDING, COLOR: ARCTIC WHITE
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KEYNOTES

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260 NORMANDY LANE - LOT 38
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3 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 38 BUILDING ELEVATIONS

Sheet Number:
A3.2

LOT 38

PRELIMINARY DRAINAGE AND GRADES PLAN

NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORD INFORMATION. CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION, AND MATERIAL PRIOR TO CONSTRUCTION.

SITE NOTES

1. ALL EXISTING UTILITIES SHOWN HEREON PER BEST AVAILABLE RECORD INFORMATION. EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES UNKNOWN. CONTRACTOR TO FIELD VERIFY LOCATION AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES BETWEEN ACTUAL LOCATION AND PLAN LOCATION OF UTILITIES UPON DISCOVERY OF DISCREPANCY.
2. ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

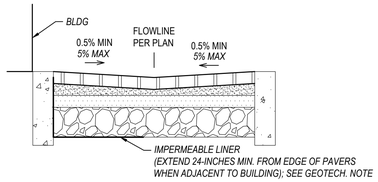
(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS**
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS**
(3) CITY OF CARLSBAD ENGINEERING STANDARDS, VOLUME 1, 2, & 3.
** AS MODIFIED BY CITY OF CARLSBAD STANDARDS

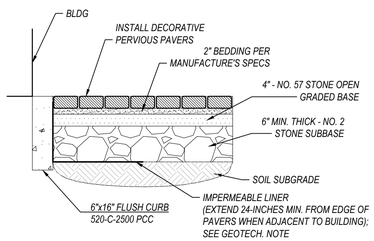
LANDSCAPE NOTE:
SUSTAINABLE LANDSCAPING (SITE DESIGN BMP SD-K) TO BE IMPLEMENTED TO MAXIMUM EXTENT FEASIBLE, PER FACT SHEET BL-4, CITY OF CARLSBAD BMP DESIGN MANUAL.

GEOTECHNICAL NOTE:
PROVIDE IMPERMEABLE LINER A MIN. OF 24" FROM OUTSIDE OF ENTIRE BUILDING PERIMETER FOUNDATION PER SOILS ENGINEER RECOMMENDATIONS.



POROUS PAVER SWALE DETAIL

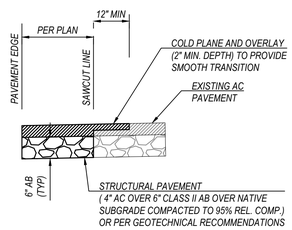
NOT TO SCALE



POROUS PAVER DETAIL

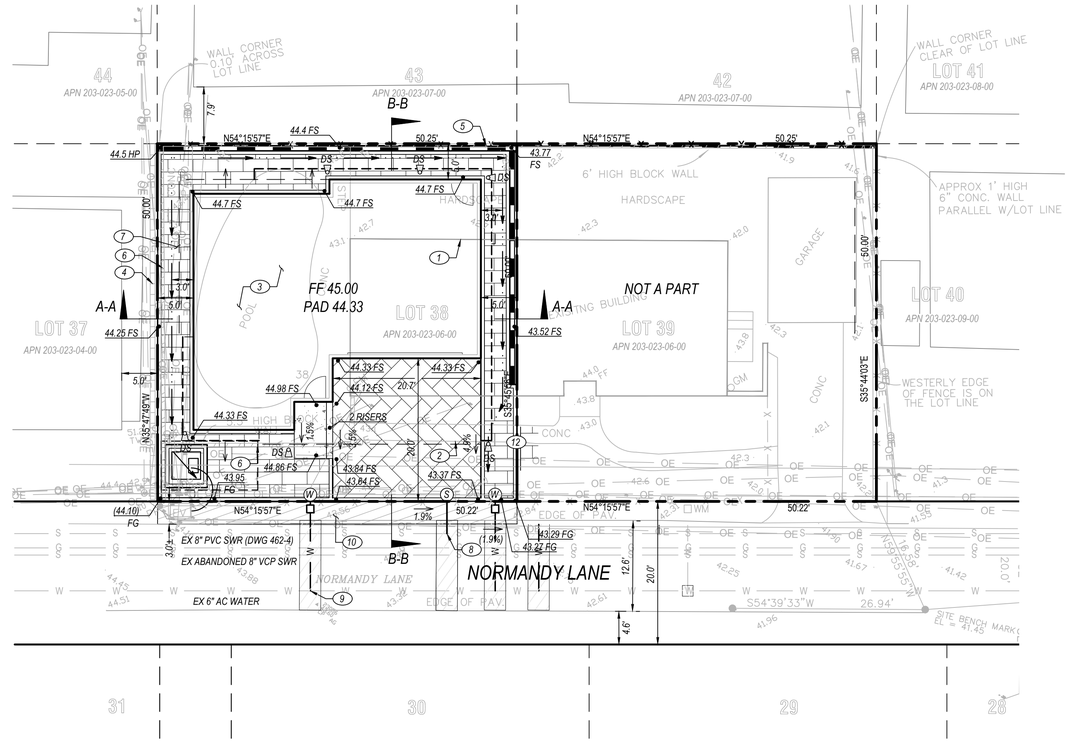
NOT TO SCALE

NOTES:
-ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.)
-THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
-EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
-SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED



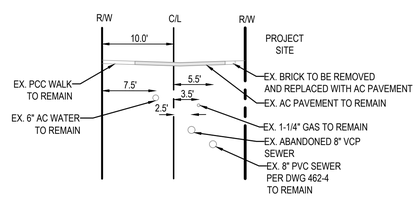
DETAIL: AC PAVEMENT

NOT TO SCALE



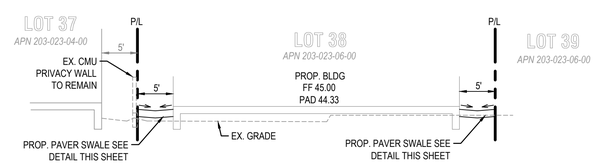
PRELIMINARY DRAINAGE & GRADES PLAN

SCALE: 1" = 10'



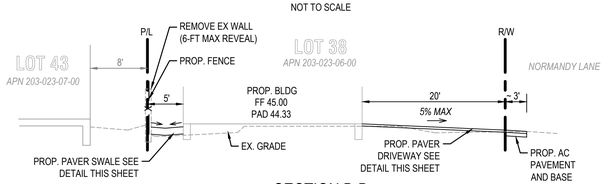
NORMANDY LANE TYPICAL SECTION

NOT TO SCALE



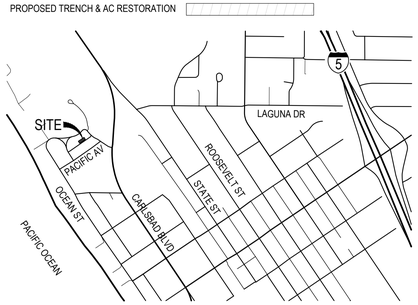
SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE



VICINITY MAP

SCALE: NTS

LEGEND

PROJECT BOUNDARY/ PL	
RIGHT-OF-WAY	
CENTERLINE OF ROAD	
EXISTING SEWER MAIN	S S
EXISITNG WATER MAIN	W W
PROPOSED FLOWLINE	
PROPOSED FLUSH CURB	
PROPOSED 6" (MIN) TYPE G CURB	
PROPOSED WATER SERVICE	W W
PROPOSED POROUS PAVERS	
PROPOSED PCC	
PROPOSED AC PAVEMENT	
PROPOSED TRENCH & AC RESTORATION	

CONSTRUCTION NOTES

1. EXISTING BUILDING & APPURTENANCES TO BE REMOVED
2. EXISTING HARDSCAPE TO BE REMOVED
3. EXISTING POOL TO BE REMOVED & FILLED IN PRIOR TO PRELIMINARY GRADING (UNDER SEPARATE PERMIT)
4. EXISTING WALL (OFF-SITE) TO REMAIN
5. EXISTING WALL (ON-SITE) TO BE REMOVED
6. EXISTING WALL (ON-SITE) TO BE REMOVED
7. PROPOSED POROUS PAVERS PER DETAIL THIS SHEET
8. PROPOSED 4" SEWER LATERAL @ 2% MIN PER CITY OF CARLSBAD STANDARD DETAIL S-7
9. PROPOSED 1" METER W/ FIRE SERVICE PER CMWD STD W-5.
10. PROPOSED AC PAVEMENT. SEE DETAIL, THIS SHEET.
11. NOT USED
12. PROPOSED CONDUIT & TRANSFORMER PER SEPARATE SDGE WORK ORDER.

ABBREVIATIONS

BC= BOTTOM OF CURB
BS= BOTTOM OF STAIR
BW= BOTTOM OF WALL
FS = FINISHED SURFACE
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION PER ARCHITECT
FL = FLOWLINE
FS = FINISHED SURFACE
GF = FACE OF GARAGE ELEVATION
IE = INVERT ELEVATION
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL
TS= TOP OF STAIR
T.CAP. = TRASH CAPTURE

LEGAL DESCRIPTION

LOT 38 OF GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUYARY 21, 1927

APN 203-023-06-00

SITE ADDRESS

260 NORMANDY LANE
CARLSBAD CA 92008

TOPOGRAPHY

TOPOGRAPHY OBTAINED BY FIELD SURVEY
PREPARED BY: BAKER LAND SURVEYS
CARLSBAD, CA

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF CARLSBAD BENCH MARK 129, STATION NAME BM-OC 155. NGVD 29 ELEVATION = 20.04. SEE SITE BENCH MARK.

ZONING INFORMATION

EXISTING PARCELS:	1 PARCELS	EXISTING USE:	RESIDENTIAL
PROPOSED PARCELS:	1 PARCELS	PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	R-15		
VILLAGE AND BARIO PLAN DISTRICT:	N/A		
PRESENT ZONING REQUIREMENTS:	R-3	OVERLAY ZONE: COASTAL, BEACH	

UTILITIES

WATER	CWMD
FIRE	CARLSBAD FIRE
SEWER	CBD
SCHOOL DISTRICT	CA

SCOPE OF WORK/PROJECT DESCRIPTION

THE PROJECT INCLUDES THE DEMOLITION OF EXISTING SITE AND THE CONSTRUCTION OF PROPOSED RESIDENTIAL STRUCTURE & ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL INCLUDE SITE GRADING, DRAINAGE AND UTILITY IMPROVEMENTS.

ACCESS

NORMANDY LANE, A PUBLIC ROAD

EARTHWORK / PROJECT GRADING

CUT:	25 CY	MAX CUT HEIGHT:	1.0 FT
FILL:	50 CY	MAX FILL HEIGHT:	2.0 FT
IMPORT:	25 CY		

REMEDIAL: 45 CY

ESTIMATE DOES NOT INCLUDE STRIPPINGS OR UTILITY TRENCH VOLUMES. IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL SATISFY SELF THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS).
DEPTH & QUANTITY OF REMEDIAL GRADING IS SUBJECT TO FIELD VERIFICATION BY PROJECT SOILS ENGINEER IN FIELD DURING EXCAVATION.

IMPERVIOUS AREA CALCULATIONS

TOTAL PROPERTY AREA:	2512 SF
TOTAL DISTURBED AREA:	2750 SF
EXISTING IMPERVIOUS AREA:	1432 SF
PROPOSED IMPERVIOUS AREA: (TOTAL)	1700 SF
NEW:	725 SF
REPLACED:	975 SF

SHEET INDEX

SHEET 1 - DRAINAGE & GRADES PLAN

ENGINEER OF WORK

TYLER LAWSON, PE #80356 DATE

C1.0
DRAINAGE AND GRADES PLAN

0 10 20 30
SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER TYLER G LAWSON No. 80356 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA

PLSA
PLSAENGINEERING.COM

Exhibits “A” – “J” dated May 1, 2024 (on file in the Office of the City Clerk).

PLANNING COMMISSION

Staff Report

Item No. 2

Meeting Date:	May 1, 2024
To:	Planning Commission
Staff Contact:	Kyle Van Leeuwen, Associate Planner, 442-339-2611, kyle.vanleeuwen@carlsbadca.gov
Subject:	Normandy Beach Home (Lot 39)
Location:	260 Normandy Lane/APN: 203-023-15-06 /District 1
Case Numbers:	CDP 2023-0054 / V 2023-0010 (DEV2023-0135)
Applicant/Representative:	Kirk Moeller, 760-814-8128, kirk@kmarchitectsinc.com
CEQA Determination:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:
Permit Type(s):	☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☒ Other: Minor Variance
CEQA Status:	☐ The environmental assessment IS on the Agenda for discussion ☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** Coastal Development Permit CDP 2023-0054 and Minor Variance V 2023-0010 based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The 0.058-acre (2,511 square feet) project site is located at 260 Normandy Lane on the north side of the street between Garfield Street and Mountain View Drive as shown on the attached location map (see Exhibit 2). The lot is generally flat and is presently developed with a portion of a one-story single-family home and a detached accessory structure, both built in 1951. The surrounding neighborhood is developed with a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences. No public beach access or coastal resources are identified onsite, and no improvements exist along the subject property's frontage with Normandy Lane.

Site Map

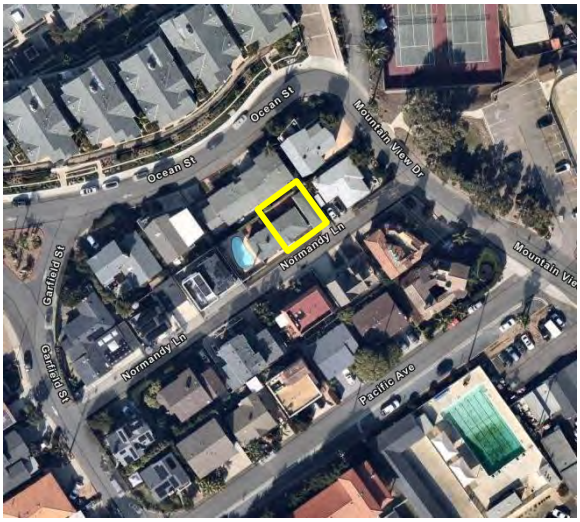


Table "A" below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibits 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residence (portion)
North	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Multi-family residences
South	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences
East	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences
West	Residential, 8-15 dwelling units per acre (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Single-family residences

General Plan Designation

Zoning Designation

Proposed Project

Proposed Residential Construction: The project consists of demolishing the existing, 1,384 square foot one-story single-family residence, which occupies the subject lot and the adjacent lot to the west, and the detached accessory structure, and constructing a new 2,968-square-foot three-story single-family residence with an approximately 480 square foot attached two-car garage.

The new single-family residence is oriented towards Normandy Lane and will include four bedrooms and four and one-half bathrooms. The habitable living space of the primary residence includes 611 square feet within the ground floor first story, 1,199 square feet within the second story, and 1,158 square feet within the third story for a total of 2,968 square feet. The height of the residence is just under 30 feet (29 feet, 11.5 inches). The project also includes a Minor Variance (V 2023-0010) requesting a front yard setback reduction of 10 feet (50% reduction), from a required 20 feet to 10 feet, as well as a rear yard setback reduction of five feet (50% reduction), from a required 10 feet to five feet. Architecturally, the new residence reflects a coastal contemporary architectural style with extensive pitched-roof articulated elements covered by a dark gray composition shingle roof material. Primary building materials consist of colored stucco, board and batten siding, shingle siding, brick accents, and decorative wood columns. Decks are enclosed by decorative guard rails.

Proposed Grading: The amount of soil the project is moving does not exceed 200 cubic yards – 25 cy of cut; 50 cy of fill, of which 25 cy will be imported; and 45 cy of remedial grading. No fill material is being placed on an existing slope steeper than five units horizontal to one vertical – the site is virtually flat. No cut or fill material exceeds four feet in vertical depth at its deepest point, measured from the existing ground surface – maximum cut height is 1.0 ft and maximum fill height is 2.0 ft.

Public Outreach & Comment

Public notice of the proposed Project was mailed on April 19, 2023, to property owners within 600 feet of the subject property and all residents within 100 feet. A Notice of Determination of Exemption was posted on the city's website and an email was distributed to interested individuals on Feb. 20, 2024, no comments were received. The project is also subject to City Council Policy No. 84 (Development Project Public Involvement Policy). As such, a notice of application was sent, by the applicant, to surrounding property owners and a notice placed on the site informing neighbors of their application. These early notices were carried out in November of 2023. Additionally, while the Project is not subject to the enhanced stakeholder outreach in City Council Policy No. 84 (Development Project Public Involvement Policy), on Jan. 13, 2024, the applicant did hold a community outreach meeting with surrounding neighbors within a 600-foot radius of the project site.

No emails were received by staff with comments or concerns about the project. Some phone calls were received by staff from those who were noticed, but only general project questions, such as proposed height and setback and timing of the project were raised. The applicant reported similar questions being raised at their additional outreach meeting, which had approximately 12 people in attendance.

Response to Public Comment & Project Issues

No comments of concern were received on the proposed project.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-15 Residential which allows for the development of single-family residences at a density of 8-15 dwelling units per acre (du/ac). The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Tile 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential (R-3) zone (CMC Chapter 21.16) and the Beach Area Overlay (BAO) zone (CMC Chapter 21.82). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Mello II Segment), including all goals and policies of the General Plan and all zoning code standards, as referenced above. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Inclusionary Housing Ordinance

Pursuant to CMC Chapter 21.85.030.D.3, a project may be exempt from the inclusionary housing requirement if the construction of a new residential structure replaces a residential structure that was demolished within two years prior to the application for a building permit for the new residential structure. The exemption is contingent upon the number of residential units not being increased from the number of residential units in the previously

demolished residential structure. Since there will not be an increase in the number of units on this lot, the project will be exempt from the inclusionary housing requirement if building permits are issued within two years of the demolition of the existing residential structure.

Discretionary Actions & Findings

In addition to the Coastal Development Permit required for development of a new single-family home within the Coastal Zone, the following discretionary action is requested. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Minor Variance

Pursuant to CMC Chapter 21.50, a setback reduction that does not exceed 75 percent requires a minor variance. Typically, minor variances are decided by the City Planner pursuant to CMC Section 21.50.040.A.1.a. However, because this project also requires a Coastal Development Permit, the Planning Commission has the authority to approve, conditionally approve or deny all concurrently processed development permits subject to CMC Section 21.54.040.C.2.

The applicant has requested a minor variance for a reduction of the front yard setback by 10 feet. The required front yard setback in the R-3 zone is 20 feet per CMC Section 21.16.040. With the proposed minor variance, the resulting front yard setback would be 10 feet, a 50% reduction. The applicant is also requesting a reduction of five feet in the rear yard setback, a 50% reduction. The required rear yard setback in the R-3 zone is twice the length of the required side yard setback (five feet) per CMC Section 21.16.060.A.1.b, or 10 feet in this case. With the proposed minor variance, the resulting rear yard setback would be five feet. Additional information and findings related to this are included in Exhibit 3.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines section 15303(a) – New Construction or Conversion of Small Structures. A notice of intended decision regarding the environmental determination was advertised on Feb. 20, 2024, and posted on the city's website. No comment letters or appeal was received and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance the City Planner's written decision is final. Refer to Exhibit 3 for additional support and justification.

Conclusion

Considering the information above and in the referenced Exhibits, staff has found that the proposed Project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. The Project will be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolution recommending approval of the proposed Project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Notice of CEQA Determination
6. List of Acronyms and Abbreviations
7. Reduced Exhibits
8. Exhibits "A" – "J" dated May 1, 2024

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR VARIANCE TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 2,968-SQUARE-FOOT, THREE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND A FRONT YARD SETBACK REDUCTION OF TEN FEET AND A REAR YARD SETBACK REDUCTION OF FIVE FEET, WITHIN THE MELLO II SEGMENT OF THE CITY'S LOCAL COASTAL PROGRAM LOCATED AT 260 NORMANDY LANE WITHIN LOCAL FACILITIES MANAGEMENT ZONE 1.
CASE NAME: NORMANDY BEACH HOME (LOT 39)
CASE NO: CDP 2023-0054/V 2023-0010 (DEV2023-0135)

WHEREAS, **Rincon Homes**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **260 Normandy LLC**, "Owner," described as

LOT 39 IN GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FEB. 21, 1924.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Coastal Development Permit as shown on Exhibit(s) **"A" – "J"** dated May 1, 2024, attached hereto and on file in the Carlsbad Planning Division, **"CDP 2023-0054/V 2023-0010 (DEV2023-0135) – NORMANDY BEACH HOME (LOT 39)"** as provided in Chapter 21.201.030 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the **Coastal Development Permit and Minor Variance** application and performed the necessary investigations to determine if the project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq. After consideration of all evidence presented, and studies and investigations made by the city planner and on its behalf, the city planner determined that the project was exempt from further environmental review pursuant to State

CEQA Guidelines sections 15303(a) - New Construction or Conversion of Small Structures. This exception is for the construction of a single-family residence with an attached two-car garage. The project will not have a significant effect on the environment and all of the requirements of CEQA have been met; and

WHEREAS, on Feb.Feb. 20, 2024, the city distributed a notice of intended decision to adopt the "New Construction or Conversion of Small Structures" exemption. The notice was circulated for a 10-day period, which began on Feb.Feb. 20, 2024, and ended on March 1, 2024. The city did not receive any comment letters on the CEQA findings and determination. The effective date and order of the city planner CEQA determination was March 1, 2024; and

WHEREAS, the Planning Commission did, on **May 1, 2024**, hold a duly noticed public hearing as prescribed by law to consider said request;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

A) That the above recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Planning Commission **APPROVES "CDP 2023-0054/V 2023-0010 (DEV2023-0135) – NORMANDY BEACH HOME (LOT 39),"** based on the following findings and subject to the following conditions:

Findings:

Coastal Development Permit

1. That the proposed development is in conformance with the Certified Local Coastal Program and all applicable policies in that **the site is designated for residential development, and the project proposes the demolition of an existing one-story single-family residence to construct a new three-story single-family residence with an attached garage. The development is consistent with the LCP Mello II R-15 land use designation. No agricultural activities, sensitive resources, geological instability, flood hazard or coastal access opportunities exist onsite. Given that the project site is located in a residential neighborhood where the majority of dwellings are a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences, the construction of a new three-story single-family residence will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone.**

2. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act in that **the property is not located adjacent to the coastal shore; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**

3. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in that **the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation are located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

Minor Variance

4. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification in that **the subject lot is considered substandard at 2,511 square feet, which is 673 percent smaller than the 7,500-square-foot minimum lot size for the R-3 zone. The lot was legally created approximately 100 years ago (Feb. 21, 1924) and is one of the smallest residential lots within the subdivision and surrounding area. The strict application of the zoning ordinance requiring residential buildings to be 20 feet from the front and 10 feet from the rear property lines physically constrains or constricts development onsite from satisfying current development standards. Additionally, the configuration of the legal, substandard lot is considered shallow (50 feet) when a typical lot in the R-3 zone is approximately 125 feet in depth, furthering the deprivation of future development. Furthermore, without approval of the minor variance, the applicant could not achieve a similar building footprint and square footage enjoyed by other properties located within the subdivision and surrounding neighborhood.**

5. That the minor variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located and is subject to any conditions necessary to assure compliance with this finding in that **the surrounding neighborhood consists of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. Most of the surrounding lots have been developed in a way that does not meet at least one of the current required development standards of the R-3 zone. Deviations on other lots include front yard, rear yard, and side yard setback reductions and reduced off-street covered parking requirements. Many other properties in the neighborhood were originally built with reduced front, side, and rear yard setbacks. Minor variances for setback reductions have been granted to other properties in the same zone and vicinity. Therefore, the minor variance is not considered a grant of special privilege. Overall, the proposed front yard setback reduction to 10 feet and rear yard setback reduction to five feet is similar to other nearby properties within the neighborhood.**

6. That the minor variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the subject property in that **the granting of a minor variance to reduce the required front yard setback from 20 feet to 10 feet and the rear yard setback from 10 feet to five feet does not authorize a use which is not otherwise expressly permitted by the zoning regulations. A one-family dwelling is allowed by right within the Multiple-Family Residential (R-3) zone. Therefore, a deviation from the setback standards does not authorize a use or activity which is not authorized by the zone.**

7. That the minor variance is consistent with the general purpose and intent of the general plan and any applicable specific or master plans in that **the project consists of a new single-family home with an attached two-car garage. The proposed use is expressly authorized by the Zoning Ordinance and General Plan regulations governing the subject property. The granting of a minor variance for front yard and rear yard setbacks to allow for the construction of a new home is consistent with the general purpose and intent of the General Plan for the R-15 Residential Land Use designation.**

8. The minor variance is consistent with the general purpose and intent of the certified local coastal program and does not reduce or in any manner adversely affect the requirements for protection of coastal resources in that **the project consists of the construction of a new 2,968-square-foot single-family residence with an attached two-car car garage in an area designated for residential development. The proposed three-story, single-family residence is compatible with the surrounding development of a mixture of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences. The three-story residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources currently exist on this previously graded and developed site. The proposed single-family residence is not located in an area of known geologic instability or flood hazard. Given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site. Furthermore, the subject property is a previously developed parcel that does not include steep slopes (equal to or greater than 25% gradient), native vegetation, nor is it located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction. Therefore, the granting of such minor variance to construct a single-family residence will not adversely affect the Local Coastal Program.**

General

9. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan, in that **the General Plan Land Use designation for the property is R-15 Residential, and under Land Use Element Policy 2-P.7, one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004. The subject lot was legally created on Feb.Feb. 21, 1924. Therefore, the existing single-family residence is consistent with the Elements of the city's General Plan.**

10. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.

    b. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

11. That the project is consistent with the city's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50).

12. The Planning Commission expressly declares that it would not have approved this **Coastal Development Permit and Minor Variance** application to use the Property for completing and implementing the project, except upon and subject to each and all of the conditions hereinafter set, each and all of which shall run with the land and be binding upon the Developer and all persons who use the Property for the use permitted hereby. For the purposes of the conditions, the term "Developer" shall also include the project proponent, owner, permittee, applicant, and any successor thereof in interest, as may be applicable. If the Developer fails to file a timely and valid appeal of this **Coastal Development Permit and Minor Variance** within the applicable appeal period, such inaction by the Developer shall be deemed to constitute all of the following on behalf of the Developer:

    a. Acceptance of the **Coastal Development Permit and Minor Variance** by the Developer; and

    b. Agreement by the Developer to be bound by, to comply with, and to do all things required of or by the Developer pursuant to all of the terms, provisions, and conditions of this **Coastal Development Permit and Minor Variance** or other approval and the provisions of the Carlsbad Municipal Code applicable to such permit.

13. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

General

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a building permit**.

1. Approval is granted for **CDP 2023-0054/V 2023-0010 – NORMANDY BEACH HOME (LOT 39)** as shown on Exhibits **"A" – "J"**, dated **May 1, 2024**, on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.

2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Coastal Development Permit and Minor Variance.**

3. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Coastal Development Permit and Minor Variance** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

5. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit and Minor Variance**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

7. Prior to submittal of the building plans, developer shall submit to the City Planner, a 24" x 36" copy of the **Site Plan**, conceptual grading plan, and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

9. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

10. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.

11. Prior to the issuance of the **Building Permit**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Coastal Development Permit and Minor Variance** by the subject Resolution on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

12. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service sewer facilities, respectively, are available to the project at the time of the application and for the

building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

13. **Consistent with requirements of CMC 21.44.060, Table E, paving in the front yard shall not exceed 30% of the front yard area, or 24 feet in width, whichever is greater. The remaining area shall be landscaped.**

Engineering Conditions

NOTE: Unless specifically stated in the condition, all of the following conditions, upon the approval of this proposed development, must be met prior to approval of a building permit.

General

14. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed haul route.

15. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

16. Developer shall include rain gutters on the building plans subject to the city engineer's review and approval. Developer shall install rain gutters in accordance with said plans.

Fees/Agreements

17. Developer shall cause property owner to enter into a Neighborhood Improvement Agreement with the city on a city standard form for the future public improvement of **Normandy Lane** along the property frontage for a half street width of **ten feet**. Public improvements shall include but are not limited to paving, base, sidewalks, curbs and gutters, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, pedestrian ramps.

Storm Water Quality

18. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

19. Developer shall complete and submit to the city engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the city engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.

20. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing run-off from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the city engineer.

Dedications/Improvements

21. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.

22. Developer shall prepare and process public improvement plans and, prior to city engineer approval of said plans, shall execute a city standard Development Improvement Agreement to install and shall post security in accordance with C.M.C. Section 18.40.040 for public improvements shown on the site plan. Said improvements shall be installed to city standards to the satisfaction of the city engineer. These improvements include, but are not limited to:

    A. Install potable water service and meter in Normandy Lane.
    B. Install sewer lateral in Normandy Lane.
    C. AC paving.
    D. Trench resurfacing.
    E. Grind and overlay.

    Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay the standard improvement plan check and inspection fees in accordance with the fee schedule. Improvements listed above shall be constructed within 36 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement.

23. Developer is responsible to ensure utility transformers or raised water backflow preventers that serve this development are located outside the right-of-way as shown on the site plan and to the satisfaction of the city engineer. These facilities shall be constructed within the property.

Utilities

24. Developer shall install potable water and/or recycled water services and meters at locations approved by the district engineer. The locations of said services shall be reflected on public improvement plans.

25. The developer shall agree to install sewer laterals and clean-outs at locations approved by the city engineer. The locations of sewer laterals shall be reflected on public improvement plans.

Code Reminders

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

26. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the city engineer.

27. Developer shall pay traffic impact and sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the site plan are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE TO APPLICANT

The project site is within the appealable area of the California Coastal Commission. This Coastal Development Permit (CDP) shall not become effective until ten (10) working days have elapsed, without a valid appeal being filed with the Coastal Commission, following the Coastal Commission's receipt of the city's notice of the CDP issuance ("Notice of Final Action"). The filing of a valid appeal with the Coastal Commission within such time limit shall stay the effective date of this CDP until such time as a final decision on the appeal is reached by the Coastal Commission.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **May 1, 2024**, by the following vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAIN:

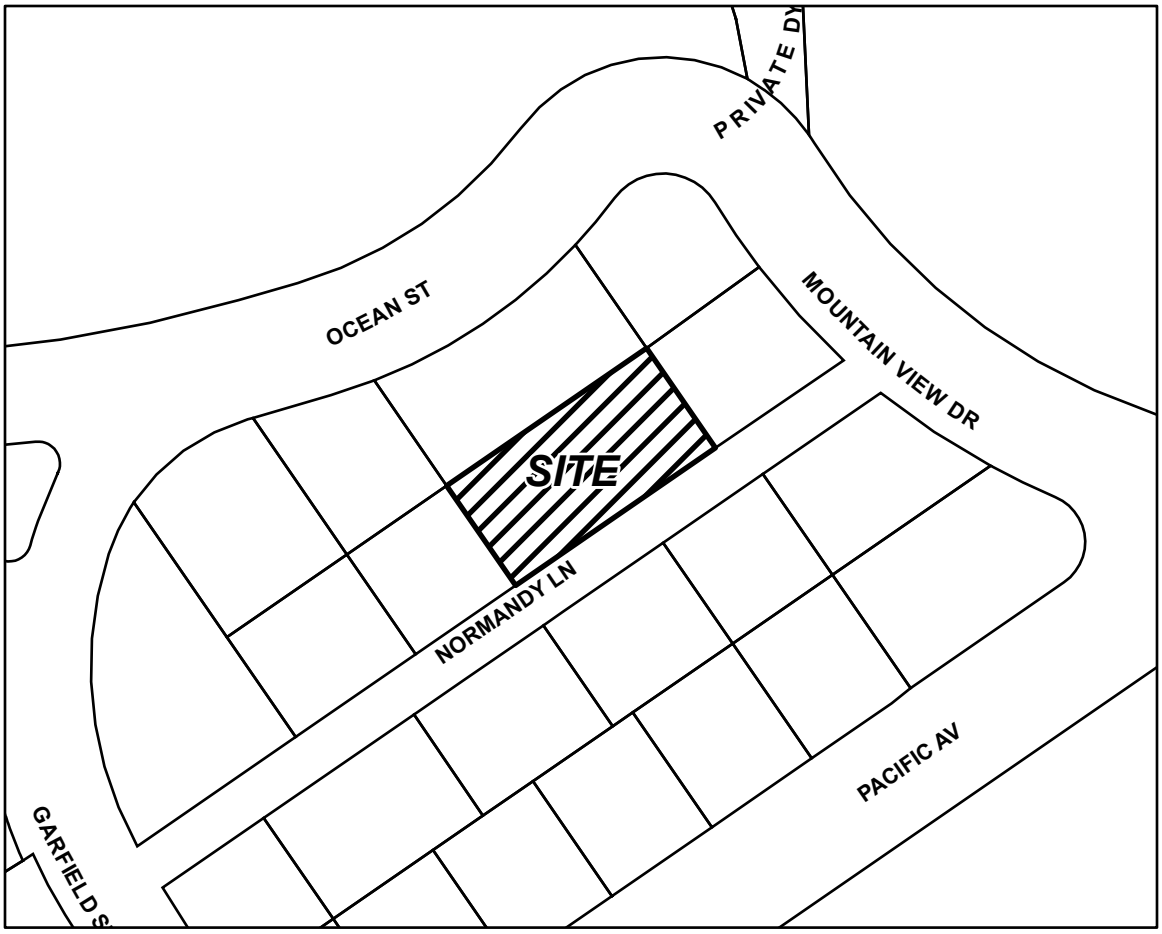
_____

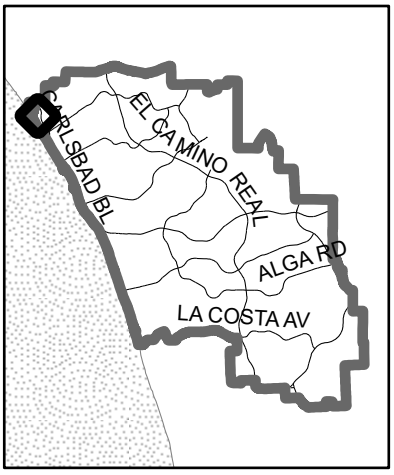
WILLIAM KAMENJARIN, Chair
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

ERIC LARDY
City Planner





SITE MAP

NOT TO SCALE

NORMANDY BEACH HOME (LOT 39)
CDP 2023-0054/V 2023-0010

Map generated on: 2/20/2024

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan (Residential 15) Land Use Designation
B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) & Beach Area Overlay (BAO) Zone (CMC Chapter 21.82)
C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Inclusionary Housing Ordinance (CMC Chapter 21.85)
E. Growth Management (CMC Chapter 21.90)
F. Variance (CMC Chapter 21.50)
G. California Environmental Quality Act Exemption (Environmental Statement)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-15 Residential Land Use Designation

The project site has a General Plan Land Use designation of R-15 Residential which allows for the development of single-family residences at a density of 8-15 dwelling units per acre (du/ac) with a Growth Management Control Point (GMCP) of 11 du/ac. The project proposes the demolition of an existing 1,384 square foot single-family residence and the construction of one single-family residence. Per Land Use Element Policy 2-P.7, one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004. The subject lot was legally created on February 21, 1924. Therefore, the existing single-family residence is consistent with the Elements of the city's General Plan.

This housing development implements the general plan that as a whole enables the city to achieve its goal of contributing housing 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). The project site is not identified in the city's General Plan Housing Element Residential Sites Inventory for the 6th RHNA Planning Cycle.

B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) & Beach Area Overlay (BAO) Zone (CMC Chapter 21.82)

The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential (R-3) zone (CMC Chapter 21.16) and the Beach Area Overlay (BAO) zone (CMC Chapter 21.82). Table "A" below shows how the project complies with the applicable requirements of the R-3 zone.

TABLE A – R-3 ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Front Yard Setback	20 feet minimum	10 feet*
Side Yard Setback	5 feet minimum	5 feet
Rear Yard Setback	10 feet minimum	5 feet*
Building Height	35 feet maximum	30 feet
Lot Coverage	60 percent	59.9 percent
Parking	Two-car garage	Two-car garage

*Subject to approval of Minor Variance V 2023-0010

The project is required to comply with the development standards of the Beach Area Overlay (BAO) zone. The proposed project meets all applicable requirements of the BAO zone as demonstrated in Table B below. CMC Section 21.82.040 requires that a site development plan be approved in order for any building permits or other entitlements to be issued for any use in the BAO zone. However, a site development plan is not required for the construction, reconstruction, alteration, or enlargement of a single-family residential dwelling on a residentially zoned lot.

TABLE B – BAO ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Building Height	30 feet for roof pitch ≥3:12 or 24 feet for roof pitch <3:12	30 feet (w/ ≥3:12 pitched roof)
Visitor Parking	0.30 space per unit (1 space rounded up)	1 visitor parking space (two uncovered parking spaces are provided)

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program and is not in the appeal jurisdiction. The site is also located within and subject to the Coastal Resource Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies.

The project is located in the Mello II Local Coastal Program Segment.

The subject site has an LCP Land Use Plan designation of R-15 Residential, which allows for a density of 8 to 15 du/acre and 11 du/acre at the Growth Management Control Point (GMCP). The project density of 17.34 du/ac is consistent with the R-15 General Plan Land Use designation as discussed in Section A above (one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004). Therefore, the project is consistent with the Mello II Segment of the LCP. The size of the 0.058-acre (2,511 square feet) site allows for one dwelling unit.

The project consists of the construction of a new 2,968-square-foot single-family residence with an attached two-car car garage in an area designated for residential development. The proposed three-story, single-family residence is compatible with the surrounding development of older one- and two-story single-family and multi-family residences and newer two- and three-story single-family residences. The three-story residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources currently exist on this previously graded and fully developed site. The proposed single-family residence is not located in an area of known geologic instability or flood hazard. Given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site.

2. Coastal Resource Protection Overlay Zone

The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants and soil erosion. The subject property does not include steep slopes (equal to or greater than 25% gradient) nor native vegetation. In addition, the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.

D. Inclusionary Housing Ordinance (CMC Chapter 21.85)

Pursuant to CMC Chapter 21.85.030.D.3, a project may be exempt from the inclusionary housing requirement if the construction of a new residential structure replaces a residential structure that was demolished within two years prior to the application for a building permit for the new residential structure. The exemption is contingent upon the number of residential units not being increased from the number of residential units in the previously demolished residential structure. Since there will not be an increase in the number of units on the lot, the project will be exempt from the inclusionary housing requirement if building permits are issued within two years of the demolition of the existing residential structure.

E. Growth Management (CMC Chapter 21.90)

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact to public facilities because the new single-family residence is replacing an existing single-family residence.

F. Minor Variance (CMC Chapter 21.50)

Pursuant to CMC Chapter 21.50, a setback reduction that does not exceed 75 percent requires a minor variance. Typically, minor variances are decided by the City Planner pursuant to CMC Section 21.50.040.A.1.a. However, because this project also requires a Coastal Development Permit, the Planning Commission has the authority to approve, conditionally approve or deny all concurrently processed development permits subject to CMC Section 21.54.040.C.2.

The applicant has requested a minor variance for a reduction of the front yard setback by 10 feet. The required front yard setback in the R-3 zone is 20 feet per CMC Section 21.16.040. With the proposed minor variance, the resulting front yard setback would be 10 feet, a 50% reduction. The applicant is also requesting a reduction of five feet in the rear yard setback, a 50% reduction. The required rear yard setback in the R-3 zone is twice the length of the required side yard setback (five feet) per CMC Section 21.16.060.A.1.b, or 10 feet in this case. With the proposed minor variance, the resulting rear yard setback would be five feet. Pursuant to CMC 21.50.050 minor variances may only be granted if five findings can be made. Each of the findings and the supporting analysis is described below.

1. **That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

   Given the size (2,511 square feet or .058 acres) and the shape (roughly 50 feet wide by 50 feet deep) of the project site, approval of a Minor Variance is warranted for relief from the strict application of the zoning ordinance provisions for required front yard and required rear yard setbacks. The location of the project lot and the character of surrounding developed properties in the vicinity are also unique and warrant support for the requested Minor Variance.

   Size: The site is 2,511 square feet in size, or .058 acres, and was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 lots that have frontage on Normandy Lane and is one of the smallest residential lots in all of Carlsbad.

   The required minimum lot area in the R-3 Zone is 7,500 square feet (CMC 21.16.070). The required minimum lot width in the R-3 Zone is 60 feet (CMC 21.16.080), which would lead to a 125-foot lot depth in order to achieve the 7,500 square foot minimum lot area. The 20-foot front yard and 10-foot rear yard setback standards are based on the premise of a minimum 7,500 square foot lot, with a minimum 60-foot lot width.

   At 2,511 square feet, the project lot is substantially smaller than the minimum required 7,500 square foot lot size (67% smaller). Applying the standard required front yard and rear yard setback standards to this lot would be quite onerous. The proposed building square footage, at 2,968 square feet is below the maximum lot coverage allowed in the R-3 Zone (60% is allowed (CMC 21.16.080); project lot coverage is 59.9%) and meets all other required R-3 development standards,

including providing for a two-car garage meeting the minimum interior garage dimension standards of 20 feet by 20 feet clear (CMC 21.44.020.A. – Table A)

Shape: In addition to being small in overall square footage, the project lot is relatively square – roughly 50 feet wide by 50 feet deep. At 50 feet wide, it falls 10 feet short of the required R-3 minimum 60-foot lot width. At 50 feet deep, it is impossible to meet the required minimum interior dimension standards for a two-car garage without relief from either the front or rear yard setback standards – 20' by 20' interior, with a 20' front yard setback and a 10' rear yard setback leaves no room for garage wall framing.

Location and Surrounding Properties: The project lot (Lot 39) is located at 260 Normandy Lane on the north side of the road. It is located in a neighborhood consisting entirely of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. The project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 substandard sized lots that have frontage on Normandy Lane and is one of the smallest residential lots in all of Carlsbad.

The site is currently developed with a 1,384 square foot single story, single-family home (built in 1951) and a detached habitable accessory structure (formerly a one-car garage – converted in 1980 and included in the 1,384 square feet). The existing home has a substandard front yard setback of significantly less than 20 feet and the detached habitable accessory structure has a substandard rear yard and side yard setback.

All of the other 11 substandard sized properties that have frontage on Normandy Lane have been previously developed and were built such that they do not meet at least one of the current required development standards of the R-3 Zone – either through the approval of a variance or are considered legal non-conforming properties. Past deviations include front yard, rear yard, and side yard setback reductions and lack of a required two-car garage. 10 of the 11 other properties with frontage on Normandy Lane are set back from Normandy Lane less than 20 feet – with a minimum setback of 5.9 feet.

The last two homes to be developed on Normandy Lane, 221/223 Normandy Lane (Schiff Residence, AV 2017-0001, completed in 2020) and 250/252 Normandy Lane (Rancho Paradiso, AV 16-03, completed in 2019) were granted approval of a Minor Variance for reduced front yard (to 10 foot minimum) and rear yard (to 5 foot minimum) setbacks.

<u>Conclusion</u>: Strict application of the R-3 Zone development standards to the project site would deprive the project site of development privileges enjoyed by all other property in the vicinity and under the identical R-3 zoning classification.

2. **That the minor variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located and is subject to any conditions necessary to assure compliance with this finding.**

   The project site (Lot 39) is located in a neighborhood consisting entirely of substandard lot sizes and developed properties that generally do not meet the current R-3 development standards. The project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924). There are no smaller lots among the 12 substandard sized lots that have frontage on Normandy

Lane and is one of the smallest residential lots in all of Carlsbad. The requested approval of a Minor Variance for relief from the strict application of the zoning ordinance provisions for required front yard and required rear yard setbacks is consistent with the development footprint realized by surrounding properties in the vicinity and in the same R-3 Zone.

All of the other 11 substandard sized properties that have frontage on Normandy Lane have been previously developed and were built such that they do not meet at least one of the current required development standards of the R-3 Zone – either through the approval of a variance or are considered legal non-conforming properties. Past deviations include front yard, rear yard, and side yard setback reductions and lack of a required two-car garage. 10 of the 11 other properties with frontage on Normandy Lane are set back from Normandy Lane less than 20 feet – with a minimum setback of 5.9 feet.

The last two homes to be developed on Normandy Lane, 221/223 Normandy Lane (Schiff Residence, AV 2017-0001, completed in 2020) and 250/252 Normandy Lane (Rancho Paradiso, AV 16-03, completed in 2019) were granted approval of a Minor Variance for reduced front yard (to 10 foot minimum) and rear yard (to 5 foot minimum) setbacks.

Conclusion: The granting of a Minor Variance does not constitute a grant of special privileges inconsistent with the limitations upon other surrounding properties in the vicinity and in the same R-3 Zone in which the subject property is located.

3. **That the minor variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the subject property.**

   The project consists of a new 2,968 square foot single family home, with a two-car garage. The proposed use is expressly authorized by the Carlsbad Zoning regulations governing the subject property. The granting of a Minor Variance for front yard and rear yard setbacks does not allow for or authorize a use not otherwise expressly permitted.

   Conclusion: The granting of the Minor Variance does not authorize any use or activity not otherwise expressly authorized by the Carlsbad Zoning regulations governing the subject property.

4. **That the minor variance is consistent with the general purpose and intent of the General Plan and any applicable specific or master plans.**

   The project consists of a new 2,968 square foot single family home, with a two-car garage. The General Plan land use designation for the project site is R-15, the project lot was created as a legal lot nearly 100 years ago (Map No. 1782, filed February 21, 1924), and the development of a new single-family home on a legal lot residentially designated is consistent with the General Plan (one single-family dwelling is permitted to be constructed on a legal lot that existed as of October 28, 2004). There are no Specific or Master Plans that apply to the project site.

   Conclusion: The granting of a Minor Variance is entirely consistent with the general purpose and intent of the General Plan.

5. **The minor variance is consistent with the general purpose and intent of the certified local coastal program and does not reduce or in any manner adversely affect the requirements for protection of coastal resources.**

The project site is located within the coastal zone and the Mello II Segment of the certified Local Coastal Program. The project site is completely devoid of coastal resources. It is completely developed, relatively flat, contains no habitat, is not designated for or has never been used for agriculture, no public access exists across the property, and no public views exist or are impacted by the proposed project. The proposed project meets all parking, height, and lot coverage requirements. The proposed project, including the Minor Variance request, poses no conflict with any Mello II LCP LUP policy.

Conclusion: The granting of a Minor Variance is consistent with and implements the Mello II Segment LCP LUP requirements and does not in any manner adversely affect the protection of any coastal resources. The granting of a minor variance is consistent with and implements the requirements of the Local Coastal Program. The minor variance will not have an adverse effect on coastal resources as discussed above in Section "C" and will have no impacts on sensitive environmental resources. Therefore, the granting of such minor variance is consistent with the Local Coastal Program.

G. Environmental Statement (California Environmental Quality Act)

The California Environmental Quality Act ("CEQA"), and its implementing regulations ("CEQA Guidelines") adopted by the Secretary of the California Natural Resources Agency, list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. City staff completed a review of the project and potential environmental impacts associated with the project pursuant to CEQA and concluded that the project qualified for an exemption pursuant to CEQA Guidelines section 15303(a) – New Construction or Conversion of Small Structures. CEQA Guidelines Section 15303 is a Class 3 exemption for new construction or conversion of small structures. Exempted is the construction of one-single residence in a residential zone, including accessory (appurtenant) structures such as garages, carports, patios, swimming pools and fences. The proposed project and site meet the criteria of the Section 15303 Class 3 New Construction or Conversion of Small Structures exemption.

Because a portion of a structure that is associated with the development request is more than 45 years old and proposed for demolition, the City Planner requested additional information and research to determine whether the property qualifies as a "historical resource" for the purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on a historical resource. Specifically, a Cultural Resources Report was prepared by a qualified professional to determine if the property meets the terms and definitions applied to CEQA Guidelines section 15064.5. The property does not meet the criteria for listing on the California Register of Historical Resources; therefore, the property cannot be deemed significant pursuant to the criteria in CEQA Guidelines Section 15064.5.

A notice of intended decision regarding the environmental determination was advertised on February 20, 2024 and posted on the city's website. The notice included a general description of the project, the proposed environmental findings, and a general explanation of the matter to be considered. The findings and determination contained in that notice was declared as final on the date of the noticed decision, unless appealed as provided by the procedures commencing in Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance.

During the 10-day public review period, the city received no comment letters from the public regarding the prospective environmental determination. Since no appeal was filed and no substantial evidence was submitted that would support a finding that the exemption requirements would not be satisfied, the project was determined by the city planner to not have a significant effect on the environment. The CEQA Determination letter is attached to this staff report as Attachment 4 and demonstrates that the project is categorically exempt from further environmental review. The city planner's written decision is final and the CEQA determination is not within the Planning Commission's purview. With the appropriate environmental clearances in place, all the city's procedural requirements and relevant aspects of CEQA have been satisfied. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines and Chapter 19.04 of the Municipal Code do not apply to this project, including "historical resources."

DocuSign Envelope ID: 38050F39-BECB-49D9-A38A-A713F5B554AE

City of Carlsbad

AUTHORIATION, CONSENT, AND DISCLOSURE STATEMENT P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
442-339-2600
www.carlsbadca.gov

APPLICATION AND ACKNOWLEDGEMENT INFORMATION

This submittal form (Part A through Part F) must be completed as part of your application with the City of Carlsbad. Your project cannot be reviewed until this information is completed.

PART A. Owner Authorization and Consent

NOTE: This Consent and Disclosure Form must list the name of the principal owners (10% or greater) and attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable. Provide name(s) of the person(s) authorized to sign on behalf of the organization. (A separate page may be attached if necessary.) IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NOT-APPLICABLE (N/A) IN THE SPACE BELOW.

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

Assessor's Map Book, Page and Parcel (APN/APNs): 203-023-06-00

_____; and

Street Address (if applicable): 260 Normandy Lane - Lot 39.

that I/we (full legal name of all record owners) consent to the filing of the Land Use Review Application on our property for processing by the City of Carlsbad Planning Division. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information is true and correct.

Name: Glenn D. Jackson, Trustee of the Jackson Family Trust, Dated October 22, 2011

DocuSigned by:

Signature: Glenn D. Jackson, Trustee

BCDBC527BE2347D...

Name: _____

Signature: _____

Name: _____

Signature: _____

(For additional names, please use a separate sheet of paper)

CITY OF CARLSBAD

OCT 2 4 2023

PLANNING DIVISION

IMPORTANT: A Grant Deed is required if the ownership does not match city records. Ownership on the deed must correspond exactly with the ownership listed. If the owner noted on the Grant Deed does not match the person signing as Property Owner, provide paperwork documenting the person signing is authorized to sign as a Property Owner.

Whenever any excavation, fill, or other project-related improvement requires entry onto adjacent property for any reason, the Land Use Review Application shall include the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall include such consent with the application package. The application will not be deemed complete unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the City Planner. If the proposed improvements on the adjacent property change the nature of the property's development rights (or implied bundle of rights), the city might require recordation of a Covenant and Agreement for Offsite Improvements and Release of Liability as a condition of project approval.

Does the project's limits of disturbance encroach on property not owned by the Property Owner?

☐ Yes ☒ No If yes, attach adjacent owner authorization.

PART B. Owner Declarations (to be signed by Property Owner)

I/We hereby certify under penalty of perjury that I have read the information below and that:

1. I/We understand that it is the responsibility of the Applicant to substantiate the request through the requirements of the application.

2. I/We understand that if there is a zoning violation on the property, application review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application.

3. I/We understand that if this application is approved, I/we may be required to record a covenant with the County Recorder's Office, the form and content that is satisfactory to the City and its City Attorney, to notify future owners of the project approval and restrictions.

4. If this Land Use Review Application is approved or conditionally approved, I/we hereby certify that I/we will comply with all conditions attached to the approval action. I/We understand that the failure to comply with any conditions shall constitute grounds for the revocation or modification of the approval, permit, or other authorizations provided.

5. Prior to any use of the project site pursuant to the permit issued, all conditions of approval (if any) will be completed or secured in the manner as stated or required.

Property Owner Signature(s): Glenn D. Jackson, Trustee
BCDBC527BE2347D...

Name(s): Glenn D. Jackson, Trustee Date: 10/11/2023

PART C. Project Team Information (complete all applicable fields)

Applicant: ☐ Same as Owner ☒ Different from Owner

Name (if different from Owner): Kirk Moeller

Company or Firm: Kirk Moeller Architects Inc.

Contact Address: 2888 Loker Avenue East, Suite 220

City: Carlsbad State: CA Zip Code: 92010

Agent or Representative: ☒ Same as Applicant ☐ Different from Applicant ☐ N/A

Name (if different from Applicant): _____

Company or Firm: _____

Contact Address: _____

City: _____ State: _____ Zip Code: _____

Other (specify Architect, Engineer, CEQA Consultant, etc.): _____

Name: _____

Company or Firm: _____

Contact Address: _____

City: _____ State: _____ Zip Code: _____

NOTE: A Letter of Authorization (LOA) from the Property Owner empowering a person or persons to act on the behalf of the Property, is required if anyone other than the Property Owner signs the Land Use Review Application as the Applicant or Agent. The authorized person (Applicant or Agent) on the LOA must correspond with the name and signature, above.

PART D. Single "Point of Contact" Designation

A single "point of contact" is an individual that handles all communications with the city and its review team for the purposes of sending and receiving application materials, information, reports, etc. The point of contact is to be the single individual elected on the Land Use Review Application form for all communications and to remain as the primary contact for all status updates relating to the Land Use Review Application.

Single Point of Contact: ☒ Applicant ☐ Property Owner ☐ Agent ☐ Other _____

PART E. Contribution Disclosure

Has the Property Owner, Applicant, or Agent had more than $900 worth of business transacted with any member of city staff, Boards, Commissions, Committees and/or Council within the past 12 months?

☐ Yes ☒ No If yes, indicate person(s): _____

NOTE: Attach additional sheets if necessary.

PART F. Applicant Declarations (to be signed by Applicant)

I hereby certify under penalty of perjury that I have read the information below and that:

1. I have carefully reviewed and prepared the application and plans in accordance with the instructions.

2. I understand that the specific information needed to initiate planning case processing corresponds to those items listed in the application form's **"Minimum Submittal Intake Requirements Checklist."** I also understand that even if the application is duly filed and accepted for intake processing, each application submitted to the Planning Division is **required** to have specified information included in the application packet **before** it is **determined to be complete.** The specific information to determine completeness is in **"Completeness Determination Requirements Checklist."**

3. The Planning Division has developed policies to help ensure that discretionary permit applications are timely processed. The Permit Streamlining Act shot clock starts on the intake date the Planning staff accepts a duly filed application.

4. I understand that once an application is determined to be complete, project or design changes that will increase the number of units, add uses that were not previously listed, substantially change the site plan, or other changes that trigger the need for additional discretionary approvals will require a new application, or the filing of other application permit types, which would restart the review "clock" and extend processing timelines.

5. I understand that upon city review, additional information, documents, reports, entitlements and fees might be required, including any referral fees. I understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances, regulations, or policies in effect at the time of the application submittal.

6. I understand that it is my responsibility to ensure that statements are true, that discrepancies do not exist between the project's description on the application, the architectural plans and the structural plans. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that authorizes construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.

7. I understand that all materials submitted in connection with this application might become public record subject to inspection and copying by the public. I acknowledge and understand that the public might inspect and copy these materials and that some or all of the materials might be posted on the city website or elsewhere online, outside of the city's control.

8. I understand there are no assurances at any time, implicitly or otherwise, whether provided to me in writing or by oral communications regarding final staff recommendations to the decision-making body about this application or the determination of any decision-making body.

9. If the project is approved or conditionally approved, the approved plan set of project drawings, civil plans/grading, sections, site plans, floor plans, architectural elevations, and landscape plans shall not be altered without express authorization by the City Planner. Once a permit has been issued, the Applicant may request permit modifications. "Minor" modifications might be granted if found by the City Planner to be in substantial conformity with the approved plan set, including all exhibits and permit conditions. Modifications beyond the scope described in the approved plan set might require submittal of an amendment to the permit and approval by the authorized review body.

10. Should any proponent of the project fail to file a timely and valid appeal of the permit within the applicable appeal period, such inaction shall be deemed to constitute acceptance of the permit by the Applicant; and agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of the issued permit or other approval.

11. As part of this application, the Applicant hereby agrees to defend, indemnify, and hold harmless the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the city, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, city, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the city for all of the city's costs, attorneys' fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The Applicant shall pay to the city upon demand any amount owed to the city pursuant to the indemnification requirements prescribed.

By signing below, I hereby agree to defend, indemnify and hold harmless the city and I certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested might be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as deemed by the City of Carlsbad.

Applicant Signature: _____

Name: Kirk Moeller Date: 10-03-23

This form must be stapled/attached to the application and shall be effective until replaced or revoked in writing.

Letter of Authorization
Lot 39 – 260 Normandy Lane
APN: 203-023-06

I, Glenn D. Jackson, Trustee of the Jackson Family Trust, dated October 22, 2011, as the owner of Lot 39 – 260 Normandy Lane, APN 203-023-06 (Property), do hereby empower Kirk Moeller Architects Inc. to act on behalf of the Property.

DocuSigned by:
Glenn D. Jackson, Trustee
BCD8C527B523A7D...

Glenn D. Jackson, Trustee of the Jackson Family Trust, dated October 22, 2011

10/11/2023

Date

CEQA DETERMINATION OF EXEMPTION

FILE

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: February 20, 2024

Project Number and Title: CDP 2023-0054/V 2023-0010 (DEV2023-0135) - NORMANDY BEACH HOME (LOT 39)

Project Location - Specific: 260 Normandy Lane

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Demolish an existing single-family residence and accessory structure and construct a 2,939-square-foot, three-story, four-bedroom, single-family home with an attached two-car garage.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: KIRK MOELLER ARCHITECTS INC

Name of Applicant: KIRK MOELLER, KIRK MOELLER ARCHITECTS INC

Applicant's Address: 2888 LOKER AVE EAST, SUITE 220, CARLSBAD, CA, 92010

Applicant's Telephone Number: (760) 814-8128

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: New Construction or Conversion of Small Structures – Section 15303
- ☐ Statutory Exemptions - State code number:
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Construction of one single-family residence.

Lead Agency Contact Person: Kyle Van Leeuwen **Telephone:** 442-339-2611

Eric Lardy 2/20/24

ERIC LARDY, City Planner Date

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

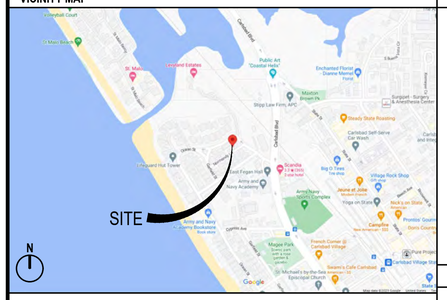
Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

Exhibit 7

NORMANDY BEACH HOME

RESIDENTIAL DEVELOPMENT
260 NORMANDY LANE LOT 39
CARLSBAD, CALIFORNIA

VICINITY MAP



CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA EXISTING BUILDING CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: THIS PROJECT CONSISTS OF SINGLE FAMILY DWELLINGS AND DOES NOT CONTAIN ACCESSIBLE UNITS.

LEGAL DESCRIPTION

LOT 39 IN GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, FEBRUARY 21, 1924.

CLIMATE ACTION PLAN (CAP)

1A. CONSISTENT WITH GENERAL PLAN LAND USE AND ZONING	YES
2. RESIDENTIAL NEW CONSTRUCTION	
2A. PHOTOVOLTAIC REQUIREMENT	YES
CONDITIONED FLOOR AREA (CFA) METHOD)	2.83 KWDC
3A. WATER HEATING	YES
HEAT PUMP WATER HEATING	YES
4B. ELECTRIC VEHICLE CHARGING	YES
READY:	1

UTILITY/ SERVICE PROVIDERS

SEWER DISTRICT:	CARLSBAD WASTEWATER DIVISION
WATER DISTRICT:	CARLSBAD MUNICIPAL WATER DISTRICT
GAS:	SDGE
ELECTRIC:	SDGE
TELCO:	AT&T
SCHOOL DISTRICT:	CARLSBAD UNIFIED
FIRE PROTECTION DISTRICT:	CARLSBAD FIRE

AVERAGE DAILY TRAFFIC

RESIDENTIAL (EXISTING):	10 TRIPS PER D.U. X 1 UNITS = 10 ADT
RESIDENTIAL (PROPOSED):	10 TRIPS PER D.U. X 1 UNITS = 10 ADT
NET INCREASE:	0 TRIPS

PLUMBING CALCULATIONS

PROPOSED WATER USAGE

RESIDENTIAL (EXISTING):	250 GPD X 1 UNITS = 250 GPD
RESIDENTIAL (PROPOSED):	250 GPD X 1 UNITS = 250 GPD
NET INCREASE:	0 GPD

PROPOSED SEWER USAGE

RESIDENTIAL (EXISTING):	(EDU) = 220 GAL/DAY X 1 DU X (1 EDU PER/DU) = 220 GAL/DAY
RESIDENTIAL (PROPOSED):	(EDU) = 220 GAL/DAY X 1 DU X (1 EDU PER/DU) = 220 GAL/DAY
NET INCREASE:	0 GAL/DAY

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	203-023-06-00
ADDRESS:	260 NORMANDY LANE CARLSBAD, CALIFORNIA
STORIES:	3
HEIGHT (MAXIMUM):	30-0"
GENERAL PLAN:	R-15
ZONING:	R-3, BEACH AREA OVERLAY (BAOZ) MELLO II SEGMENT OF THE LOCAL COASTAL PROGRAM (LCP)
COASTAL ZONE:	YES

DEVELOPMENT ANALYSIS

LOT AREA:	
EXISTING RESIDENTIAL LOT:	2,511 S.F. / .05 AC
RESIDENTIAL UNITS:	
EXISTING (TO BE REMOVED):	1 UNIT
PROPOSED RESIDENCE:	1 UNIT
DWELLING UNIT DENSITY:	
ALLOWABLE DENSITY:	1 DWELLING UNIT
PROPOSED DENSITY:	1 DWELLING UNIT
BUILDING AREAS:	
BUILDING A (UNIT 1):	
1ST FLOOR:	
CONDITIONED AREA:	611 S.F.
GARAGE:	529 S.F.
OVERHANGING ELEMENTS:	347 S.F.
2ND FLOOR:	
CONDITIONED AREA:	1,199 S.F.
3RD FLOOR:	
CONDITIONED AREA:	1,162 S.F.
TOTAL FLOOR AREA (CONDITIONED):	2,972 S.F.
TOTAL BUILDING AREA (INCLUDING GARAGE):	3,497 S.F.
LOT COVERAGE:	
LOT 38:	1,505 S.F. / 2,511 S.F. = 59.9%

BUILDING CODE ANALYSIS

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	R-3/ U (PRIVATE GARAGES)
OCCUPANT LOAD:	15
DESCRIPTION OF USE:	RESIDENTIAL
EXISTING USE:	VACANT
FULLY SPRINKLERED:	NFPA 13D YES
FIRE ALARM:	NO
STANDPIPES:	NO
STORIES:	3
HEIGHT:	30'-0" MAX.
ALLOWABLE FLOOR:	UNLIMITED

SCOPE OF WORK/ PROJECT DESCRIPTION

CONSTRUCTION OF A THREE-STORY, 30 -FOOT-TALL SINGLE FAMILY DWELLING UNIT. SITE IMPROVEMENTS CONSIST OF A PRIVATE DRIVEWAY WITH ADEQUATE ON-SITE PARKING DEDICATED TO RESIDENCE. ALL EXISTING IMPROVEMENTS ARE TO BE DEMOLISHED INCLUDING THE EXISTING DWELLING UNIT AND DETACHED GARAGE.

PROJECT DIRECTORY

OWNER:	260 NORMANDY, LLCTRUSTEE OF CONTACT: KEVIN DUNN 5315 AVENIDA ENCINAS, SUITE 200 CARLSBAD, CALIFORNIA 92008 T: 949-637-3254 kdunn@rincongrp.com
DEVELOPER/ CONTRACTOR:	RINCON HOMES CONTACT: KEVIN DUNN 5315 AVENIDA ENCINAS, SUITE 200 CARLSBAD, CALIFORNIA 92008 T: 949-637-3254 kdunn@rinconrgrp.com
CIVIL:	PASCO LARET SUITER & ASSOCIATES (PLSA) CONTACT: TYLER LAWSON 535 N HIGHWAY 101 STE A SOLANA BEACH, CALIFORNIA 92075 T: 858-259-8212 tlawson@plsaengineering.com
ARCHITECT:	KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE 220 CARLSBAD, CALIFORNIA 92010 T: 760-814-8128 kirk@kmarchitectsinc.com

PARKING ANALYSIS

PARKING REQUIRED

RESIDENTIAL DENSITY MULTIPLE/ PLANNED DEVELOPMENT ORDINANCE:	(1) 2-CAR GARAGE PLUS VISITOR AT 0.3 SP. PER UNIT.
TOTAL SPACES REQUIRED:	
PRIVATE GARAGE:	2 CAR GARAGE = 2 SP.
VISITOR	(0.3 X 1 RESIDENCES) 1 SP.
TOTAL SPACES REQUIRED:	3 SPACES

PARKING PROVIDED

PRIVATE GARAGE:	2 CAR GARAGE = 2 SP.
DRIVEWAY SPACES:	2 SP.
TOTAL SPACES PROVIDED:	4 SPACES

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A1.1	SITE PLAN
A1.2	EXISTING SITE PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS

CIVIL

C1.0	DRAINAGE AND GRADES PLAN

CDP 2023-0054
V 2023-0010

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

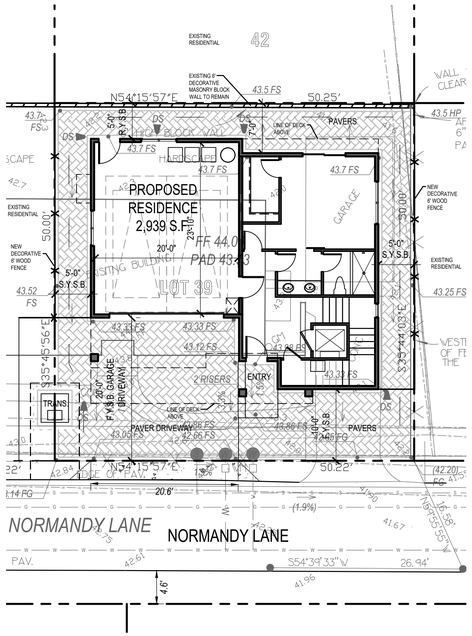
ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A0.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
TITLE SHEET

Sheet Number:
A0.1



CONCEPTUAL SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

CDP 2023-0054
V 2023-0010

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
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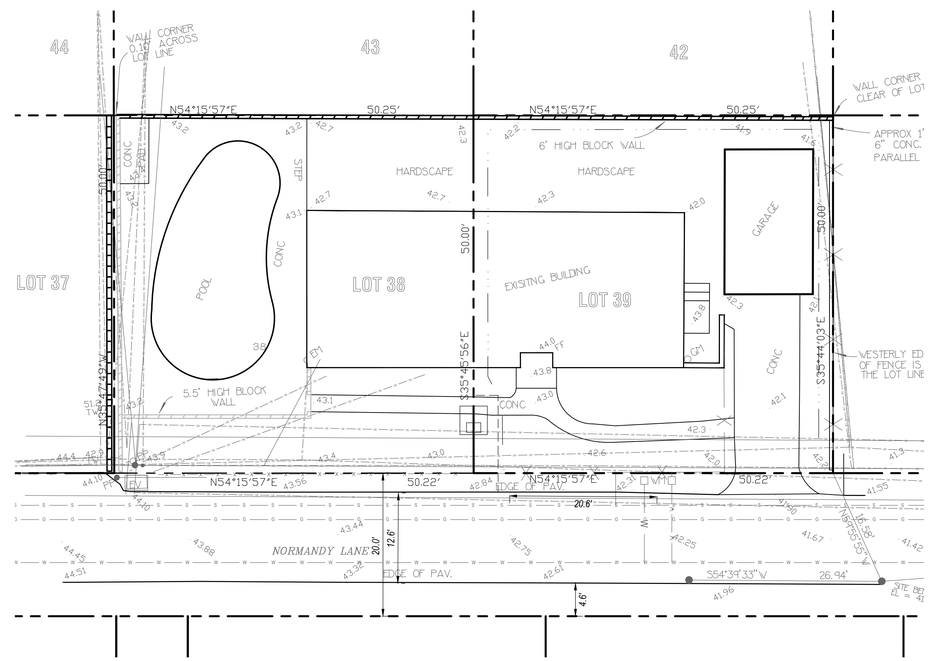
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A1.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
SITE PLAN

Sheet Number:
A1.1



EXISTING SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

CDP 2023-0054
V 2023-0010

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

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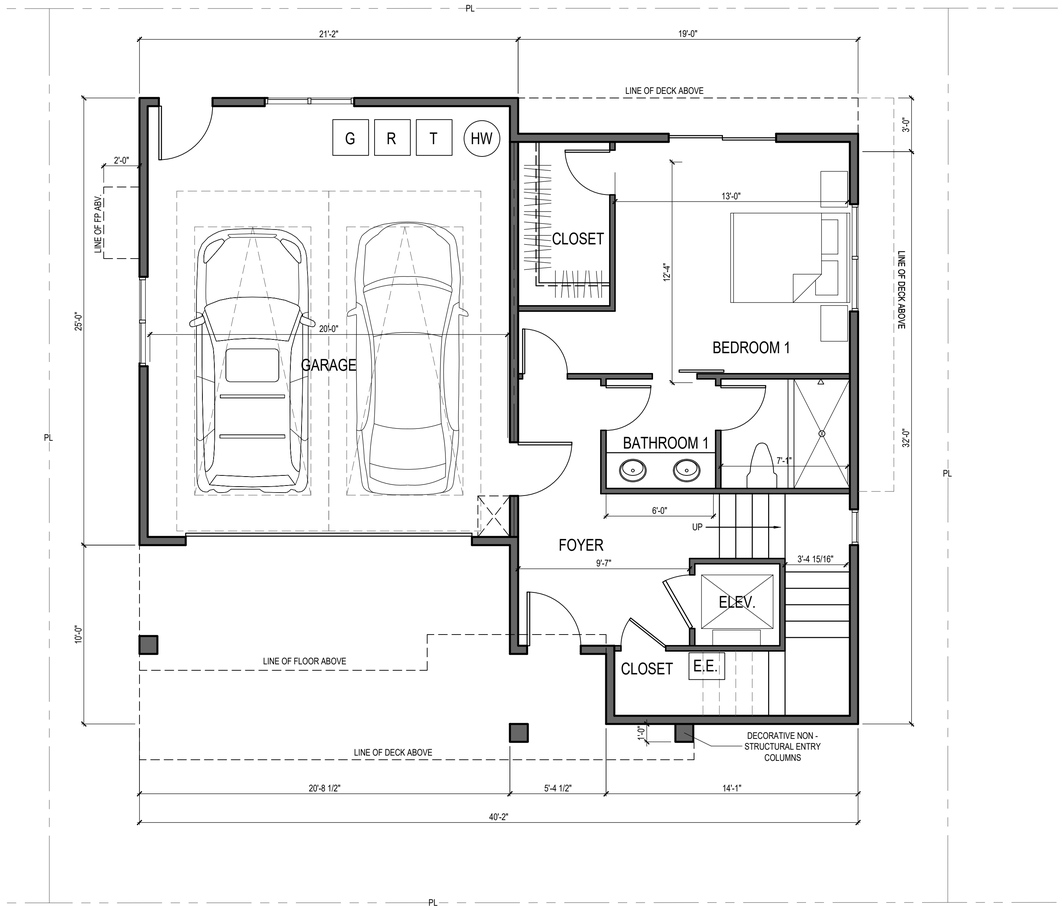
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A1.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
EXISTING SITE PLAN

Sheet Number:
A1.2



FIRST FLOOR = 611 SF
TOTAL UNIT = 2,972 SF

LOT 39 FIRST FLOOR PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

CDP 2023-0054
V 2023-0010

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

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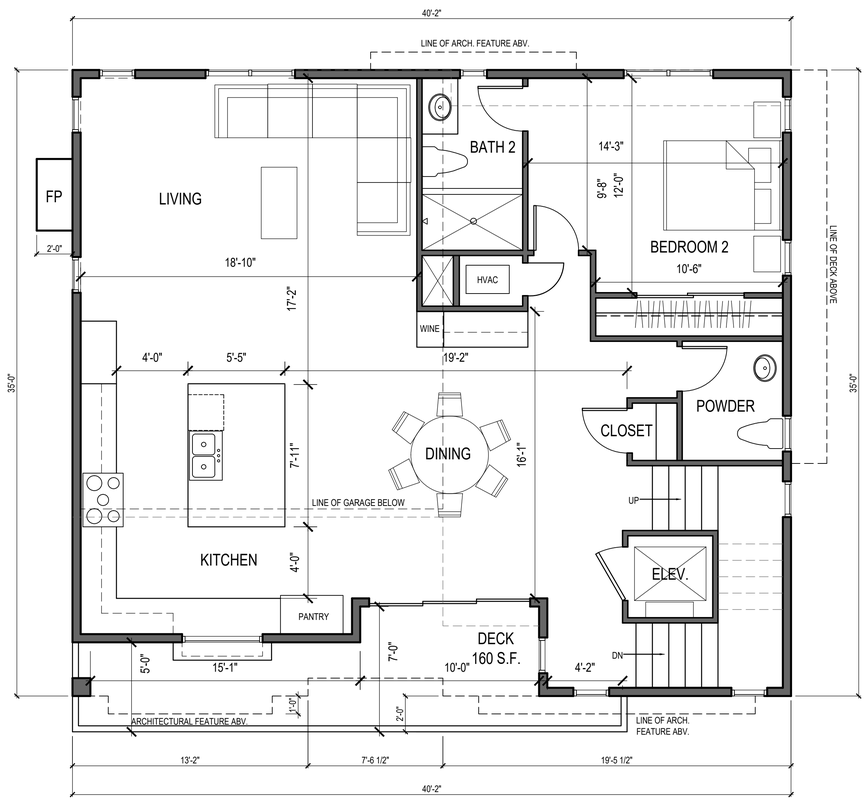
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.1
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 FIRST FLOOR PLAN

Sheet Number:
A2.1



SECOND FLOOR = 1,199 SF

LOT 39 SECOND FLOOR PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

N

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V 2023-0010

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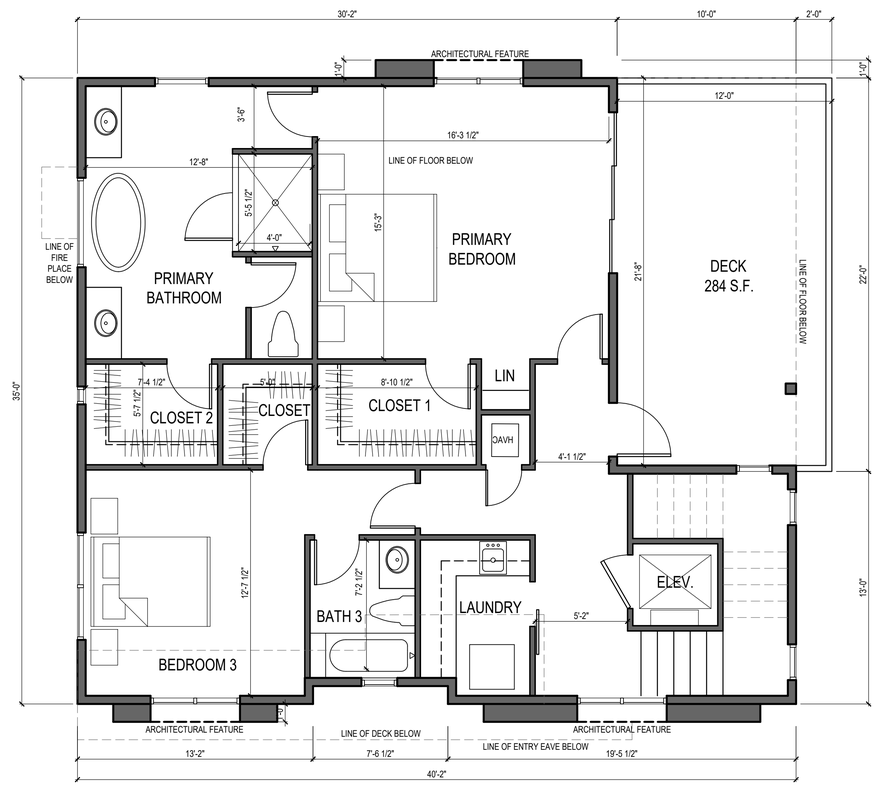
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 SECOND FLOOR PLAN

Sheet Number:
A2.2



THIRD FLOOR = 1,158 SF

LOT 39 THIRD FLOOR PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

N

CDP 2023-0054
V 2023-0010

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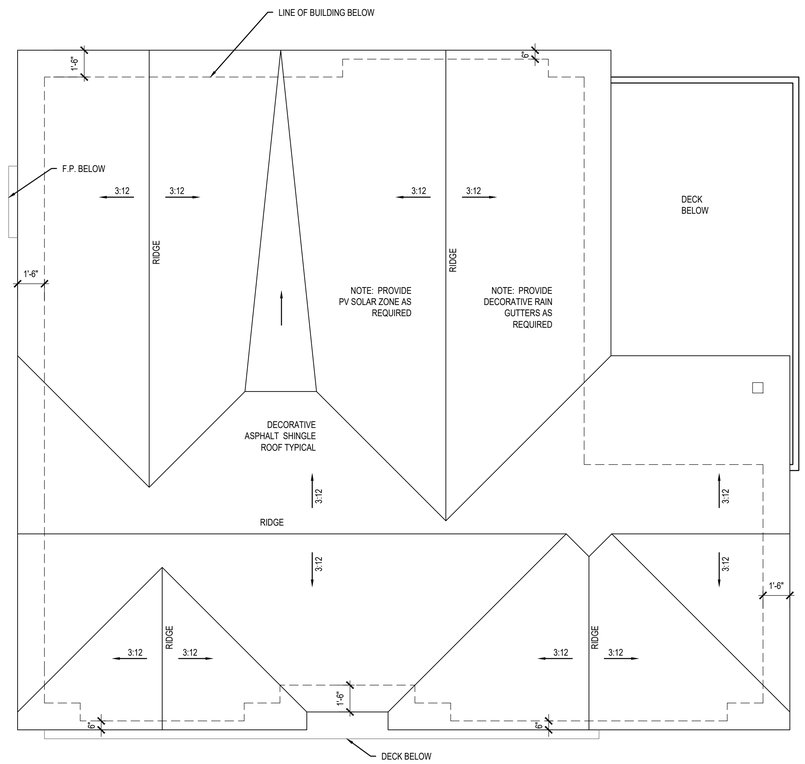
NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.3
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 THIRD FLOOR PLAN

Sheet Number:
A2.3



LOT 39 ROOF PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

CDP 2023-0054
V 2023-0010

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A2.4
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 ROOF PLAN

Sheet Number:
A2.4

NORMANDY BEACH HOMES
CARLSBAD, CA

CONCEPTUAL SOUTH ELEVATION - LOT 39 12-14-23

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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KIRK@KMARCHITECTSINC.COM
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NORMANDY BEACH HOMES
CARLSBAD, CA

CONCEPTUAL EAST ELEVATION - LOT 39 12-14-23

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KIRK MOELLER ARCHITECTS, INC.
KIRK@KMARCHITECTSINC.COM
760-814-6128

A JAMES HARDIE STRAIGHT EDGE COMPOSITE SHINGLE SIDING, COLOR: ARCTIC WHITE

B JAMES HARDIE COMPOSITE BOARD & BATTEN SIDING, COLOR: BOOTHBAY BLUE

C LIGHT COLOR SAND FINISH STUCCO 20/30 - SW7005 PURE WHITE

D ELDORADO TUNDRA BRICK, COLOR: CHALK DUST

E LIGHT PAINT (FASCIA/ TRIM) - SW7005 PURE WHITE

F LIGHT PAINT (ACCENT/ TRIM) - SW7005 PURE WHITE

G DECORATIVE DECK GUARDRAIL - PAINTED WHITE WITH SW IRON ORE SPINDELS AND TOP CAP

H NATURAL WOOD TONE FRONT DOORS

J CLEAR RESIDENTIAL GLAZING WITH COLORED ALUMINUM BLACK TRIM

K DECORATIVE NATURAL WOOD TONE GARAGE DOOR

L DARK GRAY COMPOSITE SHINGLE ROOF

NORMANDY BEACH HOMES
CARLSBAD, CA

COLOR AND MATERIAL PALETTE- LOT 39

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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V 2023-0010

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A3.1-2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
COLOR & MATERIAL PALETTE

Sheet Number:
A3.0

LOT 39 NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LOT 39 WEST ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. BUILDING HEIGHT IS MEASURED FROM NEWLY CREATED PAD.
2. F.F.E. = FINISH FLOOR ELEVATION.
3. ALL NOTES ARE TYPICAL.
4. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
5. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
6. ALL WINDOWS ADJACENT TO STUCCO OR SIDING PROVIDES 4" WIDE AND 2" DEEP WINDOW TRIM OF THE SAME MATERIAL (STUCCO OR FIBER/CEMENT BOARD). AT LEAST 66% OF WINDOWS/ DOORS SHALL HAVE TRIM THAT PROJECTS A MINIMUM OF 2".
7. SLIDING WINDOW AND DOORS FRAMES TO BE VINYL.

PAINT HATCH LEGEND

- COMPOSITE STRAIGHT EDGE SIDING PER COLOR/ MATERIAL SCHEDULE (A)
- COMPOSITE BOARD & BATTEN SIDING PER COLOR/ MATERIAL SCHEDULE (B)
- STUCCO PER COLOR/ MATERIAL SCHEDULE (C)
- STONE PER COLOR/ MATERIAL SCHEDULE (D)

COLOR/ MATERIAL SCHEDULE

- (A) JAMES HARDIE STRAIGHT EDGE COMPOSITE SHINGLE SIDING, COLOR: ARCTIC WHITE
- (B) JAMES HARDIE COMPOSITE BOARD & BATTEN SIDING, COLOR: BOOTHBAY BLUE
- (C) LIGHT COLOR SAND FINISH STUCCO 20/30 - SW7005 PURE WHITE
- (D) ELDORADO TUNDRA BRICK, COLOR: CHALK DUST
- (E) LIGHT PAINT (FASCIA/ TRIM) - SW7005 PURE WHITE
- (F) LIGHT PAINT (ACCENT/ TRIM) - SW7005 PURE WHITE
- (G) DECORATIVE DECK GUARDRAIL - PAINTED WHITE WITH SW IRON ORE SPINDELS AND TOP CAP
- (H) NATURAL WOOD TONE FRONT DOORS
- (J) CLEAR RESIDENTIAL GLAZING WITH COLORED ALUMINUM BLACK TRIM
- (K) DECORATIVE NATURAL WOOD TONE GARAGE DOOR
- (L) DARK GRAY COMPOSITE SHINGLE ROOF

KEYNOTES

1. DECORATIVE BLACK EXTERIOR WALL SCONCE LOCATION.
2. BUILDING ADDRESS LOCATION PER CITY OF CARLSBAD STANDARDS.
3. 4" WIDE DECORATIVE STUCCO OR SIDING WINDOW TRIM. PROJECTS 2" MINIMUM FROM WINDOW.
4. WOOD COLUMNS

CDP 2023-0054
V 2023-0010

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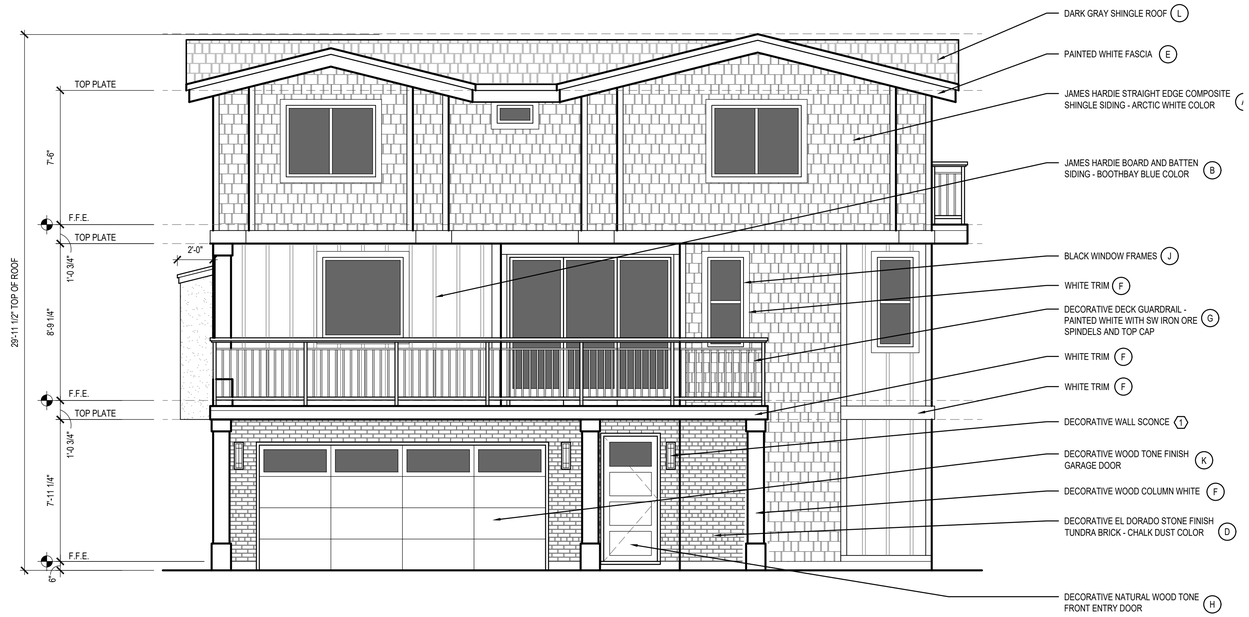
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A3.1-2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 BUILDING ELEVATIONS

Sheet Number:
A3.1



LOT 39 SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LOT 39 EAST ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. BUILDING HEIGHT IS MEASURED FROM NEWLY CREATED PAD.
2. F.F.E. = FINISH FLOOR ELEVATION.
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- COMPOSITE STRAIGHT EDGE SIDING PER COLOR/ MATERIAL SCHEDULE (A)
- COMPOSITE BOARD & BATTEN SIDING PER COLOR/ MATERIAL SCHEDULE (B)
- STUCCO PER COLOR/ MATERIAL SCHEDULE (C)
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COLOR/ MATERIAL SCHEDULE

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KEYNOTES

- (1) DECORATIVE BLACK EXTERIOR WALL SCONCE LOCATION.
- (2) BUILDING ADDRESS LOCATION PER CITY OF CARLSBAD STANDARDS.
- (3) 4" WIDE DECORATIVE STUCCO OR SIDING WINDOW TRIM. PROJECTS 2" MINIMUM FROM WINDOW.
- (4) WOOD COLUMNS

CDP 2023-0054
V 2023-0010

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NORMANDY BEACH HOME
260 NORMANDY LANE - LOT 39
CARLSBAD, CA 92008

Date:	10-04-23
Project:	NORMANDY BEACH HOMES
File:	A3.1-2
Revisions:	
1 PLANNING #1	12-14-23
2 PLANNING COMMISSION	3-28-24

Sheet Title:
LOT 39 BUILDING ELEVATIONS

Sheet Number:
A3.2

LOT 39

PRELIMINARY DRAINAGE AND GRADES PLAN

NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORD INFORMATION. CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION, AND MATERIAL PRIOR TO CONSTRUCTION.

SITE NOTES

1. ALL EXISTING UTILITIES SHOWN HEREON PER BEST AVAILABLE RECORD INFORMATION. EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES UNKNOWN. CONTRACTOR TO FIELD VERIFY LOCATION AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES BETWEEN ACTUAL LOCATION AND PLAN LOCATION OF UTILITIES UPON DISCOVERY OF DISCREPANCY.
2. ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

LANDSCAPE NOTE:
SUSTAINABLE LANDSCAPING (SITE DESIGN BMP SD-K) TO BE IMPLEMENTED TO MAXIMUM EXTENT FEASIBLE, PER FACT SHEET BL-4, CITY OF CARLSBAD BMP DESIGN MANUAL.

GEOTECHNICAL NOTE:
PROVIDE IMPERMEABLE LINER A MIN. OF 24" FROM OUTSIDE OF ENTIRE BUILDING PERIMETER FOUNDATION PER SOILS ENGINEER RECOMMENDATIONS.

WORK TO BE DONE

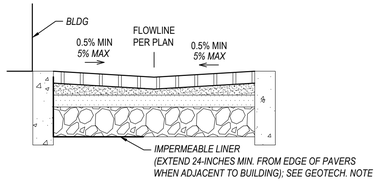
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

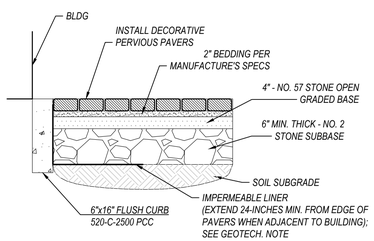
STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS**
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS**
(3) CITY OF CARLSBAD ENGINEERING STANDARDS, VOLUME 1, 2, & 3.
** AS MODIFIED BY CITY OF CARLSBAD STANDARDS



POROUS PAVER SWALE DETAIL

NOT TO SCALE



POROUS PAVER DETAIL

NOT TO SCALE

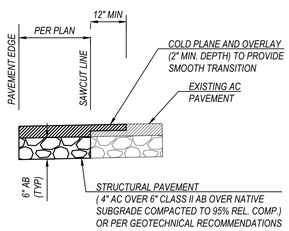
NOTES:
-ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.)
-THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
-EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
-SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED

LEGEND

PROJECT BOUNDARY/ PL
RIGHT-OF-WAY
CENTERLINE OF ROAD
EXISTING SEWER MAIN — S — S —
EXISITNG WATER MAIN — W — W —
PROPOSED FLOWLINE
PROPOSED FLUSH CURB
PROPOSED 6" (MIN) TYPE G CURB
PROPOSED WATER SERVICE — W — W —
PROPOSED POROUS PAVERS
PROPOSED PCC
PROPOSED AC PAVEMENT
PROPOSED TRENCH & AC RESTORATION

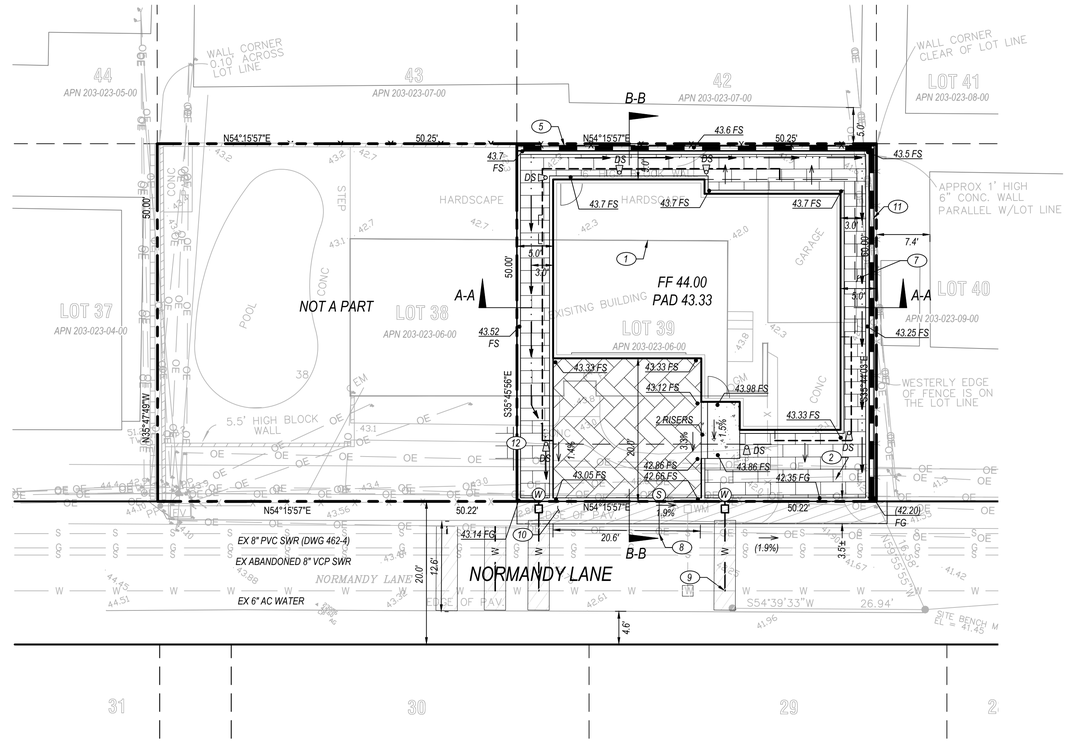
VICINITY MAP

SCALE: NTS



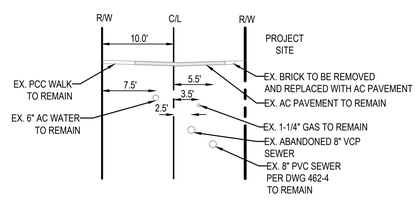
DETAIL: AC PAVEMENT

NOT TO SCALE



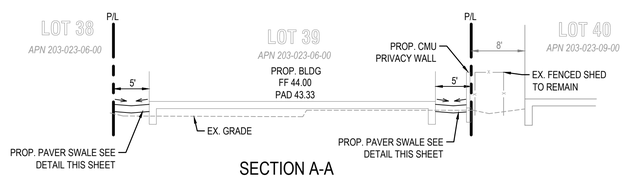
PRELIMINARY DRAINAGE & GRADES PLAN

SCALE: 1" = 10'



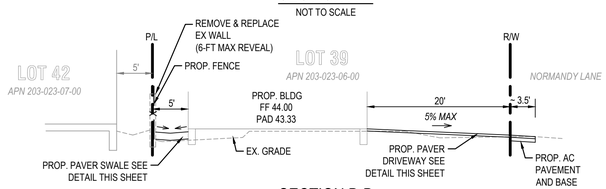
NORMANDY LANE TYPICAL SECTION

NOT TO SCALE



SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

CONSTRUCTION NOTES

1. EXISTING BUILDING & APPURTENANCES TO BE REMOVED
2. EXISTING HARDSCAPE TO BE REMOVED
3. NOT USED
4. NOT USED
5. EXISTING WALL (ON-SITE) TO BE REMOVED AND REPLACED.
6. NOT USED
7. PROPOSED POROUS PAVERS PER DETAIL THIS SHEET
8. EXISTING 4" SEWER LATERAL TO BE RE-USED
9. PROPOSED 1" METER W/ FIRE SERVICE PER CMWD STD W-5.
10. PROPOSED AC PAVEMENT. SEE DETAIL, THIS SHEET.
11. EXISTING FENCE TO BE REMOVED & REPLACED WITH CMU PRIVACY WALL (6-FT MAX. HEIGHT) PER STD PLAN 601-5 TYPE 3
12. PROPOSED CONDUIT & TRANSFORMER PER SEPARATE SDGE WORK ORDER.

ABBREVIATIONS

BC= BOTTOM OF CURB
BS= BOTTOM OF STAIR
BW= BOTTOM OF WALL
FS = FINISHED SURFACE
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION PER ARCHITECT
FL = FLOWLINE
FS = FINISHED SURFACE
GF = FACE OF GARAGE ELEVATION
IE = INVERT ELEVATION
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL
TS= TOP OF STAIR
T.CAP. = TRASH CAPTURE

0 10 20 30
SCALE: 1" = 10'

LEGAL DESCRIPTION

LOT 39 OF GRANVILLE PARK, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1782, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUYARY 21, 1927

APN 203-023-06-00

SITE ADDRESS

260 NORMANDY LANE
CARLSBAD CA 92008

TOPOGRAPHY

TOPOGRAPHY OBTAINED BY FIELD SURVEY
PREPARED BY: BAKER LAND SURVEYS
CARLSBAD, CA

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF CARLSBAD BENCH MARK 129, STATION NAME BM-OC 155. NGVD 29 ELEVATION = 20.04. SEE SITE BENCH MARK.

ZONING INFORMATION

EXISTING PARCELS:	1 PARCELS	EXISTING USE:	RESIDENTIAL
PROPOSED PARCELS:	1 PARCELS	PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	R-15		
VILLAGE AND BARIO PLAN DISTRICT:	N/A		
PRESENT ZONING REQUIREMENTS:	R-3	OVERLAY ZONE: COASTAL, BEACH	

UTILITIES

WATER	CWMD
FIRE	CARLSBAD FIRE
SEWER	CBD
SCHOOL DISTRICT	CA

SCOPE OF WORK/PROJECT DESCRIPTION

THE PROJECT INCLUDES THE DEMOLITION OF EXISTING SITE AND THE CONSTRUCTION OF PROPOSED RESIDENTIAL STRUCTURE & ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL INCLUDE SITE GRADING, DRAINAGE AND UTILITY IMPROVEMENTS.

ACCESS

NORMANDY LANE, A PUBLIC ROAD

EARTHWORK / PROJECT GRADING

CUT:	25 CY	MAX CUT HEIGHT:	1.0 FT
FILL:	50 CY	MAX FILL HEIGHT:	2.0 FT
IMPORT:	25 CY		

REMEDIAL: 45 CY

ESTIMATE DOES NOT INCLUDE STRIPPINGS OR UTILITY TRENCH VOLUMES, IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL SATISFY SELF THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS).
DEPTH & QUANTITY OF REMEDIAL GRADING IS SUBJECT TO FIELD VERIFICATION BY PROJECT SOILS ENGINEER IN FIELD DURING EXCAVATION.

IMPERVIOUS AREA CALCULATIONS

TOTAL PROPERTY AREA:	2511 SF
TOTAL DISTURBED AREA:	2585 SF
EXISTING IMPERVIOUS AREA:	1757 SF
PROPOSED IMPERVIOUS AREA: (TOTAL)	1700 SF
NEW:	348 SF
REPLACED:	1352 SF

SHEET INDEX

SHEET 1 - DRAINAGE & GRADES PLAN

ENGINEER OF WORK

TYLER LAWSON, PE #80356 DATE

C1.0
DRAINAGE AND GRADES PLAN

REGISTERED PROFESSIONAL ENGINEER TYLER G LAWSON No. 80356 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA

PLSA
PLSAENGINEERING.COM

Exhibit 8

Exhibits “A” – “J” dated May 1, 2024 (on file in the Office of the City Clerk).

PLANNING COMMISSION

Staff Report

Meeting Date:	May 1, 2024	Item 3
To:	Planning Commission	
Staff Contact:	Lauren Yzaguirre, Associate Planner; 442-339-2634, Lauren.Yzaguirrre@carlsbadca.gov	
Subject:	Maple Duplex, demolish a duplex and detached garage and construct a new duplex with subterranean parking	
Location:	147 & 149 Maple Ave., Carlsbad CA 92008/APN 204-233-18-00/District 1	
Case Numbers:	SDP 2023-0009/CDP 2023-0017 (DEV2023-0059)	
Applicant/Representative:	Austin and Rachael Petelski (858) 342-5429, rapetelski@gmail.com	
CEQA Determination:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:	
Permit Type(s):	☒ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☐ Other:	
CEQA Status:	☐ The environmental assessment IS on the Agenda for discussion. ☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda	
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)	

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** Site Development Plan (SDP) 2023-0009, and Coastal Development Permit (CDP) 2023-0017 based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The subject site consists of a 0.13-acre lot, located at 147 and 149 Maple Ave. between Carlsbad Boulevard and Garfield Street. The lot contains an existing 1,240-square-foot, one-story, residential duplex, constructed in 1951, a 480-square-foot, one-car garage constructed between 1951 and 1953 and an approximately 74-square-foot shed. The parcel slightly slopes to the rear and is mostly hardscaped with a concrete patio in the front surrounded by a low concrete masonry unit wall and a driveway leading to the garage in the rear. The parcel contains an approximately 1,020-square-foot golf green made with artificial turf behind the garage in the rear and

Site Map

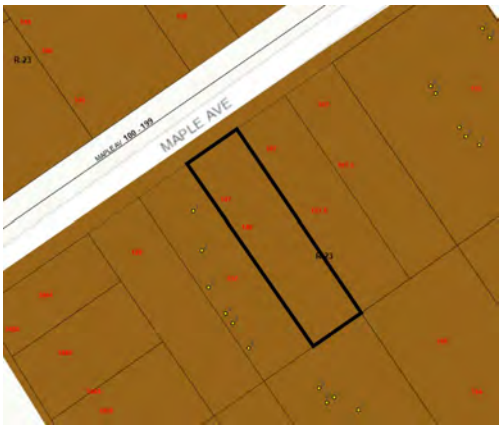
minimal ornamental landscaping. The subject site is surrounded by a mixture of single-family, duplex, and multi-family residences allowed by the existing Multiple-Family Residential (R-3) zoning and consistent with the General Plan density.

Table "A" below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibit 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 15-23 dwelling units per acre (R-23)	Multiple-Family Residential Zone (R-3)	Duplex
North	Residential, 15-23 dwelling units per acre (R-23)	Multiple-Family Residential Zone (R-3)	Residential Condominiums
South	Residential, 15-23 dwelling units per acre (R-23)	Multiple-Family Residential Zone (R-3)	Multi-family Apartments
East	Residential, 15-23 dwelling units per acre (R-23)	Multiple-Family Residential Zone (R-3)	Two Detached Single-Family Residences
West	Residential, 15-23 dwelling units per acre (R-23)	Multiple-Family Residential Zone (R-3)	Multi-family Apartments

General Plan Designation



Zoning Designation

Proposed Project

The applicant proposes to demolish the existing duplex, detached garage, and shed on site and construct a new duplex with subterranean parking. The modifications are as follows:

- Proposed Duplex

  Demolish the existing 1,240-square-foot one-story duplex, 480-square-foot detached garage, and 74-square-foot shed and construct a 11,047-square-foot, three-story, duplex with subterranean parking.

  The duplex will include a 4,984 square-foot residential unit (unit 1), a 2,024-square-foot residential unit (unit 2), and a 630-square-foot attached storage area. Unit 1, located at the front half of the structure, will consist of three stories and contain 6 bedrooms, 6 full bathrooms, 2 half bathrooms, a second story deck, a third story deck with a spa, and a front patio. Unit 2, located in the rear portion, of the structure will consist of 3 bedrooms, 2 full bathrooms, a half bathroom and a third story deck. An open courtyard with enclosed storage is proposed between the two units on the second floor. The 630-square-foot

storage room proposed on the first floor between the two units will be converted to an attached accessory dwelling unit (ADU) under a separate permit. The architectural design is characterized as a beach farmhouse design.

The project proposes a new 12-foot-wide driveway ramp from Maple Avenue to the subterranean parking. Five parking spaces will be accessed via a vehicle turntable with a 16-foot-4-inch circumference turning surface. The turntable will have a capacity of 10,000 pounds and will rotate at a speed of 0.2 to 1 revolution per minute. The turntable will be operated via remote and wall control panels and will be powered by an electric motor. The turntable will have built-in safety mechanisms that detect if a wheel is off the turning surface or if the turning of the table would result in a collision of any sort. The degree of sophistication for control (pre-determined stop points, smart home integration, etc.) as well as the top panel material type (aluminum, steel, stainless steel, ACX plywood) will be determined by the owner.

- Proposed Grading

  The proposed grading includes cut of 1,437 cubic yards of material, fill of 28 cubic yards of material and export of 1,409 cubic yards of material. Remedial grading includes 420 cubic yards of material. The maximum cut depth is 14.18 feet. The maximum fill depth is 2.33 feet.

Public Outreach & Comment

Public notice of the proposed Project was mailed on Aug. 9, 2023, to property owners within 600 feet of the subject property and all residents within 100 feet. No comments as a result of the public notice. A Notice of Determination of Exemption was posted on the city's website and an email was distributed to interested individuals on March 22, 2024, no comments were received. Additionally, the Project is not subject to the enhanced stakeholder outreach in City Council Policy No. 84 (Development Project Public Involvement Policy).

Response to Public Comment & Project Issues

No comments were received.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-23 Residential which allows for the development of single and multi-family residences at a density of 15-23 dwelling units per acre (du/ac) with a Growth Management Control Point (GMCP) of 19 du/ac. The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Tile 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including R-3 Multiple-Family Residential Zone (CMC Chapter 21.16) and Beach area Overlay (BAO) Zones (CMC 21.82). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Mello II Segment of the Local Coastal Program, including all goals and policies of the General Plan and all zoning code standards, as referenced above.

Inclusionary Housing Ordinance

The project is not adding additional housing units, with two housing units currently existing and two units proposed. Therefore, the project is not subject to inclusionary housing requirements.

Discretionary Actions & Findings

The proposed Project requires approval of a Site Development Plan and a Coastal Development Permit both of which are discussed below.

Site Development Plan (SDP 2023-0009)

Approval of a Site Development Plan (SDP) is required to ensure that that site layout, configuration, and site development standards comply with all relevant city standards. (CMC §21.06.030.) Staff finds that the required findings for this application can be met (Exhibit 3).

Coastal Development Permit (CDP 2023-0017)

Approval of a Coastal Development Permit (CDP) is required to ensure that the project complies with Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Costal Resource Protection Overlay Zone (CMC Chapter 21.203). Staff finds that the required findings for this application can be met (Exhibit 3).

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines section 15303– New Construction or Conversion of Small Structures. A notice of intended decision regarding the environmental determination was advertised on Mar. 22, 2024 and posted on the city's website. No comment letter or appeal was received, and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance, the City Planner's written decision is final. Refer to Exhibit 5 for additional support and justification.

Conclusion

Considering the information above and in the referenced attachments, staff has found that the proposed Project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. All required public improvement and utilities are available to serve the proposed development. In addition, there are no environmental issues associated with the Project.

The Project is conditioned to ensure the proposed Project's compatibility with the surrounding properties and that the public health, safety, and welfare of the community are maintained. The Project would be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolutions, recommending approval of the proposed Project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Notice of CEQA Determination
6. List of Acronyms and Abbreviations
7. Reduced Exhibits
8. Exhibits "A" – "AA" May 1, 2024 (on file in the Office of the City Clerk)

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A SITE DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT TO DEMOLISH A DUPLEX AND CONSTRUCT A DUPLEX WITH SUBTERRANEAN PARKING AND ATTACHED STORAGE ON A 0.13-ACRE SITE LOCATED AT 147 AND 149 MAPLE AVE., WITHIN THE MELLO II SEGMENT OF THE LOCAL COASTAL PROGRAM AND LOCAL FACILITIES MANAGEMENT ZONE 1.

CASE NAME: MAPLE DUPLEX
CASE NO.: SDP 2023-0009/CDP 2023-0017 (DEV2023-0059)

WHEREAS, **Austin D. Petelski and Rachel A. Petelski**, "Developer" and "Owner" has filed a verified application with the City of Carlsbad described as

Lot 20 in Block D of Palisades, in the City of Carlsbad, County of San Diego, State of California, according to map thereof no. 1747, filed in the Office of the County Recorder of San Diego County, February 5, 1923.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Site Development Plan and Coastal Development Permit as shown on Exhibit(s) **"A" – "AA"** dated **May 1, 2024**, on file in the Planning Division, **SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX**, as provided by Chapter 21.06, 21.16, 21.82, 21.201 and 21.203 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the **Site Development Plan** and **Coastal Development Permit** application and performed the necessary investigations to determine if the project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq. After consideration of all evidence presented, and studies and investigations made by the city planner and on its behalf, the city planner determined that the project was exempt from further environmental review pursuant to State CEQA Guidelines

sections 15303(b) - New Construction or Conversion of Small Structures. This exception is for the construction of duplexes or similar multi-family residential structures totaling no more than four dwelling units. The project will not have a significant effect on the environment and all of the requirements of CEQA have been met; and

WHEREAS, on Mar. 22, 2024, the city distributed a notice of intended decision to adopt the "New Construction or Conversion of Small Structures" exemption. The notice was circulated for a 10-day period, which began on Mar. 22, 2024 and ended on Apr. 1, 2024. The city did not receive any comment letters on the CEQA findings and determination. The effective date and order of the city planner CEQA determination was Apr. 1, 2024; and

WHEREAS, the Planning Commission did, on **May 1**, **2024**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Site Development Plan and Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX**, based on the following findings and subject to the following conditions:

Findings:

Site Development Plan (SDP 2023-0009)

1. That the requested development or use is properly related to the site, surroundings and environmental settings, will not be detrimental to existing development or uses or to development or uses specifically permitted in the area in which the proposed development or use is to be located, and will not adversely impact the site, surroundings or traffic circulation, in that

the project consists of the demolition of an existing residential duplex, detached garage, and shed and the construction of residential duplex with subterranean parking on a 0.13-acre lot located at 147 and 149 Maple Ave. The site is surrounded by a mix of existing single-family, duplex, and multiple-family residential developments. The proposed duplex project at a density of 15 du/ac is consistent with the R-23 Residential (15-23 du/ac) General Plan Land Use designation. The project is consistent with the various elements and objectives of the General Plan as discussed in the findings below and Section "A" of the Project Analysis. The proposed residential duplex project will not be detrimental to existing uses or to uses specifically permitted in the area in which the use is located in that residential is a permitted use within the Multiple-Family Residential (R-3) Zone and is compatible with the other residential uses surrounding the project site, including single-family, duplex, and multi-family residential. The residential duplex project, comprising two attached residential units, will not adversely impact the site, surroundings, or traffic circulation in that project will not generate a significant number of trips from the site as a residential duplex is replacing an existing residential duplex. The project complies with all minimum development standards of the Carlsbad Municipal Code, including but not limited to the R-3 Zone and the Beach Area Overlay Zone. Furthermore, the project is adequately parked on-site and does not result in any significant environmental impacts.

2. That the site for the intended development or use is adequate in size and shape to accommodate the use, in that **as demonstrated in the project staff report, the residential duplex project complies with all development standards (i.e. front, side and rear setbacks, lot coverage, number of parking spaces, and height restrictions) of the Multiple -Family Residential (R-3) Zone and the Beach Area Overlay Zone.**

3. That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested development or use to existing or permitted future development or use in the neighborhood will be provided and maintained, in that **as demonstrated in the project staff report, the residential duplex project complies with all applicable development standards (i.e. setbacks, lot coverage, parking, and height restrictions) of the Multiple-Family Residential (R-3) Zone and the Beach Area Overlay Zone (BAOZ). The curb, gutter, and sidewalk at the project frontage on Maple Avenue will be replaced to accommodate the new driveway approach and modifications to utilities and landscaping along Maple Avenue will be provided consistent with the requirements of the city's Landscape Manual. In addition to the above, all proposed walls/fences on the property comply with the Zoning Code.**

4. That the street systems serving the proposed development or use is adequate to properly handle all traffic generated by the proposed use, in that **the residential duplex project will take access off Maple Avenue, which is identified as a local street and designed to adequately handle any additional trips generated by the project. The proposed project will reconstruct the curb, gutter, and sidewalk along the Maple Avenue frontage due to modifications to the driveway approach location and modifications to utilities.**

Coastal Development Permit (CDP 2023-0017)

5. That the proposed development is in conformance with the **Mello II Segment** of the Certified Local Coastal Program and all applicable policies in that **the site is designated R-23 Residential (15-23 du/ac) for single-family, duplex, and multi-family residential development by the Mello**

II Segment of the LCP. The project proposes to demolish a residential duplex, detached garage, and shed and construct a new residential duplex with subterranean parking and attached storage at a density of 15 du/acre on a 0.13-acre site. The proposed three-story duplex will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses currently exist on the site, nor are there any sensitive resources located on the property. In addition, the proposed residential duplex project is not located in an area of known geologic instability or flood hazards. Since the site does not have frontage along the coastline, no public opportunities for coastal shoreline access are available from the subject site. Furthermore, the residentially designated site is not suited for water-oriented recreation activities.

6. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act in that **the property is not located adjacent to the shoreline. Therefore, the residential duplex project will not interfere with the public's right to physical access to the ocean and, furthermore, the residentially designated site is not suited for water-oriented recreation activities. The project will not block any views from parks or any other public areas.**

7. (Optional) The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in **that the residential duplex project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation is located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

8. The project is not between the sea and the first public road parallel to the sea and therefore, is not subject to the provisions of the Coastal Shoreline Development Overlay Zone (Chapter 21.204 of the Zoning Ordinance).

General

9. The **Planning Commission** finds that the project, as conditioned herein, is in conformance with the Elements of the City's General Plan, based on the facts set forth in the staff report dated **May 1, 2024** including, but not limited to the following:

   a. Land Use & Community Design – **The residential duplex project is consistent with the elements and objectives of the General Plan as discussed in Section "A" of the Project Analysis. The project's density of 15 dwelling units per acre is consistent with the R-23 Residential (15-23 du/ac) General Plan Land Use designation.**

   b. Mobility – **The proposed project has been designed to meet all circulation requirements, including vehicular access to and from Maple Avenue. In addition, the applicant will be required to pay any applicable traffic impact fees, prior to issuance of a building permit, that will go toward future road improvements. The proposed project will construct frontage improvements along Maple Avenue, including a reconstructed curb, gutter, and sidewalk along the Maple Avenue frontage.**

c. Housing – **The project is not adding additional housing units, with two housing units currently existing and two units proposed. Therefore, the project is not subject to inclusionary housing requirements.**

d. Public Safety – **The proposed structural improvements will be required to be designed in conformance with all seismic design standards. In addition, the proposed project is consistent with all the applicable fire safety requirements including fire sprinklers. Additionally, the proposed project is not located in an area of known geologic instability or flood hazard and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

10. The project is consistent with the Citywide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **1** and all City public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the Carlsbad Unified School District that the project has satisfied its obligation for school facilities.

    b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44 and will be collected prior to issuance of building permit.

    c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

    d. The Local Facilities Management fee for Zone 1 is required by Carlsbad Municipal Code Section 21.90.050 and will be collected prior to issuance of building permit.

11. That the project is consistent with the City's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50).

12. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to **Section 15303 – New Construction of Conversion of Small Structures**, of the state California Environmental Quality Act (CEQA) Guidelines.

13. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

<u>Conditions:</u>

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **the issuance of grading permit or building permit, whichever comes first**.

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Site Development Plan and Coastal Development Permit**.

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Site Development Plan and Coastal Development Permit,** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Site Development Plan and Coastal Development Permit** (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

6. Prior to submittal of the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner, a 24" x 36" copy of the **Site Development Plan and Coastal Development Permit** conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

7. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

8. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

9. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.

10. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the City that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

11. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy #17 and the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **1**, pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.

12. Prior to the issuance of the **grading permit**, Developer shall submit to the City a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Site Development Plan and Coastal Development Permit**, by Resolution(s) No. on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

13. Developer shall make a separate formal landscape construction drawing plan check submittal to the Planning Division and obtain City Planner approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the city's Landscape Manual. Developer shall construct and install all landscaping and irrigation as shown on the approved Final Plans. All landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris. All irrigation systems shall be maintained to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.

14. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Division and accompanied by the project's building, improvement, and grading plans.

15. All roof appurtenances, including air conditioners, shall be architecturally integrated and concealed from view and the sound buffered from adjacent properties and streets, in substance as provided in Building Department Policy No. 80-6, to the satisfaction of the Directors of Community Development and Planning.

16. If satisfaction of the school facility requirement involves a Mello-Roos Community Facilities District or other financing mechanism which is inconsistent with City Council Policy No. 38, by allowing a pass-through of the taxes or fees to individual home buyers, then in addition to any other disclosure required by law or Council policy, the Developer shall disclose to future owners in the project, to the maximum extent possible, the existence of the tax or fee, and that the school district is the taxing agency responsible for the financing mechanism. The form of notice is subject to the approval of the City Planner and shall at least include a handout and a sign inside the sales facility, or inside each unit, stating the fact of a potential pass-through of fees or taxes exists and where complete information regarding those fees or taxes can be obtained.

17. **Prior to issuance of a grading permit or the commencement of any ground-disturbing activities, whichever occurs first, Developer shall:**

    a. **Retain the services of a qualified archaeologist who shall be on-site to monitor ground disturbing activities. In the event cultural resource material is encountered, the archaeologist is empowered to temporarily divert or halt grading to allow for coordination with the Luiseno Native American monitor and to determine the significance of the discovery. The archaeologist shall follow all standard procedures for cultural resource materials that are not Tribal Cultural Resources, in accordance with applicable laws and regulations including but not limited to the Carlsbad Tribal, Cultural and Paleontological Resources Guidelines (2017).**

    b. **Enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement, with the San Luis Rey Band of Mission Indians or other Luiseno Native American tribe that meets all standard requirements of the tribe for such Agreements, in accordance with applicable laws and regulations including but not limited to the Carlsbad Tribal, Cultural and Paleontological Resources Guidelines (2017). This agreement will address provision of a Luiseno Native American monitor and contain provisions to address the proper treatment of any Tribal Cultural Resources and/or Native American human remains inadvertently discovered during the course of the project. The agreement will outline the roles and powers of the Luiseno Native American monitor and the archaeologist.**

<u>Engineering:</u>

NOTE: Unless otherwise specified herein, all conditions below shall be satisfied prior to grading permit, or building permit, whichever comes first; or pursuant to an approved construction schedule at the discretion of the appropriate division manager or official.

General

18. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed

haul route.

19. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

20. Property owner shall maintain all landscaping (street trees, tree grates, shrubs, groundcover, etc.) and irrigation along the parkway frontage as shown on the Site Plan.

Fees/Agreements

21. Developer shall cause property owner to execute and submit to the city engineer for recordation, the city's standard form Geologic Failure Hold Harmless Agreement.

22. Developer shall cause property owner to execute and submit to the city engineer for recordation the city's standard form Drainage Hold Harmless Agreement.

Grading

23. Based upon a review of the proposed grading and the grading quantities shown on the site plan, a grading permit for this project is required. Developer shall prepare and submit plans and technical studies/reports as required by city engineer, post security and pay all applicable grading plan review and permit fees per the city's latest fee schedule, including third party consultant review fees.

24. Prior to issuance of the grading permit, the contractor shall submit a Construction Plan to the city engineer for review and approval. Said Plan may be required to include, but not be limited to, identifying the location of the construction trailer, material staging, bathroom facilities, parking of construction vehicles, employee parking, construction fencing and gates, obtaining any necessary permission for off-site encroachment, addressing pedestrian safety, and identifying time restrictions for various construction activities.

25. Concurrent with the grading plans Developer shall include shoring plans as part of the grading plans to the satisfaction of the city engineer and building official. Structural calculations for all shoring shall be submitted for review and approval by the building division. Developer shall pay all deposits necessary to cover any 3rd party review.

Storm Water Quality

26. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the

maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

27. Developer shall complete and submit to the city engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the city engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.

28. Developer is responsible to ensure that all final design plans (grading plans, improvement plans, landscape plans, building plans, etc.) incorporate all source control, site design, pollutant control BMP and applicable hydromodification measures.

29. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing run-off from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the city engineer.

Dedications/Improvements

30. Developer shall design the private drainage systems, as shown on the site plan to the satisfaction of the city engineer.

31. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.

32. Developer shall prepare and process public improvement plans and, prior to city engineer approval of said plans, shall execute a city standard Development Agreement to install and shall post security in accordance with C.M.C. Section 20.16.070 for public improvements shown on the site plan. Said improvements shall be installed to city standards to the satisfaction of the city engineer. These improvements include, but are not limited to:
    A. Sidewalk
    B. Curb & Gutter
    C. 1" Water Service
    D. D25 Drain Outlet.

    Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay the standard improvement plan check and inspection fees in accordance with the fee schedule. Improvements listed above shall be constructed within 36 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement. All public improvements must be completed and approved prior to occupancy.

33. Developer shall design all proposed public improvements including but not limited to (sewer laterals, streetlights, pedestrian ramps, driveways, sidewalk, water services/meters, curb drains, etc.) as shown on the site plan. These improvements shall be shown the following, subject to city engineer approval:

    A. Grading plans processed in conjunction with this project.

    Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay plan check and inspection fees using improvement valuations in accordance with the city's current fee schedule. Developer shall apply for and obtain a right-of-way permit prior to performing work in the city right-of-way.

34. Developer is responsible to ensure utility transformers or raised water backflow preventers that serve this development are located outside the right-of-way as shown on the site plan and to the satisfaction of the city engineer. These facilities shall be constructed within the property.

Utilities

35. Developer shall meet with the fire marshal to determine if fire protection measures (fire flows, fire hydrant locations, building sprinklers) are required to serve the project.

36. Developer shall install potable water and/or recycled water services and meters at locations approved by the district engineer. The locations of said services shall be reflected on public improvement plans.

Code Reminders

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

37. Developer shall pay traffic impact and sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the site plan are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE TO APPLICANT

The project site is within the appealable area of the California Coastal Commission. This Coastal Development Permit (CDP) shall not become effective until ten (10) working days have elapsed, without a valid appeal being filed with the Coastal Commission, following the Coastal Commission's receipt of the city's notice of the CDP issuance ("Notice of Final Action"). The filing of a valid appeal with the Coastal

Commission within such time limit shall stay the effective date of this CDP until such time as a final decision on the appeal is reached by the Coastal Commission.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the planning Commission of the City of Carlsbad, California, held on **May 1, 2024**, by the following vote, to wit:

AYES:

NAYES:

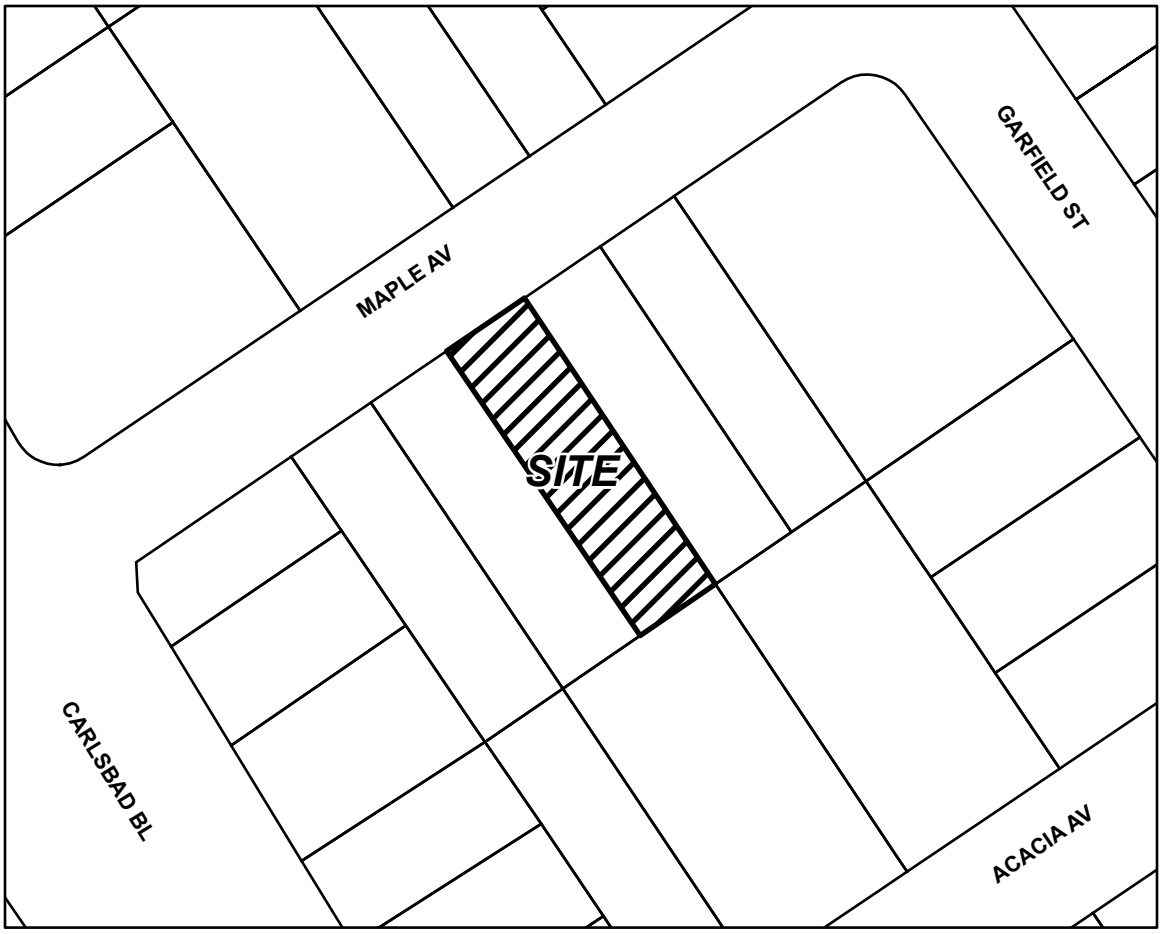
ABSENT:

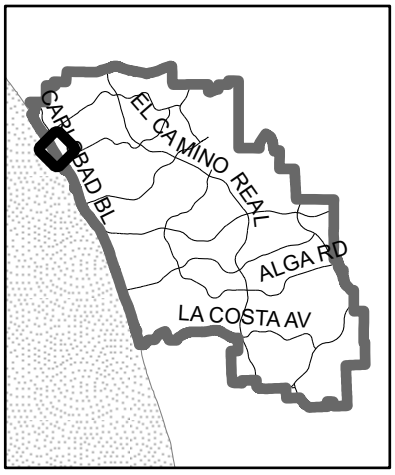
ABSTAIN:

WILLIAM KAMENJARIN, Chairperson
CARLSBAD PLANNING COMMISSION

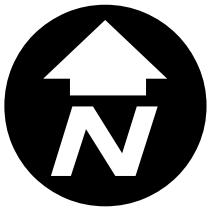
ATTEST:

ERIC LARDY
City Planner





SITE MAP



NOT TO SCALE

Maple Duplex
SDP 2023-0009/CDP 2023-0017 (DEV2023-0059)

Map generated on: 3/26/2024

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan R-23 Land Use Designation
B. R-3 Multiple-Family Residential Zone and Beach Area Overlay Zone (BAOZ) (CMC Chapter 21.16, 21.82)
C. Local Coastal Program (Mello II Segment), Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201), and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Inclusionary Housing Ordinance (CMC Chapter 21.85)
E. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1
F. California Environmental Quality Act Exemption (Environmental Statement)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-23 Residential Land Use Designation

The General Plan Land Use designation for the property is R-23 Residential, which allows for multi-family residential developments at a density range of 15-23 dwelling units per acre (du/ac). The duplex project results in a project density of 15 du/ac. The project site has a net developable acreage of 0.13 acres, which results in a 1.9 to 2.99 dwelling unit yield for the property. The applicant proposes the demolition of the existing duplex, detached garage and shed and the construction of a new 11,047-square-foot, three-story, duplex with subterranean parking and attached storage. The attached storage will be converted to an attached accessory dwelling unit (ADU) under a separate permit. The maximum height of the new duplex is 29-feet-11-inches. No additional residences are proposed nor are changes proposed to the approved subdivision. The proposed duplex, with a density of 15 du/ac, complies with the R-23 General Plan Land Use designation for density.

Table "A" below identifies the permissible density range for properties within R-23, as well as the allowable density range based on the size of the project site and the proposed density and units.

The project also complies with the other Elements of the General Plan as outlined in Table "A" below:

TABLE A – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY
Land Use & Community Design	Goal 2-P.7 – Do not permit residential development below the minimum of the density range except in certain circumstances.	The residential duplex project density of 15 du/ac is within the R-23 density range of 15-23 dwelling units per acre.	Yes
Mobility	Policy 3-P.5 – Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility	The proposed project has been designed to meet all circulation requirements, including vehicular access to and from Maple Avenue.	Yes

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY
	Element, the Growth Management Plan, and specific impacts associated with their development.	In addition, the applicant will be required to pay any applicable traffic impact fees, prior to issuance of a building permit, that will go toward future road improvements. The proposed project includes reconstruction of the curb, gutter, and sidewalk along Maple Avenue to city standards due to the revised driveway approach and modifications to utilities.	
Public Safety	Goal 6-G.1 – Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters. Policy 6-P.6 – Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions. Policy 6-P.34 – Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures. Policy 6-P.39 – Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities.	The proposed structural improvements will be required to be designed in conformance with all seismic design standards. In addition, the proposed project is consistent with all the applicable fire safety requirements including fire sprinklers. Furthermore, the project has been conditioned to develop and implement a program of "best management practices" for the elimination and reduction of pollutants which enter into and/or are transported within storm drainage facilities. Furthermore, the proposed project is not located in an area of known geologic instability or flood hazard and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.	Yes
Sustainability	Policy 9-P.1 – Enforce the Climate Action Plan (CAP) as the city's strategy to reduce greenhouse gas emissions.	The new dwelling unit will employ a photovoltaic system, heat pump water heater, and one electric vehicle service equipment (EVSE) ready parking space in accordance with the CAP.	Yes

B. Multiple-Family Residential (R-3) Zone (Chapter 21.16) and Beach Area Overlay Zone (BAOZ) (Chapter 21.82)

The proposed project is required to comply with all applicable land use and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential Zone (R-3) (CMC Chapter 21.16) and the Beach Area Overlay Zone (BAOZ) (CMC Chapter 21.82).

The duplex project meets or exceeds the requirements of the R-3 Zone and the BAOZ as outlined in Table "B" below.

TABLE B – BAOZ AND R-3 COMPLIANCE

BAOZ Standards	Required	Proposed	Comply?
Building Height	30 feet with a minimum 3:12 roof pitch provided or 24 feet if less than a 3:12 roof pitch is provided	Roof Ridge = 29 feet, 11.25 inches w/ 3:12 roof pitch*	Yes
Visitor Parking	0.30 space per unit (1 space rounded up)	1 visitor parking space	Yes
RD-M Standards	**Required**	**Proposed**	**Comply?**
Setbacks	Front (Maple Avenue): 20' Interior Side: 10% Lot Width – 5' Rear: 10'	Front: 20' Interior Side: 5' Rear: 10'	Yes
Lot Coverage	60%	59.9%	Yes
Parking	4 garage spaces	4 garage spaces	Yes

*The following are exempt from building height pursuant to CMC 21.04.065(1)(a): all portions of exterior walls of the underground parking which are below grade and the exposed portion of the underground parking ramp which are necessary to provide vehicle access to the underground parking and which is below the finished grade of the area that is immediately adjacent to the "underground parking" structure.

C. Local Coastal Program (Mello II Segment)

1. <u>Mello II Segment of the Certified Local Coastal Program and all applicable policies</u>

The proposed site is in the Mello II Segment of the Local Coastal Program (LCP) and is within the appealable jurisdiction of the California Coastal Commission. The project site has an LCP Land Use designation of R-23 and Zoning of R-3, which are consistent with the city's General Plan and Zoning. The project density of 15 du/acre is consistent with the R-23 Residential General Plan Land Use designation discussed in Section "A."

The project consists of the demolition of an existing duplex, detached garage and shed and the construction of a new duplex with subterranean parking and attached storage. The proposed project is compatible with the surrounding development of one-family, duplex, and multi-family residential structures. The new three-story structure will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone. No agricultural uses currently exist on the previously developed site, nor are there any sensitive resources located on-site. The proposed project is not located in an area of known geologic instability or flood hazard. Since the

site does not have frontage along the coastline, no public opportunities for coastal shoreline access are available from the subject site. Furthermore, the residentially designated site is not suited for water-oriented recreation activities.

2. Coastal Resource Protection Overlay Zone

The development is subject to the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203). The Coastal Resource Protection Overlay Zone identifies areas of protection: a) preservation of steep slopes and vegetation; b) drainage, erosion, sedimentation, habitat; c) seismic hazards, landslides, and slope instability; and d) floodplain development. The project's compliance with each of these areas of concern is discussed below:

a. *Preservation of Steep Slopes and Vegetation*. Slopes greater than 25% and possessing endangered plant/animal species and/or coastal sage scrub and chaparral plant communities are considered "dual criteria" slopes and are protected in the Coastal Zone. The project does not support any "dual criteria" slopes.

b. *Drainage, Erosion, Sedimentation, Habitat*. The project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants, and soil erosion.

c. Seismic Hazards, Landslides and Slope Instability. The site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.

d. Flood Plain Development. No structures or fill are being proposed within a one-hundred-year floodplain area as identified by the FEMA Flood Map Service Center.

D. Inclusionary Housing Ordinance

For all residential development less than seven units, the inclusionary housing requirement may be satisfied through the payment of an inclusionary housing in-lieu fee. However, pursuant to Carlsbad Municipal Code Section 21.85.030(D)(3), the construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the application for a building permit for the new residential structure is exempt from affordable housing requirements. The demolition of a duplex and construction of a new duplex is not subject to the inclusionary housing requirement.

E. Growth Management

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact to public facilities because there will be no net increase in the number of dwelling units on site which will remain at two.

F. Environmental Review (California Environmental Quality Act)

The California Environmental Quality Act ("CEQA"), and its implementing regulations ("CEQA Guidelines") adopted by the Secretary of the California Natural Resources Agency, list classes of projects that have

been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. City staff completed a review of the project and potential environmental impacts associated with the project pursuant to CEQA and concluded that the project qualified for an exemption pursuant to CEQA Guidelines section 15303 – New Construction Or Conversion Of Small Structures. CEQA Guidelines Section 15303 is a Class 3 exemption. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A duplex in a residential zone is covered by this section.

A notice of intended decision regarding the environmental determination was advertised on March 22, 2024 and posted on the city's website. The notice included a general description of the project, the proposed environmental findings, and a general explanation of the matter to be considered. The findings and determination contained in that notice was declared as final on the date of the noticed decision, unless appealed as provided by the procedures commencing in Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance.

During the 10-day public review period, the city received no comment letters from the public regarding the prospective environmental determination. Since no appeal was filed and no substantial evidence was submitted that would support a finding that the exemption requirements would not be satisfied, the project was determined by the city planner to not have a significant effect on the environment. The CEQA Determination letter is attached to this staff report as Exhibit 5 and demonstrates that the project is categorically exempt from further environmental review. The city planner's written decision is final and the CEQA determination is not within the Planning Commission's purview. With the appropriate environmental clearances in place, all the city's procedural requirements and relevant aspects of CEQA have been satisfied. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines and Chapter 19.04 of the Municipal Code do not apply to this project.

City of Carlsbad

DISCLOSURE STATEMENT
P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
(442) 339-2610
www.carlsbadca.gov

APR 0 5 2023
CITY OF CARLSBAD

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:
Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)
Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person Austin and Rachel Petelski Corp/Part _____
Title _____ Title _____
Address 147 Maple Avenue, Carlsbad, CA 92008 Address _____

2. **OWNER** (Not the owner's agent)
Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person A. E. Cruz Family Trust dated May 23, 2007 Corp/Part _____
Title _____ Title _____
Address 6061 Irongate Circle Address _____
Huntington Beach, CA 92648 _____

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust Allan J. Cruz
Title Trustee of the A. E. Cruz Family Trust
Address 6061 Irongate Circle
Huntington Beach, CA 92648

Non Profit/Trust Erika A. Cruz
Title Trustee of the A. E. Cruz Family Trust
Address 6061 Irongate Circle
Huntington Beach, CA 92648

4. Have you had more than $500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☑ No If yes, please indicate person(s):_____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

3/27/23
Signature of owner/date

3/31/23
Signature of applicant/date

Allan J. Cruz, Trustee of the A. E. Cruz Family Trust dated 5/23/2007
Print or type name of owner

Austin Petelski
Print or type name of applicant

Signature of owner/applicant's agent if applicable/date

Print or type name of owner/applicant's agent

City of Carlsbad

March 21, 2024

Rachael and Austin Petelski
147 Maple Avenue
Carlsbad, CA 92008-3264

SUBJECT: **SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX – CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) APPLICABILITY/PROCESS DETERMINATION AND TARGET DECISION DATE**

Dear Mr. and Mrs. Petelski,

CEQA Determination:

This is to advise you that after reviewing the application for the project referenced above, the City has determined that the following environmental review process (pursuant to CEQA) will be required for the project:

The project is exempt from the provisions of CEQA, pursuant to CEQA Categorical Exemption for **New Construction or Conversion of Small Structures – Section 15303(b).** No environmental review is required for the project.

A Notice of Exemption will be filed after approval of the project with the San Diego County Clerk's Office which involves a filing fee. **Please submit a check to the project planner in the amount of $50.00 made out to the San Diego County Clerk. The check should be submitted approximately one week prior to the Planning Commission hearing.**

Target Decision Date:

In the interest of expeditiously processing your application consistent with the State Permit Streamlining Act (California Government Code Section 65950), **the project should be scheduled for a public hearing no later than May 20, 2024**.

Therefore, in the interest of achieving that hearing date, all remaining project issues must be addressed by April 10, 2024. If all project issues are not resolved by this, you may formally request a one-time 90-day application extension. Otherwise, you will need to withdraw the application.

For additional information related to this CEQA applicability/process determination, or should you have any questions regarding an application extension or would like to withdraw your application, please contact Lauren Yzaguirre at 442-339-2634 or by email at Lauren.Yzaguirre@carlsbadca.gov.

Sincerely,

ERIC LARDY
City Planner

EL:LY:mh

c: Jason Geldert, Project Engineer
File Copy/Data Entry

Attachment: Determination of Exemption

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: March 21, 2024

Project Number and Title: SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX

Project Location - Specific: 147 Maple Avenue (APN 204-233-18-00)

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Demolition of an existing 1,240-square-foot duplex and two-car garage and construct a three-story, 30-foot-tall, 11,047-square-foot, two-story duplex consisting of a 4,984 square-foot residential unit (unit 1), a 2,024-square-foot residential unit (unit 2), a 630-square-foot attached storage area, and 3,210-square-feet subterranean parking with 5 parking spaces and a vehicle turntable. The plans proposed attached storage area will be converted to an attached accessory dwelling unit (ADU) after project completion.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Rachael and Austin Petelski

Applicant's Address: 147 Maple Avenue, Carlsbad, CA 92008-3264

Applicant's Telephone Number: 858-342-5429

Name of Applicant/Identity of person undertaking the project: Tyler Van Stright, Agent of Applicant

Exempt Status: Categorical Exemption: Section 15303(b)

Reasons why project is exempt: Categorical Exemption: Section 15303(b) of CEQA exemptions (Class 3) exempts the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project consists of a construction of a new duplex.

Lead Agency Contact Person: Lauren Yzaguirre, Associate Planner **Telephone:** 442-339-2634

3/21/2024

ERIC LARDY, City Planner

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

Exhibit 7

Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

CDP Submittal 4

JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
office: 858 436 7777

LICENSED ARCHITECT
JEAN-LOUIS COQUERAND
No. C22938
REN. 7/31/2025
STATE OF CALIFORNIA

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

GENERAL NOTES

1. All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
2. Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
3. The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
4. All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
5. Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
6. Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
7. The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
8. Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
9. Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
10. Workmanship throughout shall be of the best quality of the trade involved.
11. Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
12. Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
13. These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
14. The contractor shall protect adjacent properties and site work at all times.
15. Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
16. Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
17. The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the laws and regulations.
18. All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
19. The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
20. The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owners.

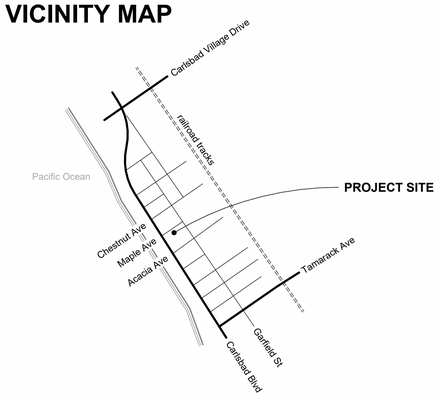
CODE REQUIREMENTS

1. All work to be done in accordance with local codes, laws, ordinances, CAL-OSHA, city, county, state, and national standards and safety codes including but not limited to the following:
   - 2022 California Building Code
   - 2022 California Residential Code
   - 2022 California Plumbing Code
   - 2022 California Mechanical Code
   - 2022 California Electrical Code
   - 2022 California Energy Code
   - 2022 California Green Building Code
   - 2022 California Fire Code

SYMBOLS

A-201 / 3	EXTERIOR ELEVATION
1 / A101	BULDING SECTION
A-401	INTERIOR ELEVATION
1 / A101 SIM	DETAIL MARKER
Name Elevation	ELEVATION, HEIGHT
	SPOT ELEVATION, HEIGHT
14	DOOR TAG
5	WINDOW TAG
2	SKYLIGHT TAG
(3) A	LIGHTING FIXTURE TAG 'A' (Type), '3' (Local Count)
1	REVISION (DELTA)
HB	HOSE BIB
Name 12 xx SF	ROOM TAG
S	SMOKE ALARM
CM	CARBON MONOXIDE ALARM
EF CEF	EXHAUST FAN / CONTINUOUS EXHAUST FAN W/ DUCT RUN
2 4.6'	SHEAR WALL - #, LENGTH
FRAMING (span direction) (framing extents)	

VICINITY MAP



PROJECT SCOPE

Demolition of existing duplex. Construction of new duplex with underground parking. Future conversion of storage space to ADU shown for reference only.

PROJECT DATA

Project Number	SDP 2023-0009 / CDP 2023-0017
Address	147/149 Maple Avenue, Carlsbad, CA 92008
APN	204-233-18-00
Legal Description	Lot 20 in Block D of Palisades Map No. 1747
Base Zone	R-3
Gross Lot Area	5,956
Max Lot Coverage	60%
Proposed Lot Coverage	3,573 / 5,956 = 59.9% (see graphic 5 / A003)
Use	Duplex
Occupancy	R-3
Construction Type	VB
Max Structure Height	30'
Proposed Structure Height	29'-11 1/4" (see North Elevation and E-W Section 04)
# of Stories	3
Front Setback	20'
Rear Setback	10'
Side Setback	5'
Fire Sprinklers	required (deferred submittal)
Year Built (Original)	1953

DIRECTORY

OWNER
Austin and Rachel Petelski
147/149 Maple Avenue
Carlsbad, CA 92008

ARCHITECT
JLC Architecture
contact: Tyler Van Stright
337 S Cedros Avenue, Suite J
Solana Beach, CA 92075
(858) 436-7777 x2#
tyler@jlcarchitecture.com

SURVEY
CELST (dba Sampo Engineering)
contact: Alberto Ortiz
171 Saxony Road, Suite 213
Encinitas, CA 92024
Office: (760) 436-0660 x113
alberto@sampoengineering.com

LANDSCAPE ARCHITECT
Southern Office Landscape Architecture
contact: Mark Southern
5981 Bounty Street
San Diego, CA 92120
(805) 252-7012
msouthern@mac.com

GENERAL CONTRACTOR
tbd

SHEET INDEX

GENERAL

G001	General Project Information

SURVEY

1 sheet	Topographic Plat

CIVIL

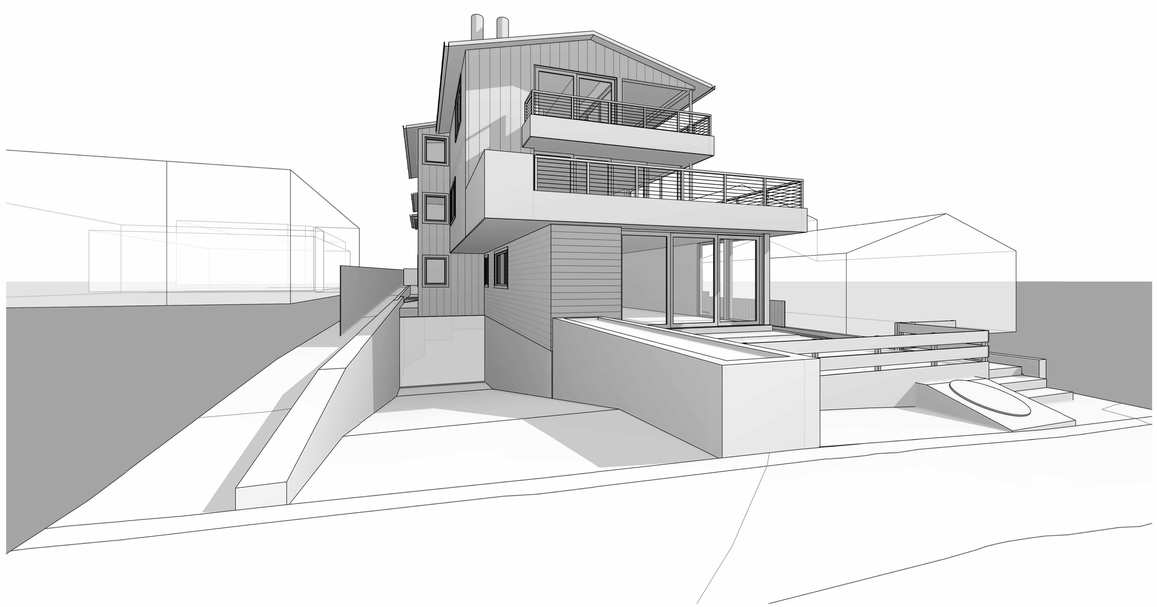
1 of 4	Demolition Plan
2 of 4	PGP - 1st Floor
3 of 4	PGP - Underground Parking
4 of 4	Site Cross-Sections

LANDSCAPE

L1.0	Cover Sheet
L2.0	Site / Planting Plan
L3.0	Hydrozone Diagram and MAWA Calcs
L4.0	Irrigation Plans
~~L5.0~~	~~Irrigation Details~~
~~L6.0~~	~~Irrigation Details~~ (future submittal)
~~L7.0~~	~~Planting Details~~

ARCHITECTURE

A001	Existing Site Plan, Sections
A002	New Site Plan
A003	Area Plans
A004	Axonometrics
A101	Basement Plan
A102	1st Floor Plans
A103	1st Floor Plans
A104	2nd Floor Plans
A105	2nd Floor Plans
A106	3rd Floor Plans
A107	3rd Floor Plans
A108	Roof Plan
A201	Elevations
A202	Elevations
A301	Sections
A302	Sections
A303	Sections



Maple Duplex
147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

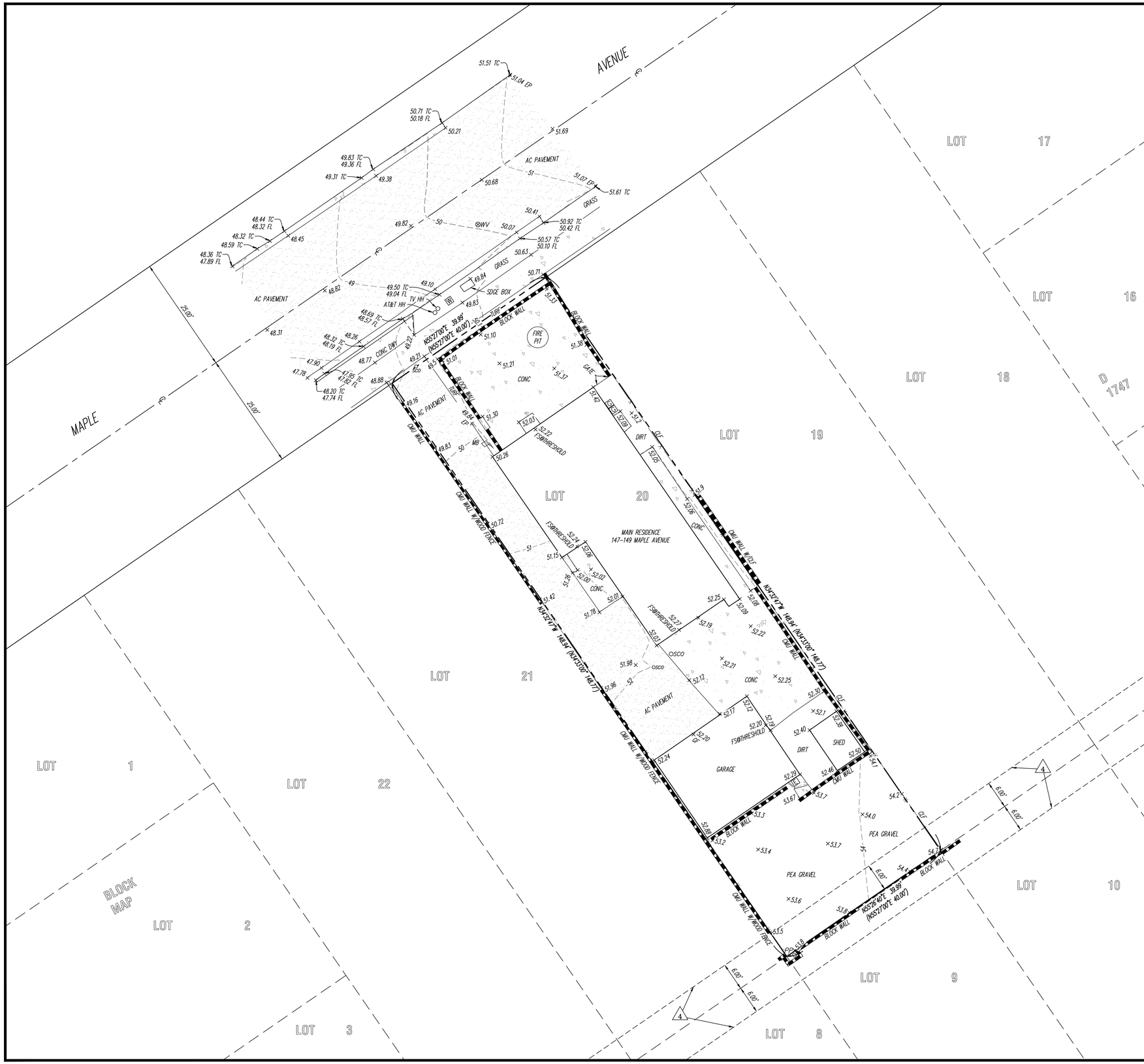
Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

General Project Information

G001

Export Date: 2/19/2024 4:20:01 PM

TOPOGRAPHIC PLAT



CLIENT: AUSTIN AND RACHEL PETELSKI

SITE ADDRESS: 147-149 MAPLE AVENUE
CARLSBAD, CA 92008

ASSESSOR'S PARCEL NO.: 204-233-18

DATE OF SURVEY: 6/14/22

LEGAL DESCRIPTION: LOT 20 IN BLOCK D OF PALISADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1923.

VERTICAL BENCHMARK: CITY OF CARLSBAD SURVEY CONTROL NETWORK PNT NO. 141 STATION NAME "CLSB-141". A 2.5" DISK IN SOUTHEAST CORNER OF VAULT ADJACENT TO THE NORTHEAST CORNER OF THE NORTHBOUND COAST HIGHWAY 101 BRIDGE OVER AGUA HEDIONDA LAGOON..

DATUM: NGVD29 ELEVATION: 26.52'

NOTES :

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINE BEARING AND DISTANCES SHOWN HEREON NOT IN PARENTHESIS ARE CALCULATED PER PM NO. 16289 AND PROPERTY LINE BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESIS ARE PER MAP 1747 AND ARE APPROXIMATE.

2. DUE TO THE LACK OF RECOVERED MONUMENTS, IF PROPERTY LINE SETBACKS ARE CRITICAL TO THIS PROJECT WE RECOMMEND A BOUNDARY SURVEY BE PERFORMED PRIOR TO CONSTRUCTION.

3. A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED JULY 22, 2022 AS ORDER NO. 00199232-992-SD1-2MM HAS BEEN REVIEWED FOR EXISTING ON-SITE EASEMENTS. SAID EASEMENTS HAVE BEEN PLOTTED HEREON (NUMBERING PER SAID PRELIMINARY TITLE REPORT):

4 EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PLACING, CONSTRUCTION, REPAIRING AND MAINTAINING POLES, WIRES AND INCIDENTAL PURPOSES TO TRANSMIT ELECTRIC CURRENT PER DOCUMENT RECORDED JULY 10, 1923 AS INSTRUMENT NO. BOOK 961, PAGE 3, OF O.R.

ABBREVIATIONS:

AC:	ASPHALT CONCRETE
CL:	CENTER LINE
CMU:	CONCRETE MASONRY UNIT
CONC:	CONCRETE
CLF:	CHAIN LINK FENCE
DWY:	DRIVEWAY
EP:	EDGE OF PAVEMENT
FS:	FINISH SURFACE
GF:	GARAGE FLOOR
HH:	HAND HOLE
ICV:	IRRIGATION CONTROL VALVE
MB:	MAILBOX
PP:	POWER POLE
R/W:	RIGHT OF WAY
SCO:	SEWER CLEAN OUT

LEGEND:	SYMBOL:
PROPERTY BOUNDARY	
PROPERTY LINE	
RIGHT-OF-WAY	
EXISTING CONTOUR	150
EXISTING ELEVATION	X 150.5
WALL	
CONC HARDSCAPE	
ASPHALT CONCRETE	
GAS METER	G
ELECTRIC METER	E
WATER METER	W

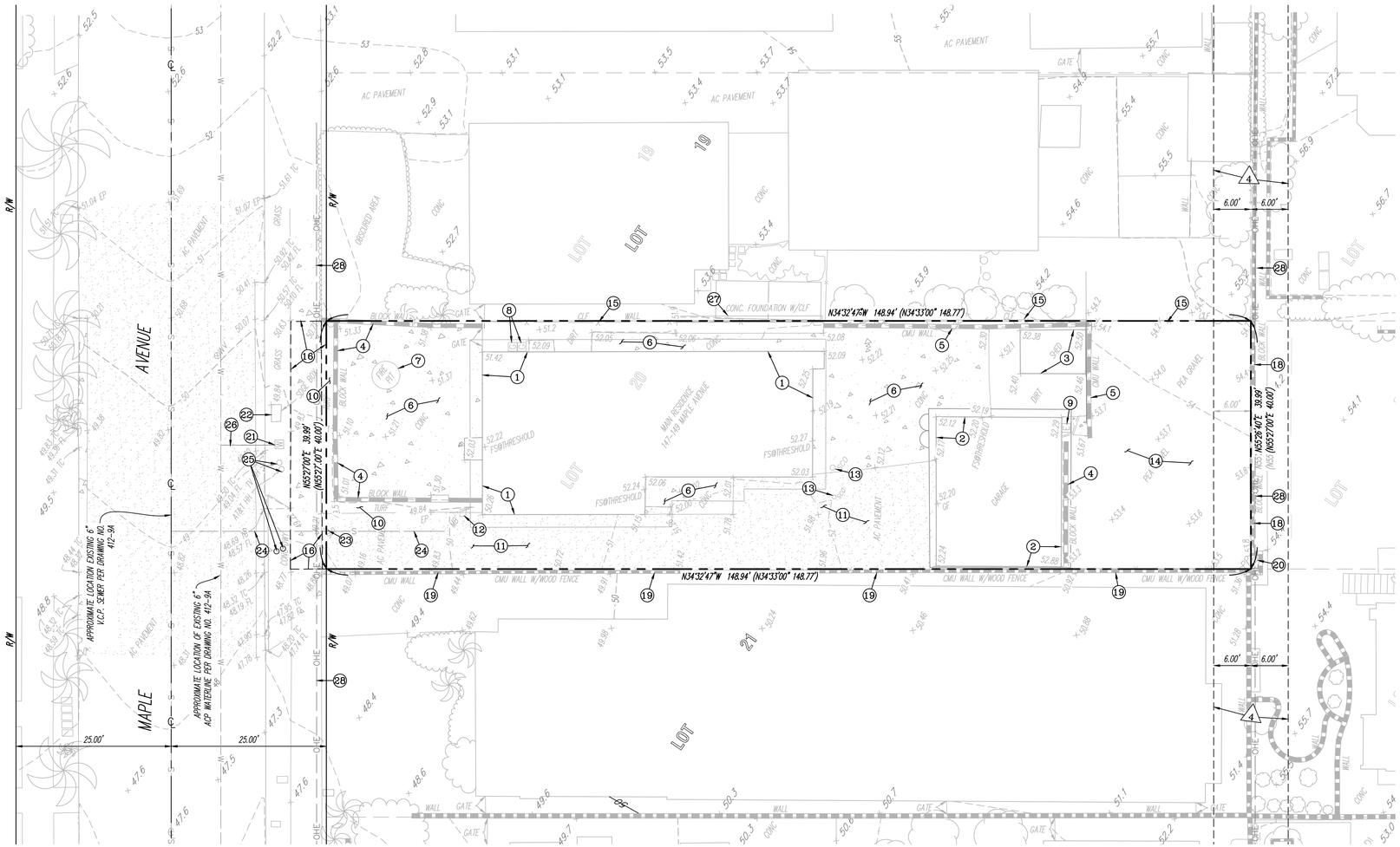
PROFESSIONAL LAND SURVEYOR
VINCENT L. SAMPO
No. 7655
STATE OF CALIFORNIA

JN: 22-138 DATE: 12/20/22

CELST
171 SAXONY ROAD, STE. 213, ENCINITAS, CA 92024
TEL.: (760) 436-0660 FAX: (760) 436-0659

DATE: 12/20/2022 – FILE NAME: R:\22-138 Petelski – Maple Ave\Submittals\Topo 3rd Submittal\22-138 TOPO.dwg

DEMOLITION PLAN



CLIENT: AUSTIN AND RACHEL PETELSKI

SITE ADDRESS: 147-149 MAPLE AVENUE
CARLSBAD, CA 92008

ASSESSOR'S PARCEL NO.: 204-233-18

DATE OF SURVEY: 6/14/22

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DATUM: NGVD29 ELEVATION: 26.52'

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KEY NOTES:

DEMOLISH/PROTECT IN-PLACE

1. DEMOLISH EXISTING MAIN RESIDENCE
2. DEMOLISH EXISTING GARAGE
3. DEMOLISH EXISTING SHED
4. DEMOLISH EXISTING BLOCK WALL
5. DEMOLISH EXISTING CMU WALL
6. DEMOLISH EXISTING CONCRETE SURFACE
7. DEMOLISH EXISTING FIRE PIT
8. REMOVE AND RELOCATE EXISTING GAS METER
9. REMOVE AND RELOCATE EXISTING ELECTRIC METER
10. DEMOLISH EXISTING TURF AREA
11. DEMOLISH EXISTING AC PAVEMENT DRIVEWAY
12. DEMOLISH EXISTING MAILBOX
13. DEMOLISH EXISTING SEWER CLEAN OUT
14. DEMOLISH EXISTING PEA GRAVEL
15. DEMOLISH EXISTING CHAIN LINK FENCE
16. REMOVED AND REPLACED EXISTING SIDEWALK. SEE KEY NOTE 12 ON SHEET 2
17. NOT USED
18. PROTECT BLOCK WALL IN-PLACE
19. PROTECT CMU WALL WITH WOOD FENCE IN-PLACE. CONTRACTOR TO VERIFY FOOTING DEPTH DURING CONSTRUCTION
20. PROTECT POWER POLE IN-PLACE
21. REMOVED EXISTING WATER METER
22. REMOVE AND RELOCATE SIDGE BOX. SEE SHEET 2 FOR PROPOSED LOCATION.
23. PROTECT SEWER CLEANOUT IN-PLACE
24. PROTECT SEWER LATERAL AND REUSE IF FEASIBLE. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR CONSTRUCTION.
25. REMOVED AND RELOCATED EXISTING HANDHOLE
26. EXISTING WATER SERVICE TO BE REMOVED AT THE MAIN AND ABANDONED
27. PROTECT CONCRETE FOUNDATION IN-PLACE
28. PROTECT ELECTRICAL OVERHEAD LINE IN-PLACE

LEGEND:	SYMBOL:
PROPERTY BOUNDARY	
PROPERTY LINE	
EASEMENT LINE	
RIGHT-OF-WAY	
EXISTING MINOR CONTOUR	148
EXISTING MAJOR CONTOUR	150
EXISTING ELEVATION	X 150.5
WALL	
CONC HARDSCAPE	
ASPHALT CONCRETE	
GAS METER	G
ELECTRIC METER	E
WATER METER	W
EXISTING WATER LINE	W
EXISTING SEWER MAIN	S

ABBREVIATIONS:

AC:	ASPHALT CONCRETE
CL:	CENTER LINE
CMU:	CONCRETE MASONRY UNIT
CONC:	CONCRETE
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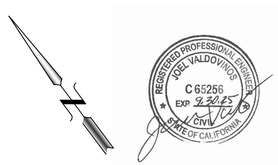
HH:	HAND HOLE
ICV:	IRRIGATION CONTROL VALVE
MB:	MAILBOX
PP:	POWER POLE
R/W:	RIGHT OF WAY
SCO:	SEWER CLEAN OUT



10 5 0 10 20

SCALE: 1" = 10'

JN: 22-138 DATE: 2/14/24

CELST

171 SAXONY ROAD, STE. 213, ENCINITAS, CA 92024
TEL.: (760) 436-0660 FAX: (760) 436-0659

SHEET 1	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS 4

DEMOLITION PLAN FOR:

MAPLE DUPLEX
APN: 204-233-18
(147-149 MAPLE AVENUE)

DATE: 2/14/2024 ~ FILE NAME: R:\22-138 Petelski - Maple Ave\dwg\22-138 PGP.dwg

PGP - 1ST FLOOR

CLIENT: AUSTIN AND RACHEL PETELSKI

SITE ADDRESS: 147–149 MAPLE AVENUE
CARLSBAD, CA 92008

ASSESSOR'S PARCEL NO.: 204–233–18

DATE OF SURVEY: 6/14/22

LEGAL DESCRIPTION: LOT 20 IN BLOCK D OF PALISADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 5, 1923.

VERTICAL BENCHMARK: CITY OF CARLSBAD SURVEY CONTROL NETWORK PNT NO. 141 STATION NAME "CLSB–141" A 2.5" DISK IN SOUTHEAST CORNER OF VAULT ADJACENT TO THE NORTHEAST CORNER OF THE NORTHBOUND COAST HIGHWAY 101 BRIDGE OVER AGUA HEDIONDA LAGOON..

DATUM: NGVD29 ELEVATION: 26.52'

CONSTRUCTION NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINE BEARING AND DISTANCES SHOWN HEREON NOT IN PARENTHESIS ARE CALCULATED PER PM NO. 16289 AND PROPERTY LINE BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESIS ARE PER MAP 1747 AND ARE APPROXIMATE.

2. DUE TO THE LACK OF RECOVERED MONUMENTS, IF PROPERTY LINE SETBACKS ARE CRITICAL TO THIS PROJECT WE RECOMMEND A BOUNDARY SURVEY BE PERFORMED PRIOR TO CONSTRUCTION.

3. A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED JULY 22, 2022 AS ORDER NO. 00199232–992–SD1–2MM HAS BEEN REVIEWED FOR EXISTING ON–SITE EASEMENTS. SAID EASEMENTS HAVE BEEN PLOTTED HEREON (NUMBERING PER SAID PRELIMINARY TITLE REPORT):

4 EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PLACING, CONSTRUCTION, REPAIRING AND MAINTAINING POLES, WIRES AND INCIDENTAL PURPOSES TO TRANSMIT ELECTRIC CURRENT PER DOCUMENT RECORDED JULY 10, 1923 AS INSTRUMENT NO. BOOK 961, PAGE 3, OF O.R.

3. EXISTING AND PROPOSED OVERHEAD UTILITY SERVICE LINES TO THE PROPERTY SHALL BE INSTALLED UNDERGROUND. COORDINATE WITH SDG&E PRIOR CONSTRUCTION.

4. ANY MONUMENT IS DISTURBED OR DESTROYED IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD SHALL BE FILED WITH THE COUNTY PRIOR TO RELEASE OF OCCUPANCY.

5. ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE PROTECTED IN–PLACE DURING CONSTRUCTION OR REPLACED TO SATISFACTION OF THE CITY ENGINEER.

6. ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE, CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTING NEW IMPROVEMENTS.

7. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH.

8. NO OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION. ALL ROADWAYS SHALL BE MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE CARLSBAD FIRE DEPARTMENT.

9. CONCRETE SLABS–ON–GRADE SHOULD BE MINIMUM 4" CONCRETE SLAB THICKNESS AND REINFORCED WITH #3 BARS PLACED AT 18 INCHES ON CENTERS IN BOTH DIRECTIONS. REFER TO SOIL REPORT FOR ADDITIONAL RECOMMENDATIONS.

10. CONCRETE ON GRADE FOR SIDEWALKS AND PATIOS SHALL HAVE A THICKNESS OF MINIMUM 4" AND SHOULD BE REINFORCED WITH #3 BARS PLACED AT 24 INCHES ON CENTERS IN BOTH DIRECTIONS. REFER TO SOIL REPORT FOR ADDITIONAL RECOMMENDATIONS.

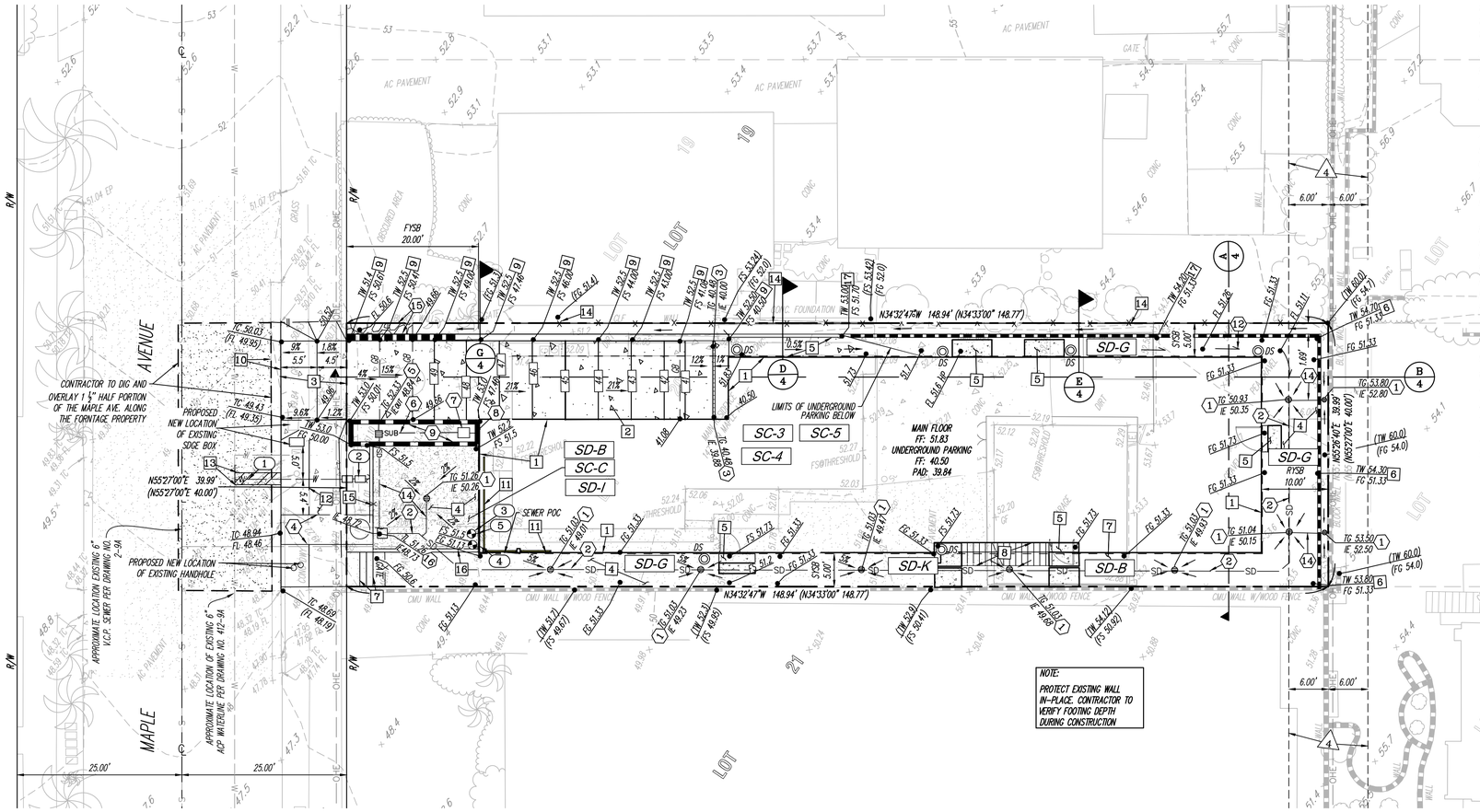
11. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR IMPLEMENTING ANY AND ALL TYPES OF SHORING SYSTEMS THAT MAY BE NECESSARY IN ORDER TO EXCAVATE FOR STRUCTURES, RETAINING WALLS, UTILITIES, AND PRIVATE SEWER SHOWN HEREON. THE SOILS ENGINEER SHOULD BE CONSULTED FOR SHORING AND STABILIZATION RECOMMENDATIONS PRIOR TO CONSTRUCTION. A BUILDING PERMIT IS REQUIRED FOR ALL SHORING.

12. ANY FENCING WITHIN THE FRONT YARD SETBACK IS LIMITED TO 42" IN HEIGHT

LEGEND:	SYMBOL:
PROPERTY BOUNDARY	
PROPERTY LINE	
RIGHT–OF–WAY	
EXISTING CONTOUR	—150—
EXISTING ELEVATION	X 150.5
WALL	
CONC HARDSCAPE	
ASPHALT CONCRETE	
GAS METER	G
ELECTRIC METER	E
WATER METER	W
EXISTING WATER LINE	—W— —W—
EXISTING SEWER MAIN	—S— —S—
MJR CONTOUR	44
MNR CONTOUR	45
NEW ELEVATION	170.50
DAYLIGHT LINE/SAWCUT LINE	
VEGETATED–SWALE FOR BMP'S	
DIRECTION OF FLOW	
CONCRETE PAVEMENT	
CONCRETE MASONRY RETAINING WALL/SITE WALL	
PRIVATE GRAVITY STORM DRAIN PIPE	—SD— —SD—
PRIVATE CATCH BASIN	—SD— —SD—
PRIVATE SUB–DRAIN PIPE	—SUB— —SUB—
DOWNSPOUT	
DECOMPOSED GRANITE	
CURB OUTLET	
CONCRETE DRIVEWAY	
TRENCH RESURFACING	
WATER METER	
WATER SERVICE	—W— —W—
BACKFLOW PREVENTER	
FLOW THROUGH PLANTER	
SEWER LATERAL	—S— —S—
POINT OF CONNECTION	

ABBREVIATIONS:

AC:	ASPHALT CONCRETE
CL:	CENTER LINE
CMU:	CONCRETE MASONRY UNIT
CONC:	CONCRETE
CLF:	CHAIN LINK FENCE
DS:	DOWNSPOUT
DWY:	DRIVEWAY
EP:	EDGE OF PAVEMENT
FS:	FINISH SURFACE
GB:	GRADE BREAK
GF:	GARAGE FLOOR
HH:	HAND HOLE
ICV:	IRRIGATION CONTROL VALVE
MB:	MAILBOX
POC:	POINT OF CONNECTION
PP:	POWER POLE
R/W:	RIGHT OF WAY
SCO:	SEWER CLEAN OUT
TC:	TOP OF CURB
TW:	TOP OF WALL



NOTE:
PROTECT EXISTING WALL IN–PLACE. CONTRACTOR TO VERIFY FOOTING DEPTH DURING CONSTRUCTION

KEY NOTES

NEW IMPROVEMENTS

1. PROPOSED RESIDENCE PER ARCHITECT'S PLANS
2. PROPOSED CONCRETE DRIVEWAY PER SAN DIEGO COUNTY DESIGN STANDARD DS–07
3. PROPOSED CONCRETE DRIVEWAY PER SDRSD G 14–B PER SEPARATE IMPROVEMENT PLAN
4. PROPOSED DECOMPOSED GRANITE LANDSCAPE PLANS.
5. PROPOSED CONCRETE SURFACE
6. PROPOSED CMU RETAINING WALL PER SDRSD C–1. H MAX= 5.5'
7. PROPOSED CONCRETE STPES
8. PROPOSED STAIRS ABOVE GRADE PER ARCHITECT'S PLANS
9. PROPOSED CMU RETAINING WALL DESIGNED BY OTHERS
10. REMOVE AND REPLACE CURB AND GUTTER ALONG THE FRONTAGE OF PROPERTY PER SEPARATE IMPROVEMENT PLAN.
11. PROPOSED WINDOW DOOR PER ARCHITECT'S PLAN
12. PROPOSED CONCRETE SIDEWALK PER SDRSD G–7 PER SEPARATE IMPROVEMENT PLAN
13. PROPOSED TRENCH RESURFACING PER SEPARATE IMPROVEMENT PLAN
14. PROPOSED WOOD FENCE PER LANDSCAPE PLANS
15. PROPOSED WOOD FENCE PER LANDSCAPE PLAN. SEE CONSTRUCTION NOTE NO. 12
16. PROPOSED PCC CURB PER SDRSD G–1
17. PROPOSED CMU RETAINING WALL PER SDRSD C–5. H MAX=4.7'

STORM DRAIN/WATER QUALITY

1. PROPOSED 6" DIA PRIVATE CATCH BASIN BY NDS OR APPROVED EQUAL.
2. PROPOSED 6" DIA. PRIVATE STORM DRAIN PIPE PER (SDR–35) AT MIN. 1% SLOPE
3. PROPOSED 6" WIDE TRENCH DRAIN BY "NDS" WITH STEEL TRAFFIC GRATE OR APPROVED EQUAL. INSTALL TRITON TDAM6 SERIES FILTER BY REM. INC. AT 4 FEET ON CENTER THROUGHOUT THE LENGTH OF THE TRENCH DRAIN AS RECOMMENDED BY THE MANUFACTURER.
4. PROPOSED CURB OUTLET PER SDRSD D–25A PER SEPARATE IMPROVEMENT PLAN
5. PROPOSED PRIVATE 12" X 12" CATCH BASIN BY "NDS" OR APPROVED EQUAL
6. PROPOSED PRIVATE 4" DIA. PERFORATED SUB–DRAIN PIPE @ MIN. 1% SLOPE
7. PROPOSED CONCRETE SPLASH BLOCK
8. PROPOSED STORM DRAIN PRIVATE PRESSURE PIPE DESIGNED BY OTHERS
9. PROPOSED FLOW THROUGH PLANTER WITH CONCRETE ON BOTTOM AND SIDE WALLS PER DETAIL E ON SHEET 4
10. NOT USED
11. NOT USED
12. PROPOSED 24" WIDE VEGETATED DRAINAGE SWALE FOR BMP'S OER DETAIL "C" ON SHEET 4
13. NOT USED
14. PROPOSED 4" DIA. STORM DRAIN PIPE PER (SDR–35) AT MIN. 1% SLOPE
15. PROPOSED RIP–RAP ENERGY DISSIPATER
16. PROPOSED PRIVATE 24"X24" BROOK'S CATCH BASIN WITH REMOVAL SOLID COVER. INSTALL A WRIGHTWATER CONNECTOR PIPE SCREEN (CPS) MODEL BWCPS–2112L OR APPROVED EQUAL AT THE OUTLET PIPE.

UTILITIES

1. 1" WATER SERVICE PER CMW W–3 PER SEPARATE IMPROVEMENT PLAN
2. 1" DOMESTIC WATER SERVICE CONNECTION WITH FIRE SPRINKLER SYSTEM PER CMWD W–5 FOR UNIT 1 AND 2 PER SEPARATE IMPROVEMENT PLAN
3. BACKWATER VALVE NO 7012 DUCO CAST IRON BODY, BRONZE BACKWATER VALVE AND BOLTED COVER PER JAY R. SMITH MFG CO., OR APPROVED EQUAL. SET COVER AT FINISH GRADE ELEVATION
4. 4" DIA. SEWER LATERAL PER CITY STANDARD S–7 FOR UNIT 1
5. 4" DIA. SEWER LATERAL PER CITY STANDRAD S–7 FOR UNIT 2

IMPERMEABLE AREAS CALCULATIONS

EXISTING IMPERVIOUS AREAS = 4,440 SF

PROPOSED IMPERVIOUS AREAS = 4,343 SF

DECREASE IMPERVIOUS AREAS = 97 SF

THIS PROJECT IS CLASSIFIED AS A "STANDARD DEVELOPMENT" PROJECT PER CITY OF CARLSBAD STORM WATER CHECKLIST.

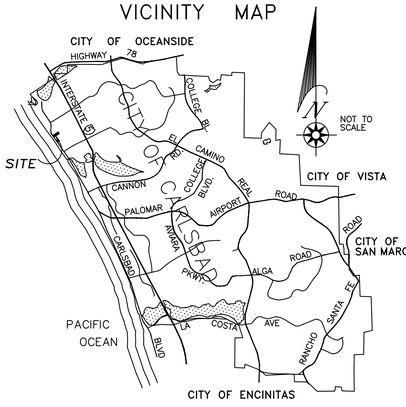
EARTHWORK QUANTITIES/CALCULATIONS:

CUT: 1,437 CY MAX CUT: 14.18 FT.
FILL: 28 CY MAX FILL: 2.33 FT
EXPORT: 1,409 CY
REMEDIAL: 187 CY

CONSTRUCTION BMP LEGEND

	SYMBOL
NATURAL AREAS, SOIL, & VEGETATION (INCL. TREES)	SD-G
DIRECT RUNOFF TO PERVIOUS AREAS	SD-B
CONSTRUCT SURFACE FROM PERMEABLE MATERIALS	SD-I
SUSTAINABLE LANDSCAPE	SD-K
WIND PROTECTION	SC-C

VICINITY MAP



SEWER NOTES

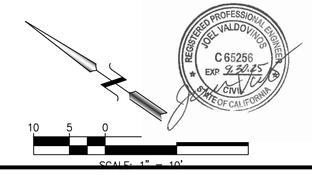
1. SEWER MAIN AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF CARLSBAD ENGINEERING STANDARDS (LATEST EDITION), VOLUME 1–GENERAL DESIGN STANDARDS, CHAPTER 6–DESIGN CRITERIA FOR GRAVITY SEWER LINES AND APPURTENANCES, AND VOLUME STANDARD DRAWINGS AND NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION (GREEN BOOK).
2. BEFORE ANY CONNECTION TO THE CITY'S EXISTING SYSTEM, A PERMIT SHALL BE OBTAINED FROM THE CITY. IT MUST BE SIGNED AND APPROVED BY THE CITY ENGINEER OR DESIGNEE.
3. BEFORE CONSTRUCTION BEGINS IN ANY PUBLIC RIGHT OF WAY, A CITY RIGHT OF WAY PERMIT SHALL BE REQUIRED.

WATER NOTES

1. WATER & RECYCLED WATER MAIN AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF CARLSBAD ENGINEERING STANDARDS" (LATEST EDITION) VOLUMES 2 & 3.
2. BEFORE ANY CONNECTION OR SHUT DOWN OF VALVES ON EXISTING C.M.W.D. LINES, A PERMIT SHALL BE OBTAINED FROM THE C.M.W.D. OFFICE AND MUST BE SIGNED AND APPROVED BY THE CITY OF CARLSBAD'S DEPUTY CITY ENGINEER AND THE UTILITY OPERATIONS" PUBLIC WORKS MANAGER.
3. ALL INSPECTION REQUESTS OTHER THAN FOR PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE ENGINEERING 24–HOUR INSPECTION REQUEST LINE AT (760) 438–3891. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 P.M. ON THE WORK DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 P.M. WILL BE SCHEDULED FOR TWO FULL WORK DAYS LATER.
4. NO TREES OR STRUCTURES SHALL BE ALLOWED IN THE WATER LINE EASEMENT, ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED PRIOR TO COMMENCEMENT OF WORK – ANY EXCEPTIONS SHALL REQUIRE WRITTEN PERMISSION FROM THE DISTRICT ENGINEER.
5. ALL BURIED COPPER PIPING AND APPURTENANCES SHALL BE PROTECTED BY MEANS OF CATHODIC PROTECTION. IF DEVELOPER/OWNER CONDUCTS A SOILS TEST REPORT AND DEMONSTRATES THAT PROTECTION CAN BE PERFORMED IN ANOTHER MANNER, THE DISTRICT ENGINEER WILL CONSIDER AN ALTERNATIVE FORM OF PROTECTION.
6. THE EXACT HORIZONTAL AND VERTICAL ALIGNMENT AND TYPE OF MATERIALS OF THE FIRE LINE LOCATED BETWEEN THE DETECTOR CHECK VALVE AND BUILDING SHALL BE DETERMINED BY THE CITY OF CARLSBAD FIRE MARSHAL.
7. ALL POTABLE WATER SERVICES SHALL BE 1" AND ALL METERS SHALL BE 1" (UNLESS OTHERWISE NOTED ON PLANS).
8. ALL WATER METER BOXES SHALL BE 17" X 30" X 12" POLYMER CONCRETE AS MANUFACTURED BY ARMORCAST OR EQUAL.
9. MINIMUM SPACING BETWEEN POTABLE WATER SERVICES AND SEWER LATERALS SHALL BE 10 FEET.
10. THE TO POF WATER METER BOXES SHALL BE FLUSH WITH THE FINISHED SURFACE GRADE.
11. CONSTRUCTION OF WATER MAINS AND RECYCLED WATER MAINS SHALL ADHERE TO THE "CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS" PUBLISHED BY THE STATE OF CALIFORNIA'S DEPARTMENT OF HEALTH SERVICES.
12. AXIAL DEFLECTION AT THE PIPE JOINTS IS NOT ALLOWED.THE USE OF A HIGH– DEFLECTION COUPLING AT A PIPE JOINT MAY BE PERMITTED BY THE INSPECTOR ON A CASE BY CASE BASIS NOT TO EXCEED 4 DEGREES TOTAL DEFLECTION PER COUPLING (2 DEGREES/EACH GASKET). USE CERTAINTEED "VINYL–IRON" H.D. FOR C900.

WATER NOTES (CONTINUE)

13. BEFORE CONSTRUCTION BEGINS IN ANY PUBLIC RIGHT OF WAY, A CITY RIGHT OF WAY PERMIT SHALL BE REQUIRED.
14. NO CUTTING OR SNAPPING OF ASBESTOS CEMENT PIPE (ACP) IS PERMITTED. CONTRACTOR SHALL REMOVE ACP TO NEAREST COUPLING AND INSTALL ACP X PVC ADAPTORS AND THE NECESSARY PVC SIZE AND CLASS PIPE TO INSTALL THE TEE AT THE STATION.
15. PRIOR TO BACKFILL, INSTALL TRACER WIRE ON TOP OF PIPE AND SECURE IN PLACE WITH 2–INCH WIDE PLASTIC ADHESIVE TAPE AT MAXIMUM 10–FOOT INTERVALS. WIRE TO ENTER VALVE STANDS BY MEANS OF DRILLED HOLE IN PIPE STAND WALL JUST BELOW 4TTBOX. WIRE IS NOT TO INTERFERE WITH VALVE NUT OPERATION. RUN TRACER WIRE CONTINUOUSLY ALONG PIPE AND TERMINATE IN ADJACENT VALVE BOXES FOR BURIED ASSEMBLIES OR BURIED VALVES. WHERE BURIED SPLICES OCCUR, USE AN ELECTRICAL EPOXY RESIN SUCH AS SCOTCHCAST, OR APPROVED EQUAL. PROVIDE 24 INCHES OF COILED WIRE AT ACCESS POINTS FOR ATTACHMENTS OF PIPE LOCATING EQUIPMENT. EACH INSTALLED RUN OF PIPE SHALL BE CAPABLE OF BEING LOCATED USING THE TRACER WIRE. PROTECT WIRE INSULATION FROM DAMAGE DURING INSTALLATION AND BACKFILLING. WIRE INSULATION THAT IS BROKEN, CUT, OR DAMAGED SHALL BE REPLACED. TRACER WIRE SHALL BE AWG NO. 8 STRANDED COPPER WIRE WITH HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW/PE) INSULATION SPECIFICALLY DESIGNED FOR DIRECT BURIAL IN CORROSIVE SOIL OR WATER. POLYETHYLENE INSULATION SHALL CONFORM TO ASTM D 1248, TYPE 1, CLASS C. WIRES WITH CUT OR DAMAGED INSULATION ARE NOT ACCEPTABLE AND REPLACEMENT OF THE ENTIRE WIRE WHICH HAS BEEN DAMAGED WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO SUBMIT E–28 FORM TO CMWI. MINIMUM 2 WEEKS PRIOR TO SCHEDULED WATER SHUTDOWN.



JN: 22–138 DATE: 2/14/24

CELST
171 SAXONY ROAD, STE. 213, ENCINITAS, CA 92024
TEL.: (760) 436–0660 FAX: (760) 436–0659

SHEET 2	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS 4

GRADING PLANS FOR:

MAPLE DUPLEX
APN: 204–233–18
(147–149 MAPLE AVENUE)

DATE: 2/12/2024 – FILE NAME: R:\22-138 Petelski – Maple Ave\dwg\22-138 PGP.dwg

PGP - UNDERGROUND PARKING

CLIENT: AUSTIN AND RACHEL PETELSKI

SITE ADDRESS: 147-149 MAPLE AVENUE
CARLSBAD, CA 92008

ASSESSOR'S PARCEL NO.: 204-233-18

DATE OF SURVEY: 6/14/22

LEGAL DESCRIPTION: LOT 20 IN BLOCK D OF PAUSADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 5, 1923.

VERTICAL BENCHMARK: CITY OF CARLSBAD SURVEY CONTROL NETWORK PNT NO. 141 STATION NAME "CLSB-141". A 2.5" DISK IN SOUTHEAST CORNER OF VAULT ADJACENT TO THE NORTHEAST CORNER OF THE NORTHBOUND COAST HIGHWAY 101 BRIDGE OVER AGUA HEDIONDA LAGOON..

DATUM: NGVD29 ELEVATION: 26.52'

CONSTRUCTION NOTES :

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINE BEARING AND DISTANCES SHOWN HEREON NOT IN PARENTHESIS ARE CALCULATED PER PM NO. 16289 AND PROPERTY LINE BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESIS ARE PER MAP 1747 AND ARE APPROXIMATE.

2. DUE TO THE LACK OF RECOVERED MONUMENTS, IF PROPERTY LINE SETBACKS ARE CRITICAL TO THIS PROJECT WE RECOMMEND A BOUNDARY SURVEY BE PERFORMED PRIOR TO CONSTRUCTION.

3. A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED JULY 22, 2022 AS ORDER NO. 00199232-992-SDT-2MM HAS BEEN REVIEWED FOR EXISTING ON-SITE EASEMENTS. SAID EASEMENTS HAVE BEEN PLOTTED HEREON (NUMBERING PER SAID PRELIMINARY TITLE REPORT):

4 EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PLACING, CONSTRUCTION, REPAIRING AND MAINTAINING POLES, WIRES AND INCIDENTAL PURPOSES TO TRANSMIT ELECTRIC CURRENT PER DOCUMENT RECORDED JULY 10, 1923 AS INSTRUMENT NO. BOOK 961, PAGE 3, OF O.R.

3. EXISTING AND PROPOSED OVERHEAD UTILITY SERVICE LINES TO THE PROPERTY SHALL BE INSTALLED UNDERGROUND. COORDINATE WITH SDG&E PRIOR CONSTRUCTION.

4. IF ANY MONUMENT IS DISTURBED OR DESTROYED IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD SHALL BE FILED WITH THE COUNTY PRIOR TO RELEASE OF OCCUPANCY.

5. ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO SATISFACTION OF THE CITY ENGINEER.

6. ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE, CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTING NEW IMPROVEMENTS.

7. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH.

8. NO OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION. ALL ROADWAYS SHALL BE MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ENCINITAS FIRE DEPARTMENT.

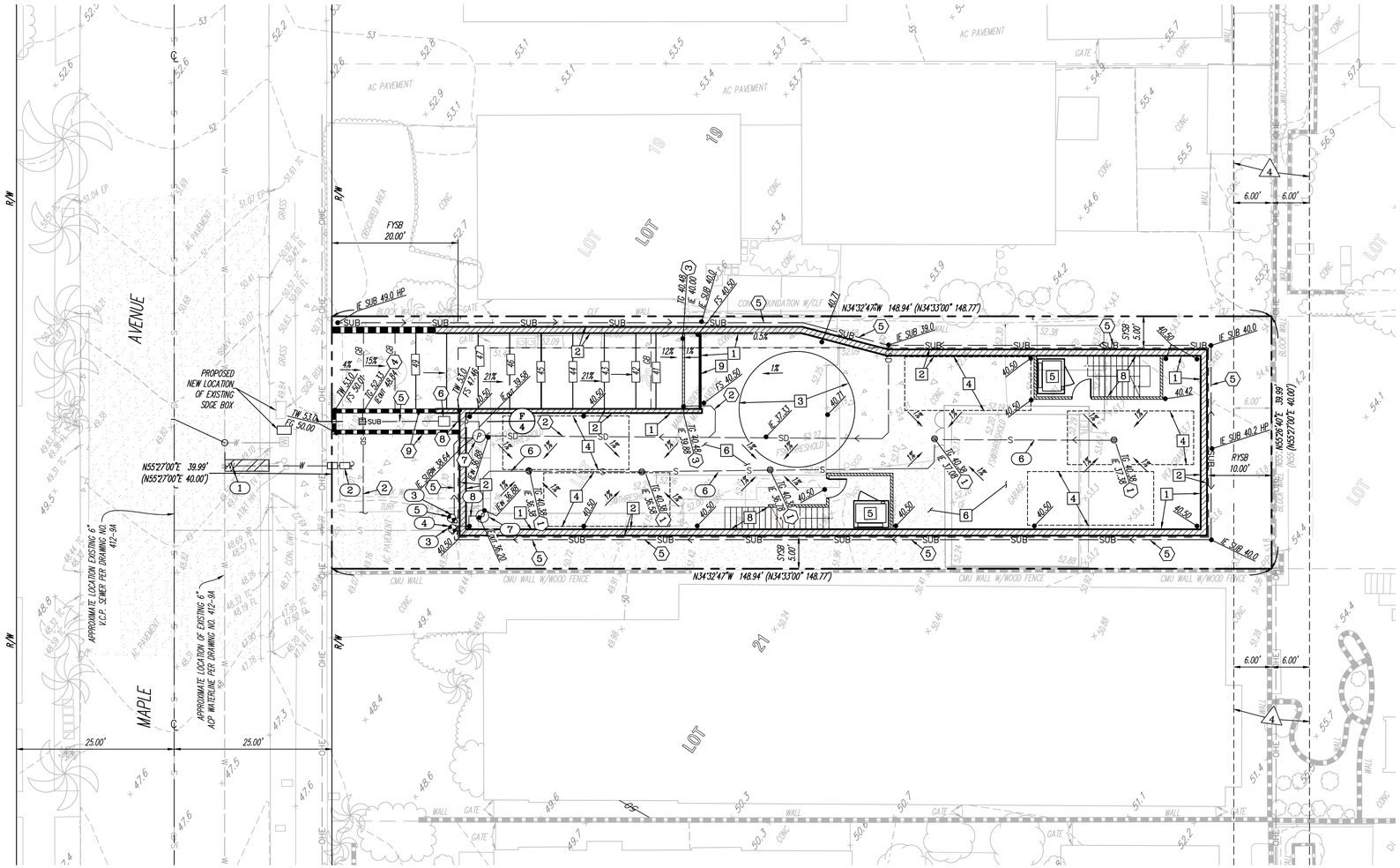
9. CONCRETE SLABS-ON-GRADE SHOULD BE MINIMUM 4" CONCRETE SLAB THICKNESS AND REINFORCED WITH #3 BARS PLACED AT 18 INCHES ON CENTERS IN BOTH DIRECTIONS. REFER TO SOIL REPORT FOR ADDITIONAL RECOMMENDATIONS.

10. CONCRETE ON GRADE FOR SIDEWALKS AND PATIOS SHALL HAVE A THICKNESS OF MINIMUM 4" AND SHOULD BE REINFORCED WITH #3 BARS PLACED AT 24 INCHES ON CENTERS IN BOTH DIRECTIONS. REFER TO SOIL REPORT FOR ADDITIONAL RECOMMENDATIONS.

11. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR IMPLEMENTING ANY AND ALL TYPES OF SHORING SYSTEMS THAT MAY BE NECESSARY IN ORDER TO EXCAVATE FOR STRUCTURES, RETAINING WALLS, UTILITIES, AND PRIVATE SEWER SHOWN HEREON. THE SOILS ENGINEER SHOULD BE CONSULTED FOR SHORING AND STABILIZATION RECOMMENDATIONS PRIOR TO CONSTRUCTION. A BUILDING PERMIT IS REQUIRED FOR ALL SHORING.

LEGEND: / **SYMBOL:**

PROPERTY BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING CONTOUR — 150 —
EXISTING ELEVATION X 150.5
WALL
CONC HARDSCAPE
ASPHALT CONCRETE
GAS METER G
ELECTRIC METER E
WATER METER W
EXISTING WATER LINE —W— —W—
EXISTING SEWER MAIN —S— —S—
MJR CONTOUR 45
MNR CONTOUR 44
NEW ELEVATION 170.50
DAYLIGHT LINE/SAWCUT LINE
VEGETATED-SWALE FOR BMP'S
DIRECTION OF FLOW
CONCRETE PAVEMENT
CONCRETE MASONRY RETAINING WALL/SITE WALL
BUILDING WALL
PRIVATE GRAVITY STORM DRAIN PIPE —SD— —SD—
PRIVATE CATCH BASIN —SD— —SD—
PRIVATE SUB-DRAIN PIPE —SUB— —SUB—
WATER METER
WATER SERVICE —W— —W—
BACKFLOW PREVENTER
FLOW THROUGH PLANTER
SEWER LATERAL —S— —S—
SUMP PUMP
POINT OF CONNECTION



KEY NOTES

NEW IMPROVEMENTS

1. PROPOSED UNDERGROUND PARKING PER ARCHITECT'S PLANS
2. PROPOSED BUILDING WALL PER ARCHITECT'S PLANS
3. PROPOSED TURNING SPACE PER ARCHITECT'S PLANS
4. PROPOSED PARKING SPACE PER ARCHITECT'S PLANS
5. PROPOSED CAB PER ARCHITECT'S PLANS
6. PROPOSED CONCRETE SURFACE PER ARCHITECT'S PLAN. SEE CONSTRUCTION NOTE NO. 9.
7. NOT USED
8. PROPOSED STAIRS PER ARCHITECT'S PLANS
9. PROPOSED GARAGE DOOR PER ARCHITECT'S PLANS

STORM DRAIN/WATER QUALITY

1. PROPOSED 6" DIA PRIVATE CATCH BASIN WITH STEEL TRAFFIC GRATE. INSTALL TRITON VPF-7 FILTER MODEL TR7-CART (4) BY REM INC.
2. PROPOSED 4" DIA. PRIVATE STORM DRAIN PIPE PER (SDR-35) AT MIN. 1% SLOPE
3. PROPOSED 6" WIDE TRENCH DRAIN BY "NDS" WITH STEEL TRAFFIC GRATE OR APPROVED EQUAL. INSTALL TRITON TDAM6 SERIES FILTER BY REM. INC. AT 4 FEET ON CENTER THROUGHOUT THE LENGTH OF THE TRENCH DRAIN AS RECOMMENDED BY THE MANUFACTURER.
4. PROPOSED PRIVATE 12" X 12" CATCH BASIN BY "NDS" OR APPROVED EQUAL
5. PROPOSED PRIVATE 4" DIA. PERFORATED SUB-DRAIN PIPE @ MIN. 1% SLOPE
6. PROPOSED CONCRETE SPLASH BLOCK
7. PROPOSED STORM DRAIN SUMP PUMP DESIGN BY OTHERS
8. PROPOSED STORM DRAIN PRIVATE PRESSURE PIPE DESIGNED BY OTHERS
9. PROPOSED FLOW THROUGH PLANTER WITH CONCRETE ON BOTTOM AND SIDE WALLS PER DETAIL E ON SHEET 4

UTILITIES

1. 1" WATER SERVICE PER CWMD W-3 PER SEPARATE IMPROVEMENT PLAN
2. 1" DOMESTIC WATER SERVICE CONNECTION WITH FIRE SPRINKLER SYSTEM PER CWMD W-5 FOR UNIT 1 AND 2 PER SEPARATE IMPROVEMENT PLAN
3. 4" SEWER BACKWATER VALVE NO 7012 DUCO CAST IRON BODY, BRONZE BACKWATER VALVE AND BOLTED COVER PER JAY R. SMITH MFG CO., OR APPROVED EQUAL. SET COVER AT FINISH GRADE ELEVATION
4. 4" DIA. SEWER LATERAL PER CITY STANDARD S-7 FOR UNIT 1
5. 4" DIA. SEWER LATERAL PER CITY STANDARD S-7 FOR UNIT 2
6. 4" DIA. PRIVATE SEWER PVC (SCH-40) TO CONNECT FLOOR DRAINS. DRAIN TO SUMP PUMP
7. PROPOSED SEWER SUMP PUMP DESIGN BY OTHERS
8. PROPOSED PRESSURE SEWER SERVICE DESIGN BY OTHERS

ABBREVIATIONS:

AC: ASPHALT CONCRETE
CL: CENTER LINE
CMU: CONCRETE MASONRY UNIT
CONC: CONCRETE
CLF: CHAIN LINK FENCE
DS: DOWNSPOUT
DWY: DRIVEWAY
EP: EDGE OF PAVEMENT
FS: FINISH SURFACE
GB: GRADE BREAK
GF: GARAGE FLOOR
HH: HAND HOLE
ICV: IRRIGATION CONTROL VALVE
MB: MAILBOX
POC: POINT OF CONNECTION
PP: POWER POLE
R/W: RIGHT OF WAY
SCO: SEWER CLEAN OUT
TC: TOP OF CURB
TW: TOP OF WALL

REGISTERED PROFESSIONAL ENGINEER JOEL VALDOVINOS C 65256 EXP 9.30.25 CIVIL STATE OF CALIFORNIA

10 5 0 10 20
SCALE: 1" = 10'

JN: 22-138 DATE: 2/14/24

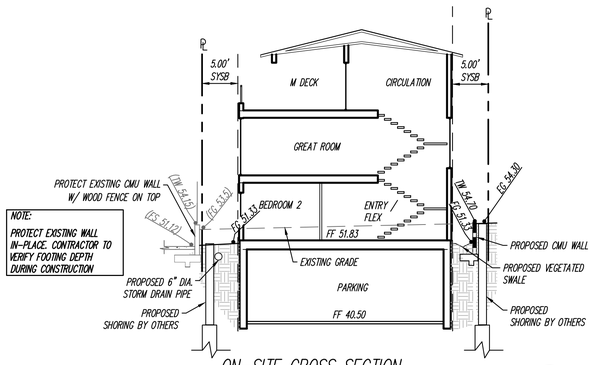
CELST
171 SAXONY ROAD, STE. 213, ENCINITAS, CA 92024
TEL.: (760) 436-0660 FAX: (760) 436-0659

SHEET 3	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS 4

GRADING PLANS FOR:

MAPLE DUPLEX
APN: 204-233-18
(147-149 MAPLE AVENUE)

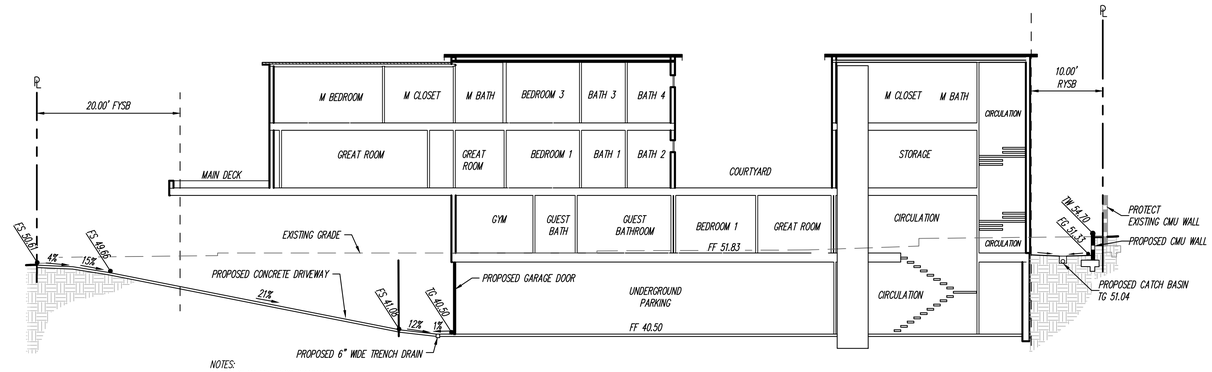
DATE: 2/12/2024 – FILE NAME: R:\22-138 Petelski – Maple Ave\dwg\22-138 PGP.dwg



NOTE:
PROTECT EXISTING WALL IN-PLACE. CONTRACTOR TO VERIFY FOOTING DEPTH DURING CONSTRUCTION

ON-SITE CROSS SECTION (A)

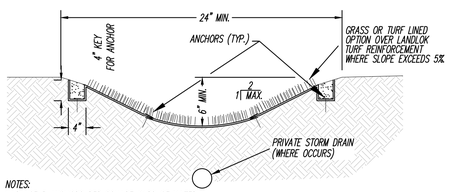
SCALE: 1" = 10'



NOTES:
1. SEE PLAN VIEW FOR DRAINAGE
2. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR IMPLEMENTING ANY AND ALL TYPES OF SHORING SYSTEMS THAT MAY BE NECESSARY IN ORDER TO EXCAVATE FOR STRUCTURES, RETAINING WALLS, UTILITIES, AND PRIVATE SEWER SHOWN HEREON. THE SOILS ENGINEER SHOULD BE CONSULTED FOR SHORING AND STABILIZATION RECOMMENDATIONS PRIOR TO CONSTRUCTION. A BUILDING PERMIT IS REQUIRED FOR ALL SHORING

ON-SITE CROSS SECTION (B)

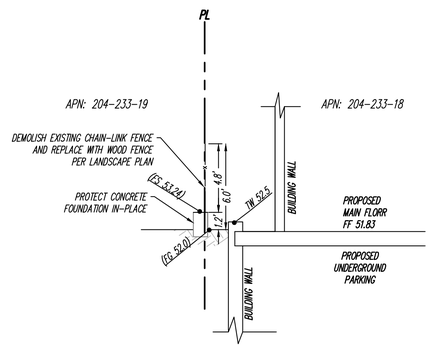
SCALE: 1" = 10'



NOTES:
1. PLACE 3 ANCHORS PER SQUARE YARD OF MATERIAL.
2. FOR GRASS OR TURF OPTION, INSTALL LANDLOK TRM 450 TURF REINFORCEMENT MAT.

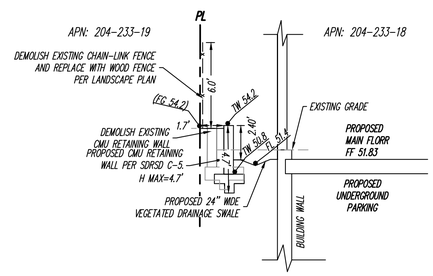
VEGETATED DRAINAGE SWALE (C)

NTS



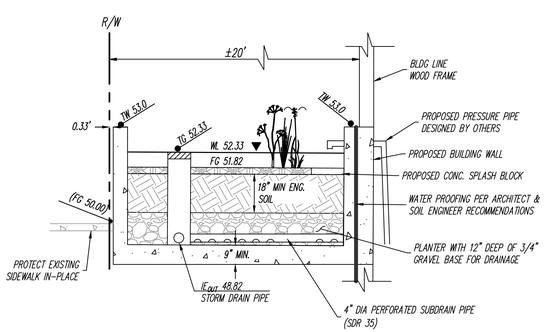
ON-SITE CROSS-SECTION (D)

SCALE: 1" = 5'



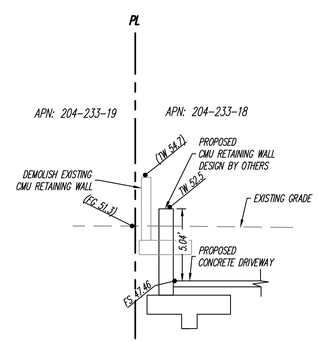
ON-SITE CROSS-SECTION (E)

SCALE: 1" = 5'



FLOW THROUGH PLANTER CROSS SECTION (F)

NTS



ON-SITE CROSS-SECTION (G)

SCALE: 1" = 5'

JN: 22-138 DATE: 2/14/24

CELST

171 SAKONY ROAD, STE. 213, ENCINITAS, CA 92024
TEL.: (760) 436-0660 FAX: (760) 436-0659

REGISTERED PROFESSIONAL ENGINEER
JOEL VALDOVINOS
C 65256
EXP 12-31-25
CIVIL
STATE OF CALIFORNIA

SHEET 4	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS 4

DETAIL PLANS FOR:

MAPLE DUPLEX
APN: 204-233-18
(147-149 MAPLE AVENUE)

DATE: 2/12/2024 ~ FILE NAME: R:\22-138 Petreski - Maple Ave\dwg\22-138 PGP.dwg

GENERAL NOTES

1. ALL NOTES LISTED BELOW ARE APPLICABLE UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE ONLY BY OWNER APPROVED ADDENDA OR CHANGE ORDER.
3. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS, ELEVATIONS, FLOW LINES AND POINTS OF CONNECTION WITH ADJACENT PROPERTIES; AND DISCREPANCIES SHALL BE CALLED TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS ON PLANS PREVAIL OVER SCALE.
5. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA PRIOR TO EXCAVATION. CONTACT DIG ALERT AT 811 AT LEAST 72 HOURS PRIOR TO AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES AND PAVEMENT WITH IN THE AREA OF THE WORK WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
6. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT WHERE THERE IS A DISCREPANCY OR APPEARS TO BE AN ERROR ON THE DRAWINGS BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR THE PROCEDURE TO BE FOLLOWED.
7. WHERE DETAILS ARE NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR TO OTHER SIMILAR WORK, OR CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
8. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED.
9. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS PERSPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE APPROPRIATE "HOOK-UP" TO ALL UTILITIES, REQUIRED TO SUPPORT THE WORK.
10. PERMITS, FEES, TAXES, LICENSES, AND DEPOSITS SHALL BE PAID FOR AND OBTAINED BY EACH SUB-CONTRACTOR AND THE GENERAL CONTRACTOR AS THEY RELATE TO THEIR WORK.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE. THIS IS THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND SITE WORK AT ALL TIMES.
13. ANY PERIODIC VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT ARE FOR PROVISIONS OF THE CONTRACT DOCUMENTS, AND ARE IN NO WAY A GUARANTEE OF INSURANCE THAT THE FINISHED PRODUCT TOTALLY COMPLIES WITH THE CONTRACT DOCUMENTS.
14. THE LANDSCAPE ARCHITECT DOES NOT ASSUME ANY OF THE RESPONSIBILITY FOR METHODS OR APPLIANCES USED BY THE CONTRACTOR, NOR SAFETY OF THE JOB IN COMPLIANCE WITH THE LAWS AND REGULATIONS.
15. ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE REMOVED FROM AROUND THE BUILDINGS, THE DRIVEWAYS, SIDEWALKS AND LANDSCAPE AT THE END OF EACH WORK DAY. THE DRIVEWAYS AND SIDEWALKS SHALL BE SWEPT CLEAN. ALL WATER HOSES SHALL BE DISCONNECTED FROM HOSE BIBS AND HOSE BIBS SECURED CLOSE.
16. THE CONTRACTOR SHALL LIMIT THE SITE STORAGE OF MATERIAL, SUPPLIES OR TEMPORARY STRUCTURES TO THOSE AREAS AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION INDICATED TO BE REUSED OR REMAIN, AT NO COST TO THE OWNERS.
18. PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE ON SITE.
19. ONLY POTABLE WATER WILL BE ALLOWED FOR IRRIGATION. RECYCLED WATER SHALL NOT BE USED ON THE PROJECT.
20. ALL UTILITIES ARE TO BE SCREENED.

DRAINAGE NOTES

1. CONTRACTOR TO PROVIDE BASIC SURVEY OF ELEVATIONS TO ENSURE THAT ALL GRADING AND CONSTRUCTION MAY PROCEED AS PLANNED.
2. IN ADDITION, CONTRACTOR TO PROVIDE FILL SOIL MATERIAL AS NEEDED TO FILL IN AROUND HARDSCAPE AND IN ORDER TO FILL IN UNEVEN TERRAIN, SWALES (IF ABANDONED) AND LOW AREAS.
3. CONTRACTOR TO PROVIDE OWNER WITH APPROXIMATE COST ESTIMATE OF FILL REQUIRED TO ACHIEVE SMOOTH AND EVEN GRADES THROUGHOUT PROJECT AREA.
4. CONTRACTOR TO REMOVE ALL DEBRIS, ROCK AND COBBLE FROM SITE UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR TO DEMO AND REMOVE ALL CONCRETE UNLESS CONCRETE IS INDICATED TO REMAIN (PER PLAN).
6. NOTE: LANDSCAPE CONTRACTOR TO WARRANTY ALL WORK IN THE FIELD RELATED TO GRADING AND DRAINAGE FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT BY CLIENT.
7. SLABS, WALKS, AND PATIOS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MIN 1% SLOPE).
8. LAWNS AND PLANTER BEDS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MIN 2% SLOPE),
9. CATCH BASINS IN PATIOS TO BE A MINIMUM OF 3" IN DIAMETER WITH BRASS GRATE U.N.O.
10. ROOF DOWN SPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM WITH ADAPTERS OR DAYLIGHT INTO SURFACE CATCH BASIN WHERE LEAF LITTER MAY CLOG GUTTER SYSTEM.
11. UNDERGROUND PIPE TO BE A MINIMUM OF 3" IN DIAMETER S.D.R. RIGID CONDUIT WITH A MINIMUM SLOPE OF 1%.
12. PROVIDE CURB CORE PER PLAN, IF REQUIRED.
13. RETAINING WALLS ABOVE THREE COURSES (WITH SURCHARGE) TO INCLUDE A FRENCH DRAIN SYSTEM WHICH CONFORMS TO SAN DIEGO COUNTY SPECIFICATIONS.
14. FINISH GRADES OF PLANTER BEDS AND LAWNS TO BE APPROXIMATELY 2" BELOW FINISH GRADE OF ADJACENT CONCRETE WALKS AND PATIOS.
15. LAWNS AND PLANTER BEDS TO RECEIVE SILT LOAM TO A DEPTH INDICATED ON PLANS AND/OR TO MEET FINISH GRADING REQUIREMENTS.
16. RAISED CONCRETE PATIOS AND SLABS TO RECEIVE D.G FILL MATERIAL COMPACTED TO A RELATIVE FACTOR OF 95%.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
18. NOTE TO CONTRACTOR: THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS TO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO PLANS, SPECIFICATIONS OR CONTRACT PROVIDED BY OWNER/CLIENT WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ CLIENT.
REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, RLA 6311, MAY BE REACHED AT: 805.252.7012.

CODES UTILIZED

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)

COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

SIGNED *Mark Southeren, RLA* 10/31/2023

COMPLETION NOTES

1. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION AND CERTIFICATE OF INSTALLATION (CITY P-25D AND P-25E FORMS), AN IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
2. THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION:
   A. ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF CARLSBAD. HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLER.
   B. THE MAINTENANCE PERSON(S) OPERATING THE IRRIGATION SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS.
   C. ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL..
3. THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM.
   A. A COPY OF THE AGRONOMIC SOILS TEST.
   B. A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.
   C. AN IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLANS ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT CITY OF CARLSBAD REQUIREMENTS.

PROJECT DATA

PROJECT ADDRESS:	147/149 MAPLE AVENUE, CARLSBAD, CA 92008
APN:	204-233-18-00
LEGAL DESCRIPTION:	LOT 20 IN BLOCK D OF PALISADES MAP NO. 1747
ZONING:	LOW RESIDENTIAL (L.RD)
FIRE ZONE:	NO
OCCUPANCY TYPE:	R-3
GROSS LOT AREA:	5,956 SF
LANDSCAPE AREA:	**1,322** SF
FRONT SETBACK	20'-0"
REAR SETBACK:	10'-0"
SIDE SETBACK:	5'-0"

SHEET INDEX

L-1.0	COVER SHEET
L-2.0	SITE/ PLANTING PLAN
L-3.0	HYDROZONE DIAGRAM & MAWA CALCS
L-4.0	IRRIGATION PLAN

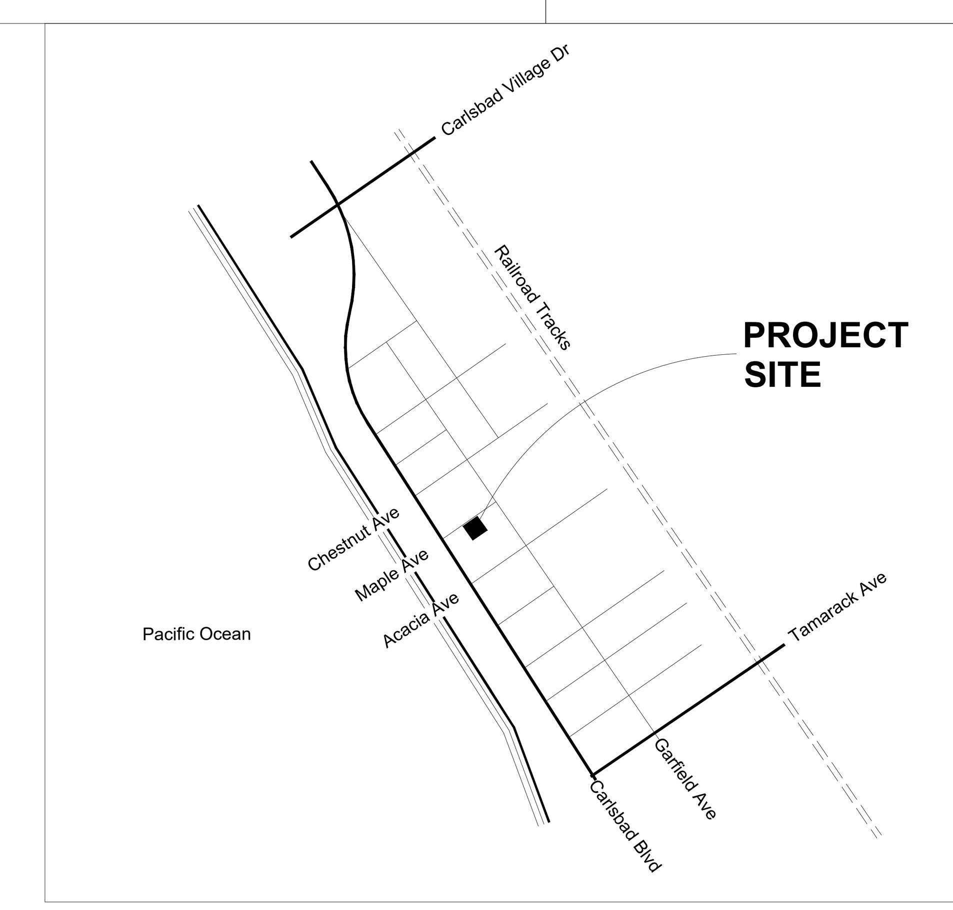
DIRECTORY

OWNER:
AUSTIN AND RACHEL PETELSKI
147/149 MAPLE AVE
CARLSBAD, CA 92008

ARCHITECT
JLC ARCHITECTURE
CONCRACT: TYLER VAN STRIGHT
337 S CEDROS AVENUE, SUITE J
SOLANA BEACH, CA 92075
(858) 436-7777 X2#
TYLER@JLCARCHITECTURE.COM

LANDSCAPE ARCHITECT:
SOUTHERN OFFICE
5981 BOUNTY STREET
SAN DIEGO, CA 92120
CONTACT: MARK SOUTHERN
PHONE: 805.252.7012
EMAIL: MSOUTHERN@MAC.COM

CONTRACTOR:
TBD



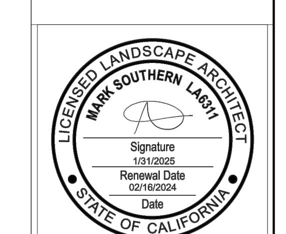
VICINITY MAP

SOUTHERN OFFICE
landscape architecture

SOUTHERN OFFICE
LANDSCAPE ARCHITECTURE
5981 BOUNTY STREET
SAN DIEGO, CA
92120
P:805.252.7012
E:MSOUTHERN@MAC.COM

COVER SHEET
DRP22-021,SDP22-019

MAPLE DUPLEX
147/149 MAPLE AVENUE
CARLSBAD, CA 92008
PARCEL 204-33-18-00



NORTH

DATE	DESCRIPTION
08262022	PUBLISH
12202023	CDP SUBMITTAL 2
02162024	CDP SUBMITTAL 3

REVISIONS

L1.0

1 OF 7 SHEETS

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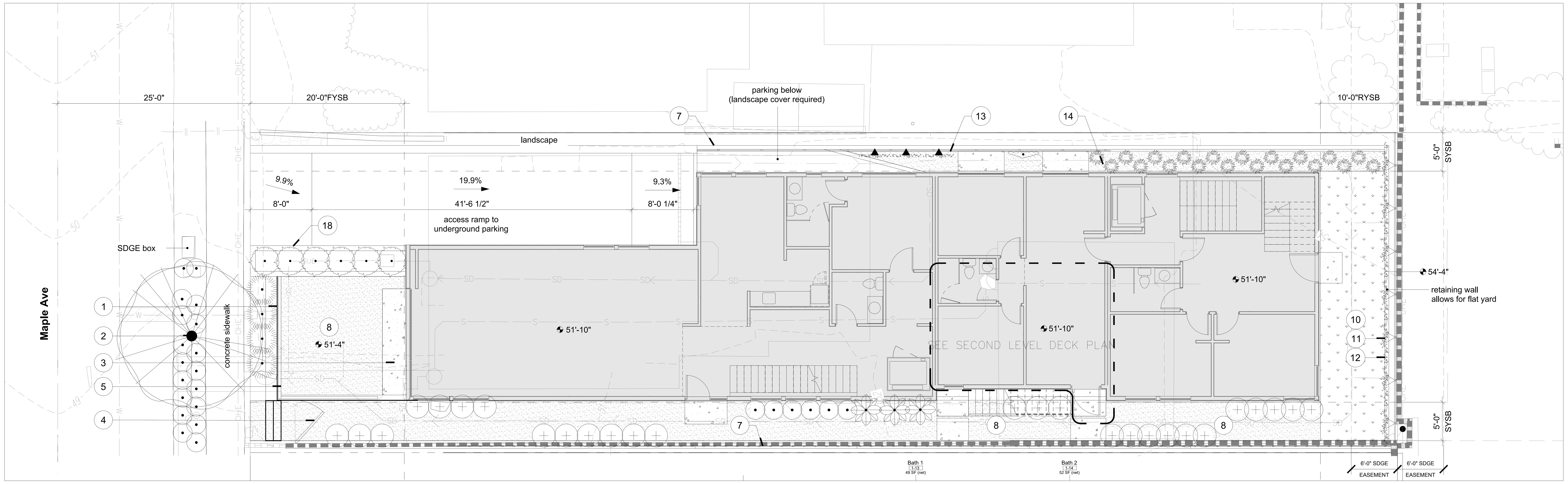
Planting Notes:

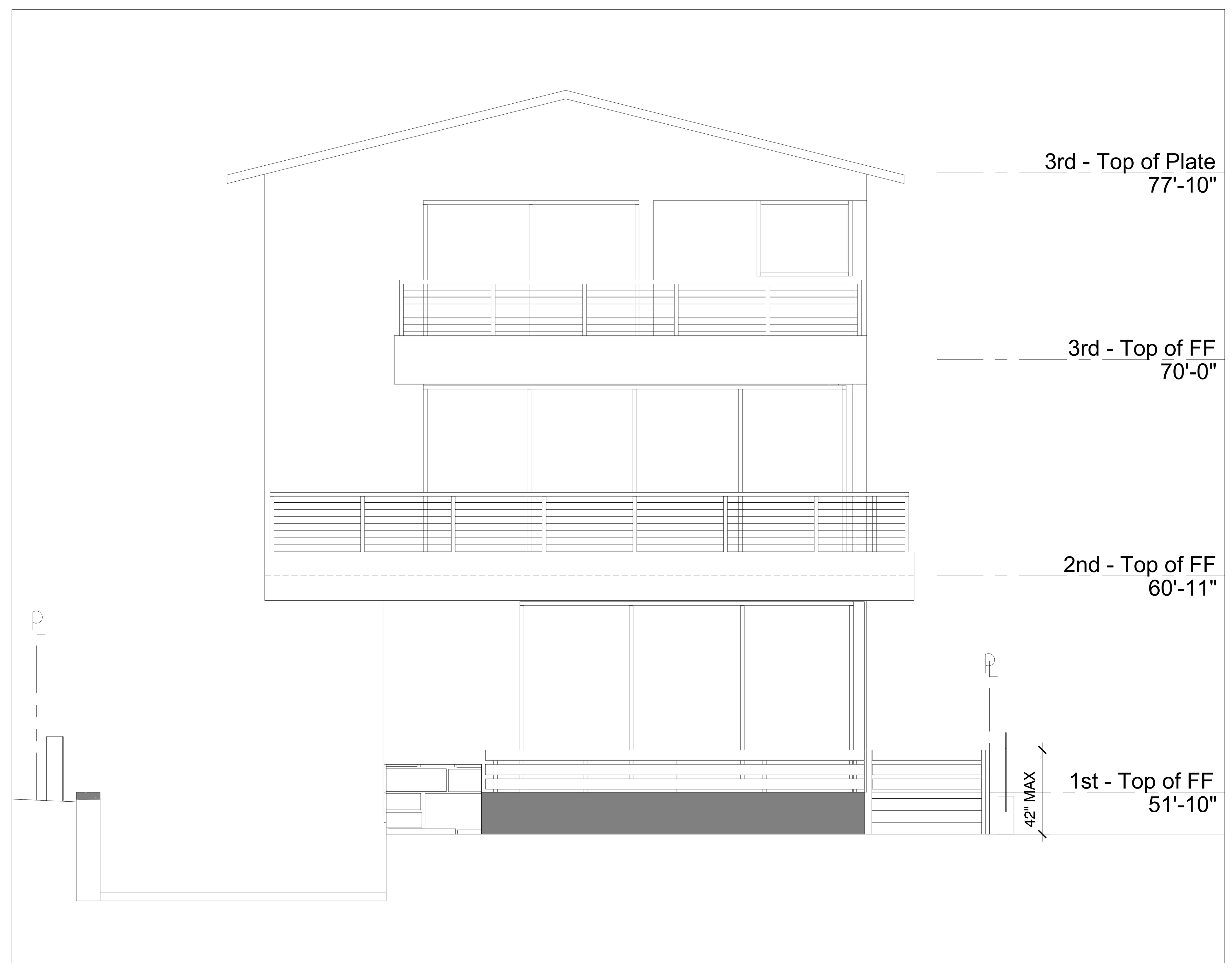
1. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH SHALL BE DONE PRIOR TO BIDDING.
2. CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS BEFORE PLANTING.
3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS CREW.
7. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AL FOLLOWING TIMES UNLESS OTHERWISE DIRECTED.
   -IRRIGATION COVERAGE, PRIOR TO PLANT PLACEMENT;
   -PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING;
   -PRE-MAINTINANCE APPROVAL;
   -POST-MAINTENANCE APPROVAL/ FINAL APPROVAL.
8. THE MAINTENANCE PERIOD SHALL BE 60 CALENDAR DAYS AND SHALL INCLUDE THE SCOPE OF WORK AS DEFINED IN THE SPECIFICATIONS. IT SHALL COMMENCE UPON WRITTEN NOTICE BY OWNER'S REPRESENTATIVE, WHEN ALL IRRIGATION AND LANDSCAPE IS 100% COMPLETE.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION AND MAINTENANCE PERIOD.
10. OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
11. PLANT SYMBOLS TAKE PRECEDENT OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSE.
12. A SOILS MANAGEMENT REPORT WITH AGRONOMIC SOIL TESTING RESULTS AND RECOMMENDATIONS WILL BE PREPARED FOLLOWING GRADING AND PRIOR TO PLANTING.
13. PERCOLATION TEST SHALL BE CONDUCTED AS FIELD/SOIL CONDITIONS REQUIRE.
14. ALL ROCKS, DEBRIS ONE(1") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND FROM THE SITE.
15. PRIOR TO PLANTING, ALL IRRIGATION SYSTEMS BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
16. SHRUB AND GROUNDCOVER MASS QUANTITIES AND/OR SPACING ARE SHOWN ON PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING.
17. PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
18. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
19. AT COMPLETION OF MAINTENANCE PERIOD, APPLY TRI-C COMMERCIAL FERTILIZER (6-2-4) AT 9LBS/1000SF AND WATER IMMEDIATELY WITH A THROUGH CYCLE.
20. SOIL AMENDMENTS: ACTUAL TYPES AND QUANTITIES WILL BE BASED ON SOIL ANALYSIS PROVIDED BY THE CONTRACTOR AFTER ROUGH GRADING. SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AND ADEQUATE CROSS SECTION OF CONDITIONS. ANALYSES SHALL BE PERFORMED BY A QUALIFIED SOIL LAB. CONTRACTOR SHALL FOLLOWING TESTING PROCEDURES AS DEFINED BY THE CITY OF CARLSBAD. TEST SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL FERTILITY, AGRICULTURAL SUITABILITY, LEACHING, AND MAINTENANCE FERTILIZATION (IF APPLICABLE). CONTRACTOR SHALL FURNISH OWNER'S REPRESENTATIVE WITH A COPY OF THE TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS PREPARATION PRIOR TO INSTALLATION.

   SHRUB AREAS
   PLANTING AND BACKFILL MIX FOR PLANT PITS SHALL BE AS FOLLOWS PER CUBIC YARD.
   100% OF NATIVE SOIL
   2" TOP PRESSING OF NITROHUMUS OR APPROVED EQUIVALENT.
   8 LBS OF TRI-C 6-2-4
   2 LBS FERROUS SULFATE THOROUGHLY BLEND AT THE ABOVE AT A CENTRAL ON-SITE LOCATION PRIOR TO USE.
   THE FERROUS SULFATE SHOULD NOT CONTACT PAVING SURFACES AS STAINING WILL RESULT.
   100 LBS OF GYPSUM
   SOIL PREP SHALL INCLUDE, AT A MINIMUM, FOUR (4) CUBIC YARDS OF COMPOST/1000 SF. INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL.
21. CONTRACTOR SHALL IMMEDIATELY UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS.
22. PLANTING BEDS SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET. (SEE ENGINEER'S GRADING AND DRAINAGE PLANS). CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
23. SEE ENGINEER'S PLAN FOR LAYOUT OF ALL CURBS, WALLS, RETAINING WALLS, UTILITIES, SITE GRADING AND DRAINAGE. SEE ARCHITECTS PLAN FOR LOCATION OF ALL BUILDINGS.
24. ALL PLANTING SHALL BE GUARANTEED THROUGHOUT THE MAINTENANCE PERIOD AND GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE MAINTENANCE PERIOD.
25. ALL SHRUB BEDS SHALL HAVE A 3 INCH THICK MULCH LAYER. "MULCH" SHALL BE "SHREDDED FIR BARK" FROM GREAT SOIL LLC. MULCH SHALL BE FREE OF STICKS, STONES, CLAY, TRASH, OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
26. ALL PLANT MATERIAL SHALL MEET MINIMUM STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
27. TREE STAKES ARE NOT TO COME INTO CONTACT OF THE TREES, AND SHALL BE INSTALLED ON THE WINDWARD SIDE.
28. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.



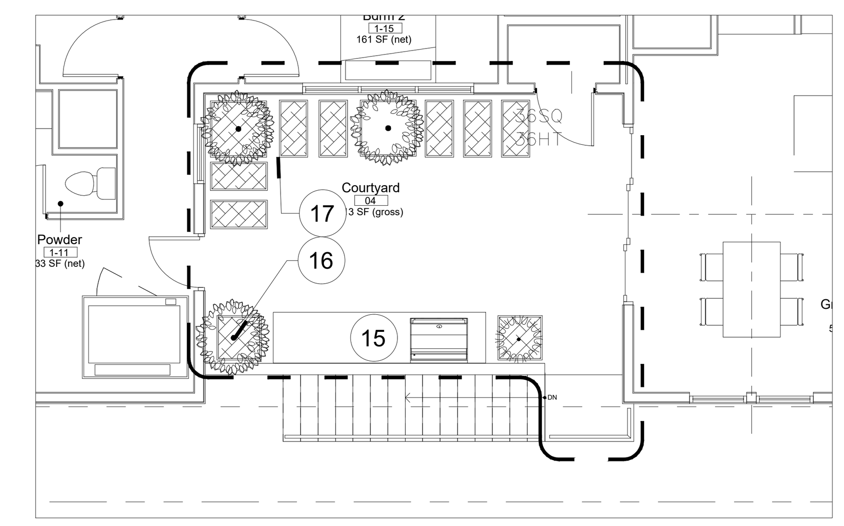
GROUND LEVEL SITE/PLANTING PLAN

1/8" = 1'-0"



ENTRY FENCE ELEVATION

1/4" = 1'-0"



SECOND LEVEL DECK PLAN

1/8" = 1'-0"

PLANT SCHEDULE PLANTING

TREES	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	ARB RBN	Arbutus unedo 'Marina' / Strawberry Tree Shrub	24" Box		1	STANDARD FORM	Low – Medium			
	CIT MEX	Citrus x aurantiifolia 'Mexican' / Key Lime	15 gal.		3		Medium	Citrus, Fruit tree	25 – 40ft. ht.	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	CHO TEC	Chondropetalum tectorum / Small Cape Rush	5 gal.		6		Low – Medium	Grass-like	18 – 36in. ht.	3 – 6ft. w.
	RHA DWA	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn Standard	5 gal.		27		Low – Medium		3 – 6ft. ht.	3 – 6ft. w.
	ROS NMC	Rosmarinus officinalis 'Roman Beauty' / Chef's Choice®Rosemary	5 gal.		1		Very low – Medium		18 – 36in. ht.	1 – 3ft. w.
	TRA CO2	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	15 gal.		3		Medium	Vine	6 – f' ht.	3 – 6ft. w.
DROUGHT TOLERANT	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	YUC SAP	Yucca rostrata 'Sapphire Skies' / Sapphire Skies Beaked Blue Yucca	15 gal.		3		Very low – Low	Succulent	10 – 15ft. ht.	6 – 10ft. w.
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	FES GR3	Festuca mairei 'Greenlee's Form' / Greenlee Atlas Fescue	1 gal.		24		Low – Medium	Ornamental grass	18 – 36in. ht.	1 – 3ft. w.
	JUN PAT	Juncus patens / California Gray Rush	1 gal.		20		Low – Medium	Grass-like	6 – ' ht.	1 – 3ft. w.
	MUH LIN	Muhlenbergia lindheimeri / Lindheimer's Muhly	1 gal.		5		Low – Medium	Ornamental grass	3 – 6ft. ht.	3 – 6ft. w.
VINE/ESPALIER	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	GRE CAF	Grewia caffra / Lavender Starflower	15 gal.		7					
	LON HIL	Lonicera hildebrandiana / Giant Burmese Honeysuckle	5 gal.		1		Medium		< 15ft. ht.	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS	WATER USE	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH
	SLA	MIXED HERBS & VEGETABLES / TO BE SELECTED	AS AVAILABLE		44 sf		Medium	Vegetable	18 – 36in. ht.	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	LOW CMU WALL – CLAD W/ CORTEN STEEL
2	EVERGREEN TREE W/ GRASSES IN PARKWAY. INSTALL 24" DEEP-ROOT BARRIER. REFER TO MANUFACTURERS SPECIFICATIONS.
3	CONCRETE LANDINGS AT DOOR, TYP. NATURAL GREY W/ #3 SAND FINISH.
4	ENTRY GATE – 36" HT. CLEAR CEDAR W/ STEEL FRAME AND CORTEN STEEL LOWER PANEL.
5	LOW CLEAR CEDAR RAILING W/ STEEL POSTS.
7	6' HT PERIMETER CEDAR FENCING
8	CRUSHED ROCK PATH OVER DECOMPOSED GRANITE UNDERLAYMENT.
10	SYNTHETIC TURF OVER PREPARED BASE – UNDER DRAIN PER CIVIL REQUIREMENTS.
11	ATTACH REDWOOD TRELLIS TO EXISTING SITE WALL – SUPPORT NEW VINES W/ TIES.
12	TRAIN VINES TO TRELLIS W/ NURSERY TAPE.
13	VINES ALONG SIDE YARD – TRAIN ON TRELLIS.
14	VEGETATED DRAINAGE SWALE PER CIVIL DRAWINGS. REFER TO DETAIL C, SHEET 4
15	URBAN BONFIRE OUTDOOR KITCHEN W/ DEKTON SURFACE & STORAGE BENEATH. SPECIFICATIONS TBD.
16	CITRUS OR OTHER DWARF FRUITING TREE.
17	FARNLEY RAISED PLANTER BOXES 1) 36X36X36" HT. QUANTITY (2) 2) 28X28X28" HT. QUANTITY (2) 3) 18X36X18" HT. QUANTITY (2) AVAILABLE: WILLIAMS SONOMA
18	FLOW THROUGH PLANTER PER CIVIL DRAWINGS. REFER TO DETAIL F, SHEET 4.

0 8 16 24 feet

SCALE: 1/8" = 1'-0"

SOUTHERN OFFICE
landscape architecture

SOUTHERN OFFICE
LANDSCAPE ARCHITECTURE
5981 BOUNTY STREET
SAN DIEGO, CA
92120
P:805.252.7012
E:MSOUTHERN@MAC.COM

SITE/ PLANTING PLAN

MAPLE DUPLEX
147/149 MAPLE AVENUE
CARLSBAD, CA 92008
PARCEL 204-33-18-00

LICENSED LANDSCAPE ARCHITECT
MARK SOUTHERN LA6311
Signature
1/31/2025
Renewal Date
02/16/2024
Date
STATE OF CALIFORNIA

NORTH

DATE	DESCRIPTION
08262022	PUBLISH
12202023	CDP SUBMITTAL 2
02162024	CDP SUBMITTAL 3

REVISIONS

L2.0

2 OF 7
SHEETS

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Maximum Applied Water Allowance

A landscape project subject to the Water Efficient Landscape Ordinance shall include the MAWA for the plans, including the calculations used to determine the MAWA. A landscape project shall not exceed the MAWA. The MAWA for a landscape project shall be determined by the following equation:

Residential: MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]
Non-Residential: MAWA = (ETo)(0.62)[(0.45 x LA) + (0.55 x SLA)]

The abbreviations used in the equation have the following meanings:

MAWA	Maximum Applied Water Allowance in gallons per year.
ETo	Evapotranspiration in inches per year.
0.62	Conversion factor to gallons per square foot.
0.55 or 0.45	ET adjustment factor (ETAF) for plant factors and irrigation efficiency.
LA	Landscaped area includes special landscaped area in square feet.
0.45 or 0.55	The additional ET adjustment factor for a special landscaped area (1.0 - 0.55 = 0.45 or 1.0 – 0.45 = 0.55)
SLA	Special landscaped area in square feet.

Show Calculation:

MAWA= (40)(.62)[(.55x886)+(.45x51)
MAWA= (24.8)(487.3)+22.95
MAWA= 12,107.99

Maximum Applied Water Allowance = 12,107.99 gallons per year

Hydrozone Table for Calculating ETWU

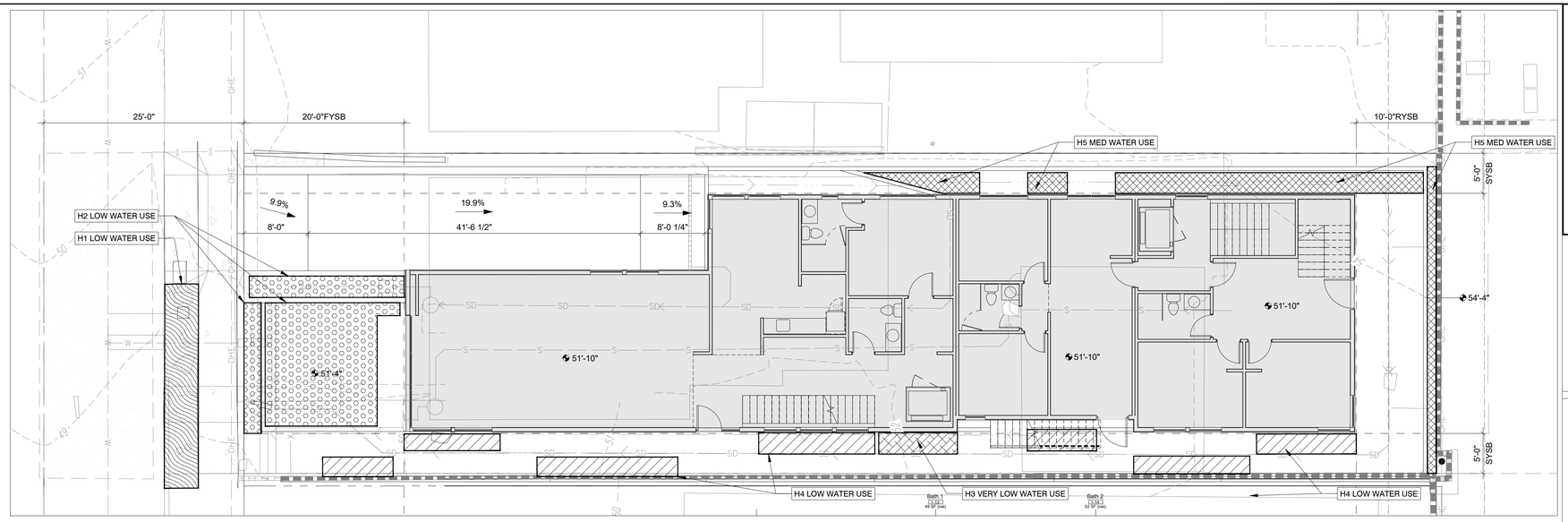
Please complete the hydrozone table(s). Use as many tables as necessary.

CITY OF CARLSBAD ESTIMATED TOTAL WATER USE (ETWU)							
		Hydrozone Number (1 – 5 with SLA Zone Below – use as many tables as necessary to complete all hydrozones)					
	Process Step No. (Below)	1	2	3	4	5	SLA
Evapotranspiration Rate (ETo)*	1	40					
Conversion Factor	2	0.62					
(Step 1 x Step 2)	3	24.8					
Plant Factor (PF)** (From WUCOLS) (VLW – HW) (0.1 - 0.8)	4	.3	.3	.1	.3	.5	
Area of Hydrozone (sq. ft.) (HA)	5	107	307	26	215	180	51
(Step 4 x Step 5)	6	32.1	92.1	2.6	64.5	90	
Irrigation Efficiency (IE)***	7	.75	.8	.8	.8	.8	
(Step 6 ÷ Step 7)	8	42.8	115.1	3.25	80.62	112.5	
(Total All Step 8 + Total SLA sq. ft. in Step 5)	9	405.27					
(Step 3 x Step 9) Estimated Total Water Use in gallons per year (ETWU) - Total shall not exceed MAWA	10	10,050 ETWU					

ETo*
West of I-5 = 40.0
East of I-5 and West of El Camino Real = 44.0
East of El Camino Real = 47.0
Applicant may provide a different ETo if supported by documentation subject to approval by the City Planning Division

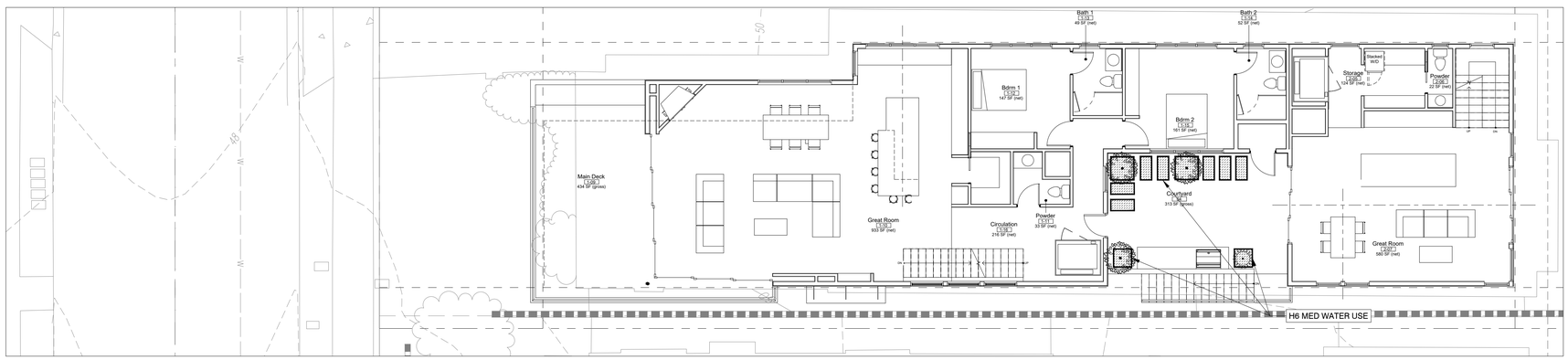
*****IE***
Micro-spray = .80
Spray = .72
Rotor = .72
MP Rotator = .75
Bubbler = .75
Drip = .80

***** Plant Factor & Water Use***
0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.5 = MW - Moderate Water Use Plants
0.8 = HW - High Water Use Plants



GROUND LEVEL HYDROZONE DIAGRAM

1/8" = 1'-0"



SECOND LEVEL HYDROZONE DIAGRAM

1/8" = 1'-0"

HYDROZONE SCHEDULE

HYDRO ZONE 1:	DRIP, LOW WATER USE, 107 SQUARE FEET 12% OF LANDSCAPE AREA
HYDRO ZONE 2:	DRIP, LOW WATER USE, 307 SQUARE FEET 35% OF LANDSCAPE AREA
HYDRO ZONE 3:	DRIP, VERY LOW WATER USE, 26 SQUARE FEET 3% OF LANDSCAPE AREA
HYDRO ZONE 4:	DRIP, LOW WATER USE, 215 SQUARE FEET 24% OF LANDSCAPE AREA
HYDRO ZONE 5:	DRIP, MEDIUM WATER USE, 180 SQUARE FEET 20% OF LANDSCAPE AREA
HYDRO ZONE 6:	DRIP, MEDIUM WATER USE, 51 SQUARE FEET 6% OF LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 886 SQUARE FEET

"I MARK SOUTHERN CERTIFY UNDER PENALTY OF PERJURY THAT I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS SO PROVIDE EFFICIENT WATER USE."

Signed Mark Southern, RLA 10/31/2023

Mark Southern, RLA
Landscape Architect
CA6311

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

SOUTHERN OFFICE

SOUTHERN OFFICE
LANDSCAPE ARCHITECTURE
5981 BOUNTY STREET
SAN DIEGO, CA 92120
P:805.252.7012
E:MSOUTHERN@MAC.COM

HYDROZONE DIAGRAM & MAWA CALCS

MAPLE DUPLEX
147/149 MAPLE AVENUE
CARLSBAD, CA 92008
PARCEL 204-33-18-00

LICENSED LANDSCAPE ARCHITECT
MARK SOUTHERN
Signature
10/31/2023
Renewal Date
03/16/2024
Date
STATE OF CALIFORNIA

NORTH

DATE	DESCRIPTION
06262022	PUBLISH
12202023	CDP SUBMITTAL 2
02162024	CDP SUBMITTAL 3

REVISIONS

L3.0

3 OF 7 SHEETS

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GENERAL IRRIGATION NOTES:

1. ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF CARLSBAD MUNICIPAL CODE SPECIFICATIONS AND REQUIREMENTS.

2. IRRIGATION PLAN IS DIAGRAMMATIC ONLY.

3. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.

4. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, PARKING AREAS, STREETS AND DRIVES.

5. AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO OR WITHIN 10' OF WALKWAYS, PARKING AREAS, HEADER, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.

6. WHEN THE IRRIGATION IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.

7. PRIOR TO BURYING IRRIGATION LINES:

A. ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 PSI FOR A PERIOD OF (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OF FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
B. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR (1) HOUR.
C. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.

8. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER DRIVE AND PARKING AREAS, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE. METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVES, TWELVE (12) INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN TWO (2) INCH CAPITAL LETTERS EVERY THREE (3) FEET ALONG THE TAPE. SLEEVES SHALL EXTEND A MINIMUM OF TWELVE (12) PAST THE EDGE OF THE PAVING.

9. MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS OR LEGEND.

10. LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OF CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS OR LEGEND.

11. ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD WITH SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.

12. ALL WIRE SHALL BE ANG-UF DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH 'PEN-TITE' CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE. A TRACER SHALL BE RUN ALONG THE ENTIRE LENGTH OF THE MAINLINE.

13. ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
14. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, UNDER PAVING.
15. AUTOMATIC CONTROLLER TO BE INSTALLED IN STAINLESS/WEATHERPROOF ENCLOSURE WHERE INDICATED ON THE PLAN. A 120 VOLT 'J' BOX CONNECTION SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND DIRECTIONS.
16. ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
17. CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING A THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
18. AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY IRRIGATION WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS/DRIPLINE, REMOTE CONTROL VALVES SHALL BE OPENED AND FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.

CONTRACTOR SHALL KEEP THE PREMISES CLEAN FREE OF EXCESS EQUIPMENT AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.

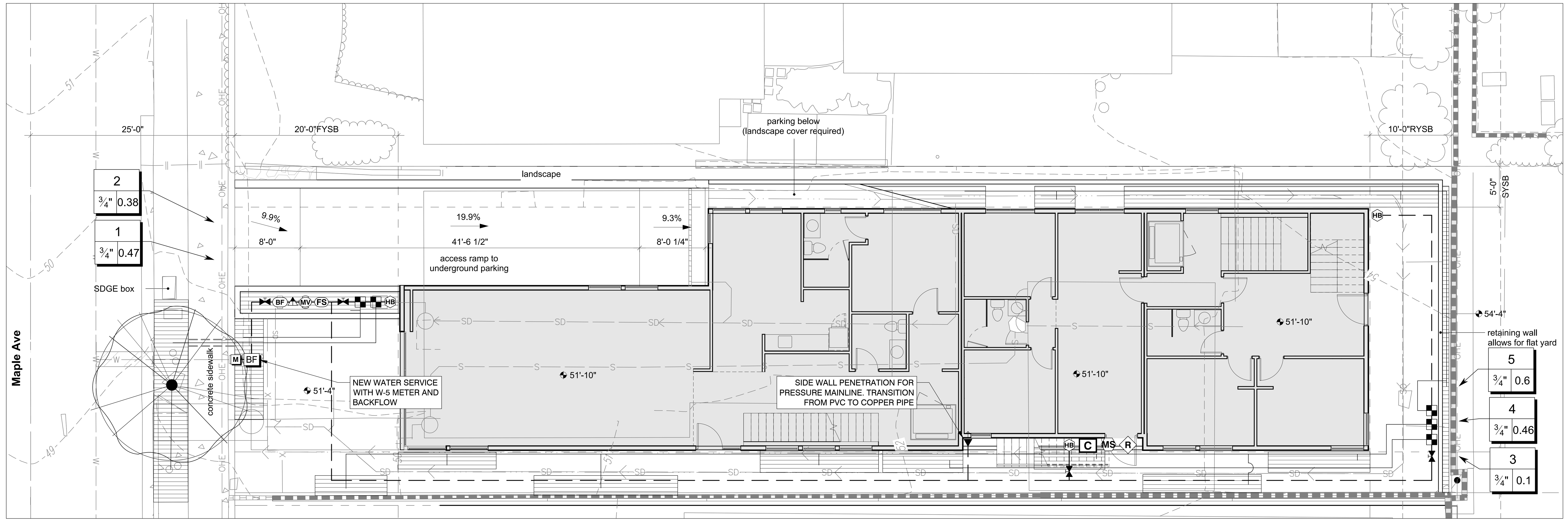
19. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.

20. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.

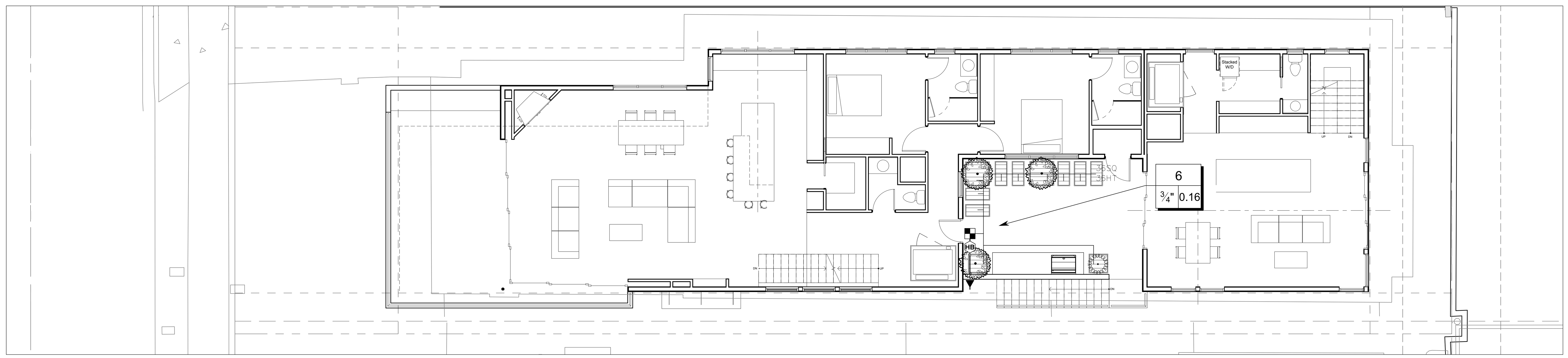
21. PRIOR TO FINAL ACCEPTANCE OF WORK, CONTRACTOR SHALL PROVIDE A RECORD SET OF DRAWINGS SHOWING THE IRRIGATION SYSTEM WORK:
A. ALL CHANGES IN LOCATION OF ITEMS OR TYPE OF INSTALLATIONS FROM THAT SHOWN ON THE RECORD DRAWINGS.
B. VALVES TO BE NUMBERED AND CORRESPONDING NUMBERS SHALL BE SHOWN ON THE RECORD DRAWINGS.
C. AUTOMATIC VALVES, BALL VALVES AND QUICK COUPLER VALVES SHALL BE LOCATED BY MEASURED DIMENSIONS, DIMENSIONS SHALL BE GIVEN TO PERMANENT OBJECTS IDENTIFIABLE ABOVE GRADE AND SHALL BE TO THE NEAREST 0NE-HALF FOOT.
D. ON THE INSIDE SURFACE OF THE COVER OF THE AUTOMATIC CONTROLLER/S, CONTRACTOR SHALL PREPARE AND MOUNT A CHART SHOWING THE VALVES AND IRRIGATION HEADS SERVICED BY THE CONTROLLER/S (ZONE DIAGRAM). ALL VALVES SHALL BE NUMBERED TO MATCH THE OPERATION SCHEDULE. THE CHART SHALL BE A PLOT PLAN SHOWING ALL HARDSCAPE IMPROVEMENTS TO INCLUDE WALKWAYS, PARKING AREAS, DRIVES AND STREETS. LEGIBLE IN ALL DETAIL, PLOT PLANS SHALL BE MADE TO A SIZE THAT WILL FIT INTO THE CONTROLLER/S COVER. PRINTS OF THIS PLAN SHALL BE HERMETICALLY SEALED BY PLASTIC AND THEN BE SECURED TO THE INSIDE COVER.

22. ALL OTHER LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.

23. UPON COMPLETION AND RECEIPT OF FINAL WRITTEN APPROVAL, ALL MAINTENANCE MANUALS, GUARANTEES, AND OPERATING INSTRUCTIONS FOR ALL IRRIGATION EQUIPMENT SHALL BE PROVIDED AS WELL AS THE FOLLOWING EQUIPMENT.
A. TWO (2) WRENCHES FOR REMOVING EACH DIFFERENT TYPE OF SPRINKLER HEAD.
B. TWO (2) QUICK COUPLER KEYS WITH GATE VALVE AND HOSE ELL ASSEMBLIES.
C. TWO (2) KEYS FOR OPENING AND LOCKING THE AUTOMATIC CONTROLLERS/S AND THE CONTROLLERS/S ENCLOSURE.



GROUND LEVEL IRRIGATION PLAN



SECOND LEVEL IRRIGATION PLAN

IRRIGATION SYSTEM CONTROL NOTES:

A. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING.
1. CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS WATER NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE A RAIN SENSOR.
B. ETo (EVAPOTRANSPIRATION RATE) BASED ON CITY OF CARLSBAD ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET.
C. THE AUTOMATIC IRRIGATION SYSTEM SHALL CONFORM WITH THE APPLICABLE DROUGHT RESPONSE POLICIES AND PROCEDURES FOR THE CITY OF CARLSBAD WHICH MAY VARY FROM THE CURRENT DROUGHT RESPONSE LEVEL BEING ENFORCED. AS PLANNED ALL AUTOMATIC IRRIGATION SYSTEMS ARE TO BE IN-LINE HIGH EFFICIENCY DRIP. NO OVERHEAD WATER DELIVERY IS TO BE USED.
D. THE IRRIGATION SYSTEM CONTROLLER SHALL BE PROGRAMMED ACCORDINGLY:
1. PLANT ESTABLISHMENT: ALL IRRIGATION ZONES ARE TO BE SET TO WATER DAILY FOR THE FIRST 30 DAYS FOR A TOTAL WATER DELIVERY OF 1"/WEEK/ZONE. IN THE 60 DAYS POST ALL IRRIGATION ZONES ARE TO BE ADJUSTED TO WATER NO MORE THAN 1"/WEEK ON SELECT DAYS AND WITH CONSIDERATION FOR CURRENT WEATHER PATTERS TO ENSURE PLANT HEALTH.
2. ESTABLISHED LANDSCAPING: ALL IRRIGATION ZONES SHALL BE PROGRAMMED TO DELIVER ADEQUATE WATER TO EACH PLANTING/HYDROZONE AND ADJUSTED TO CLIMATIC CONDITIONS ACCORDINGLY.
3. NO TEMPORARY IRRIGATION SYSTEMS ARE REQUIRED FOR THIS LANDSCAPE.
4. ALL IRRIGATION ZONES SHALL BE ADJUSTED ACCORDING TO EACH SEASON. FOR THE MONTHS OF JANUARY-MARCH THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 50% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF APRIL-JUNE THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 75% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF JULY-SEPTEMBER THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO 100% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF OCTOBER-DECEMBER THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 75% OR LESS OF TOTAL WATER USAGE.
E. THE FOLLOWING CONSIDERATIONS ARE TO BE USED FOR EACH STATION:
1. THE AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROGRAMMED TO WATER 3 DAYS/WEEK OR EVERY OTHER DAY BETWEEN THE HOURS OF 4:00 AM AND 7:00 AM.
2. STATION RUN TIME SHALL: EACH IRRIGATION STATION SHALL RUN FOR NO MORE THAN 20 MINUTES PER IRRIGATION CYCLE.
3. IN ORDER TO AVOID RUN-OFF, NO MORE THAN 2 CYCLE STARTS PER 24 HOUR PERIOD ARE RECOMMENDED.

IRRIGATION SCHEDULE IRRIGATION

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
(drip control kit symbol)	Hunter ACZ-075-25 3/4" Drip control kit featuring a 3/4in. PGV-ASV valve, with 3/4in. HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	6
(hatched area)	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	439.3 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
(shut off valve symbol)	Shut Off Valve	4
MV	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1
(triangle symbol)	Pressure Reducing Valve Pressure required downstream is 21.4 PSI	1
BF	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
C	Hunter PCC-1200 Light Commercial & Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model	1

IRRIGATION SCHEDULE IRRIGATION

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MS	Hunter SOIL-CLIK The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.	1
R	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
FS	Hunter HC-100-FLOW 1in. Flow meter for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	1
BF	W-5 BACKFLOW	1
M	W-5 Water Meter 1"	1
(solid line)	Irrigation Lateral Line: PVC Schedule 40	267.2 l.f.
(solid line)	Irrigation Lateral Line: PVC Schedule 40 1/2"	141.2 l.f.
(dashed line)	Irrigation Mainline: PVC Schedule 40	50.3 l.f.
(dashed line)	Irrigation Mainline: PVC Schedule 40 1/2"	185.3 l.f.

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ACZ-075-25	3/4"	Area for Dripline	0.47	22.4	19.0		0.43 in/h
2	Hunter ACZ-075-25	3/4"	Area for Dripline	0.38	20.5	19.0		0.44 in/h
3	Hunter ACZ-075-25	3/4"	Area for Dripline	0.1	56.1	19.0		0.42 in/h
4	Hunter ACZ-075-25	3/4"	Area for Dripline	0.46	58.0	19.0		0.43 in/h
5	Hunter ACZ-075-25	3/4"	Area for Dripline	0.6	59.7	19.1		0.43 in/h
6	Hunter ACZ-075-25	3/4"	Area for Dripline	0.16		19.0		0.39 in/h
	Common Wire				345.6			

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

SOUTHERN OFFICE
landscape architecture

SOUTHERN OFFICE
LANDSCAPE ARCHITECTURE
5981 BOUNTY STREET
SAN DIEGO, CA
92120
P: 805.252.7012
E: MSOUTHERN@MAC.COM

IRRIGATION PLAN

MAPLE DUPLEX
147/149 MAPLE AVENUE
CARLSBAD, CA 92008
PARCEL 204-33-18-00

LICENSED LANDSCAPE ARCHITECT
MARK SOUTHERN LA6311
Signature
1/31/2025
Renewal Date
02/16/2024
Date
STATE OF CALIFORNIA

NORTH

DATE	DESCRIPTION
08262022	PUBLISH
12202023	CDP SUBMITTAL 2
02162024	CDP SUBMITTAL 3

REVISIONS

L4.0

4 OF 7 SHEETS

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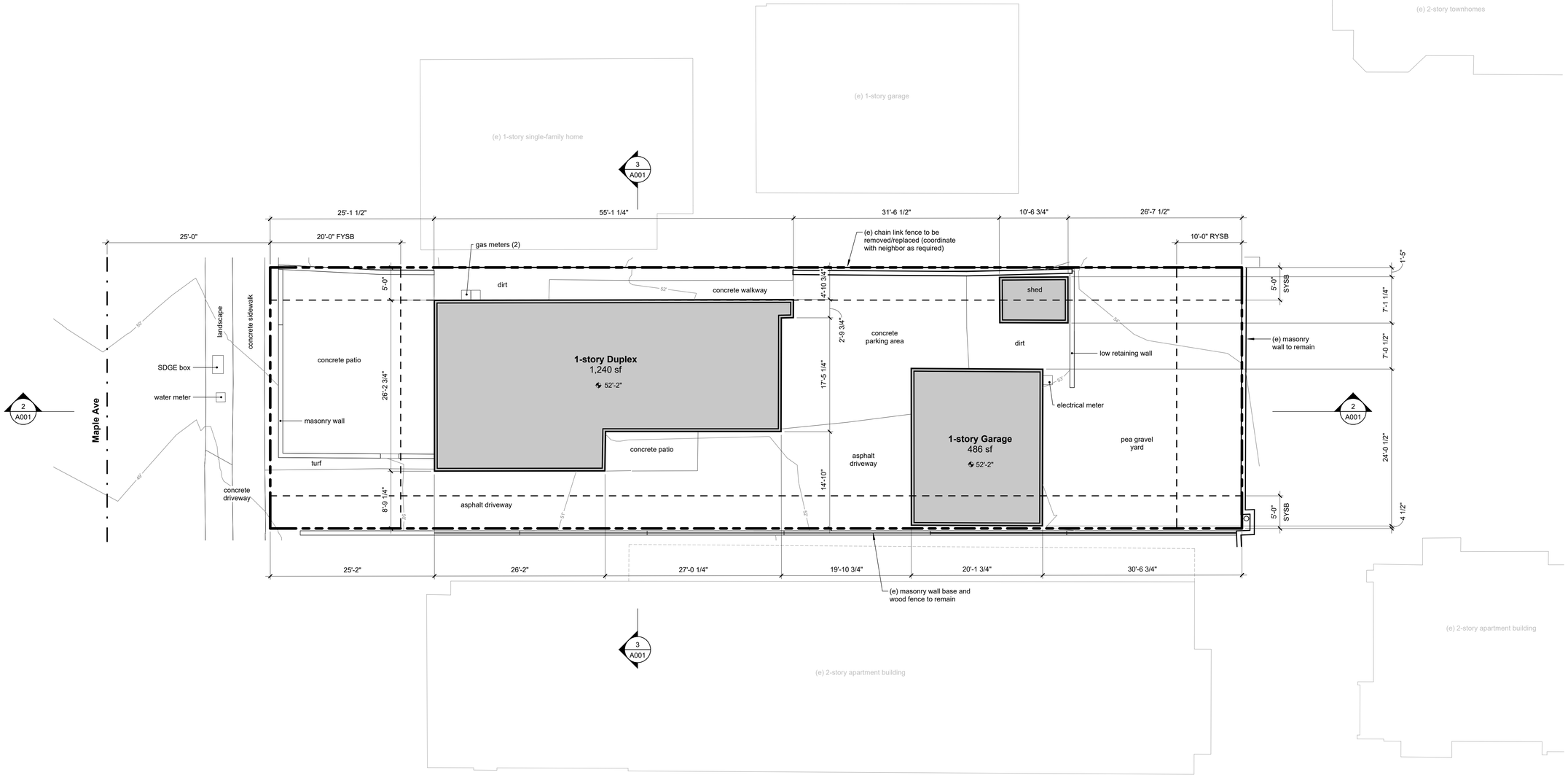
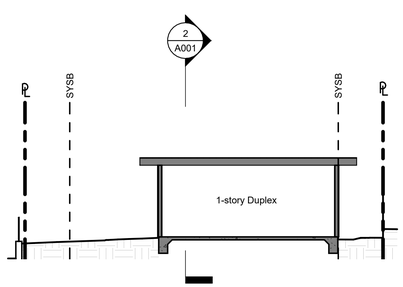


1 Site Plan - Existing

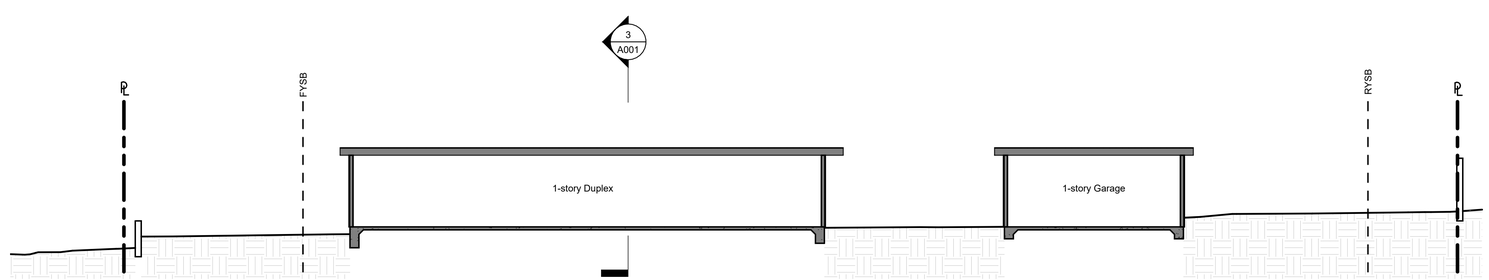
1/8" = 1'-0"

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



3 Existing Short Section

1/8" = 1'-0"



2 Existing Long Section

1/8" = 1'-0"

0' 4' 8' 16'

project north

N

JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
office: 858 436 7777

LICENSED ARCHITECT
JEAN-LOUIS COQUERAND
No. C22938
REN. 7/31/2025
STATE OF CALIFORNIA

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

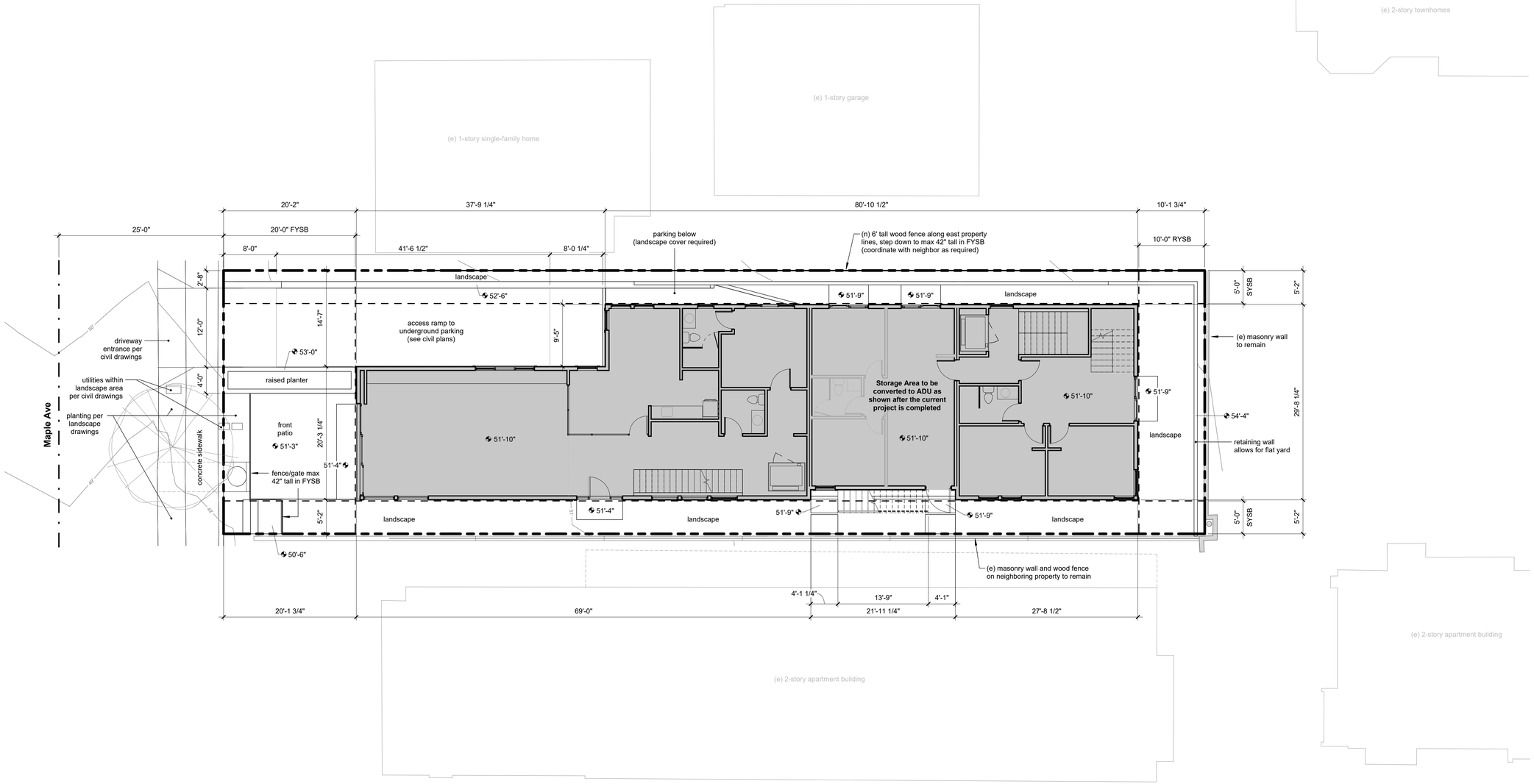
No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Existing Site Plan, Sections

A001

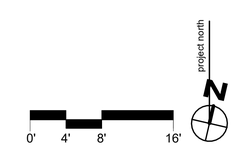
Export Date: 2/19/2024 4:16:14 PM



1 Site Plan - New

1/8" = 1'-0"

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
office: 858 436 7777

LICENSED ARCHITECT
JEAN-LOUIS COQUERAND
No. C22938
REN. 7/31/2025
STATE OF CALIFORNIA

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

New Site Plan

A002

Export Date: 2/19/2024 4:16:14 PM

PROJECT DATA

Project Number	SDP 2023-0009 / CDP 2023-0017
Address	147/149 Maple Avenue, Carlsbad, CA 92008
APN	204-233-18-00
Legal Description	Lot 20 in Block D of Palisades Map No. 1747
Base Zone	R-3
Gross Lot Area	5,956
Max Lot Coverage	60%
Proposed Lot Coverage	3,573 / 5,956 = 59.9% (see graphic 5 / A003)
Use	Duplex
Occupancy	R-3
Construction Type	VB
Max Structure Height	30'
Proposed Structure Height	29'-11 1/4" (see North Elevation and E-W Section 04)
# of Stories	3
Front Setback	20'
Rear Setback	10'
Side Setback	5'
Fire Sprinklers	required (deferred submittal)
Year Built (Original)	1953

GROSS BUILDING AREA - UNIT 1

Area Name	Area	Comments
Unit 1 - 1st Floor	1686 SF	
Unit 1 - 2nd Floor	1868 SF	
Unit 1 - 3rd Floor	1430 SF	
Grand total	4984 SF	

GROSS BUILDING AREA - UNIT 2

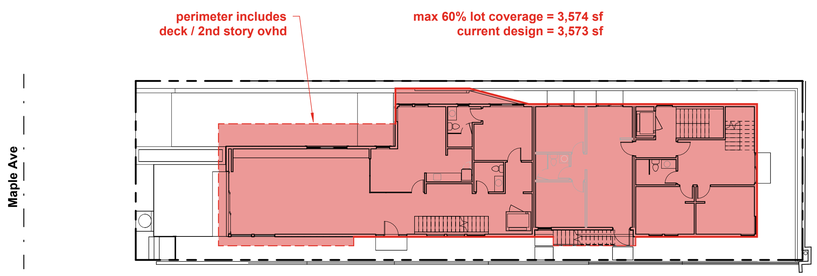
Area Name	Area	Comments
Unit 2 - 1st Floor	617 SF	
Unit 2 - 2nd Floor	818 SF	
Unit 2 - 3rd Floor	589 SF	
Grand total	2024 SF	

GROSS BUILDING AREA - ADU

Area Name	Area	Comments
ADU - 1st Floor	630 SF	Storage Area to be converted to ADU as shown after the current project is completed
Grand total	630 SF	

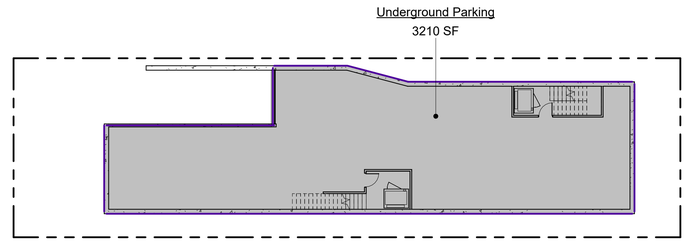
GROSS BUILDING AREA (ALL AREAS)

Area Name	Area	Comments
ADU - 1st Floor	630 SF	
Circulation	199 SF	
Underground Parking	3210 SF	
Unit 1 - 1st Floor	1686 SF	
Unit 1 - 2nd Floor	1868 SF	
Unit 1 - 3rd Floor	1430 SF	
Unit 2 - 1st Floor	617 SF	
Unit 2 - 2nd Floor	818 SF	
Unit 2 - 3rd Floor	589 SF	
Grand total: 9	11047 SF	



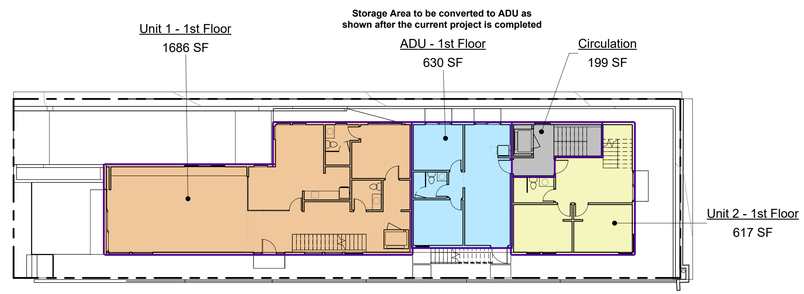
5 working_lot coverage calcs

1/16" = 1'-0"



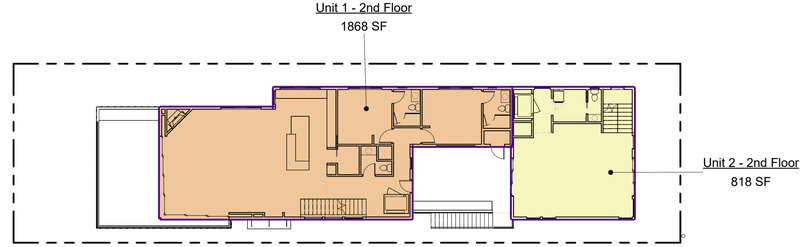
1 Area Plan - 0 Parking Level

1/16" = 1'-0"



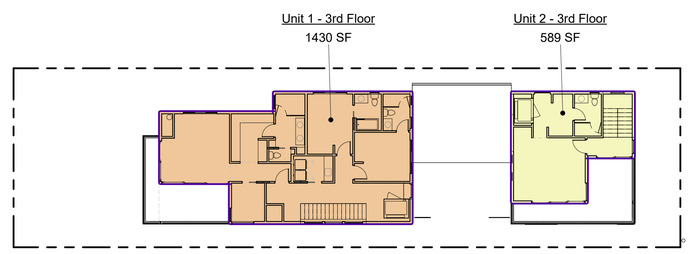
2 Area Plan - 1st Floor

1/16" = 1'-0"



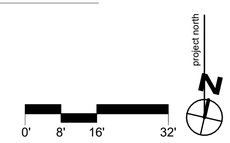
3 Area Plan - 2nd Floor

1/16" = 1'-0"



4 Area Plan - 3rd Floor

1/16" = 1'-0"



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Solana Beach, CA 92075
www.jlcarchitecture.com
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JEAN-LOUIS COQUERAD
No. C22938
REN. 7/31/2025
STATE OF CALIFORNIA

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Area Plans

A003

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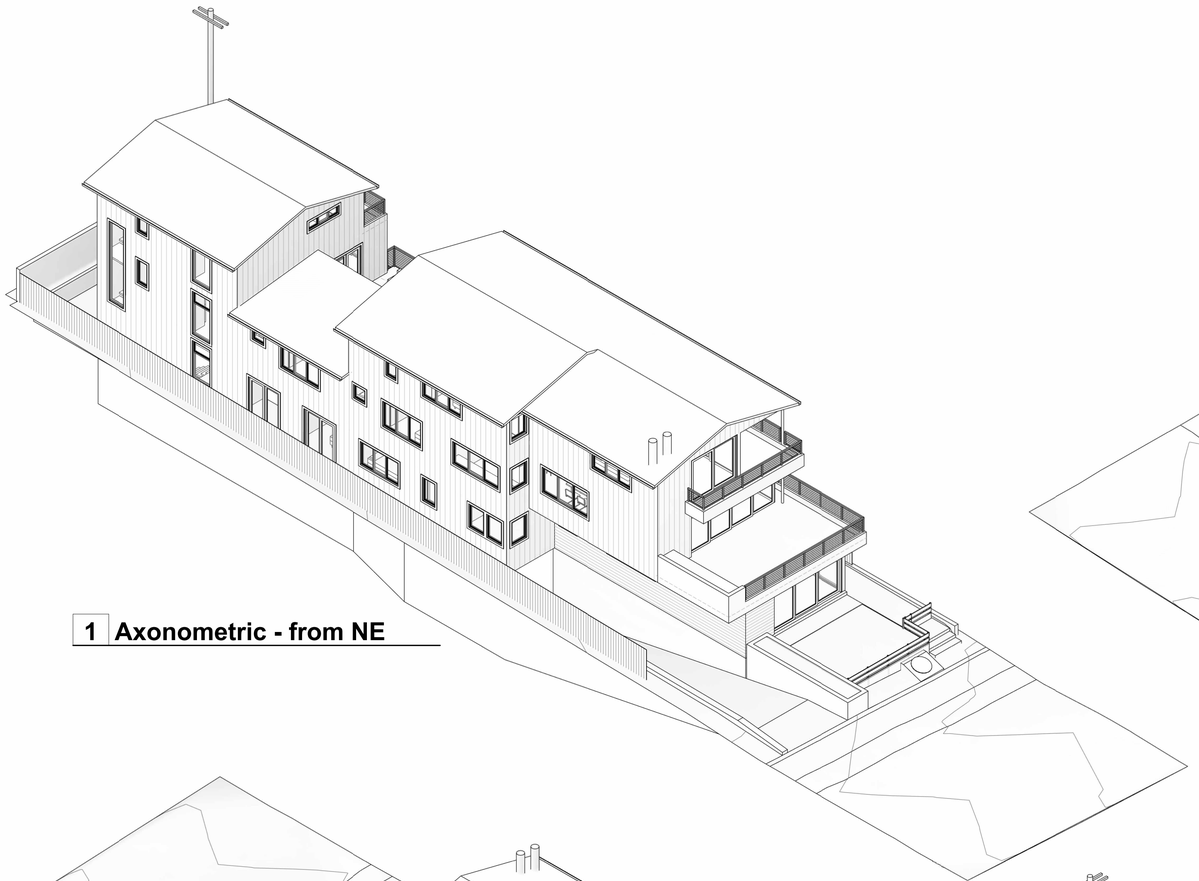
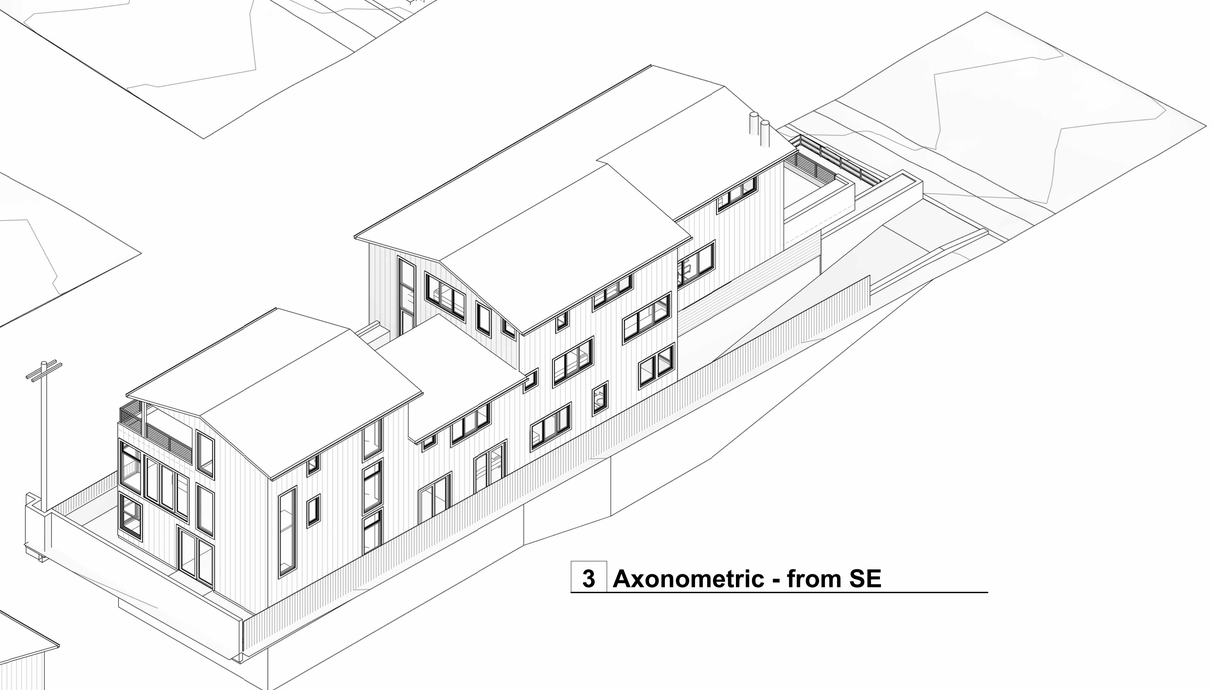
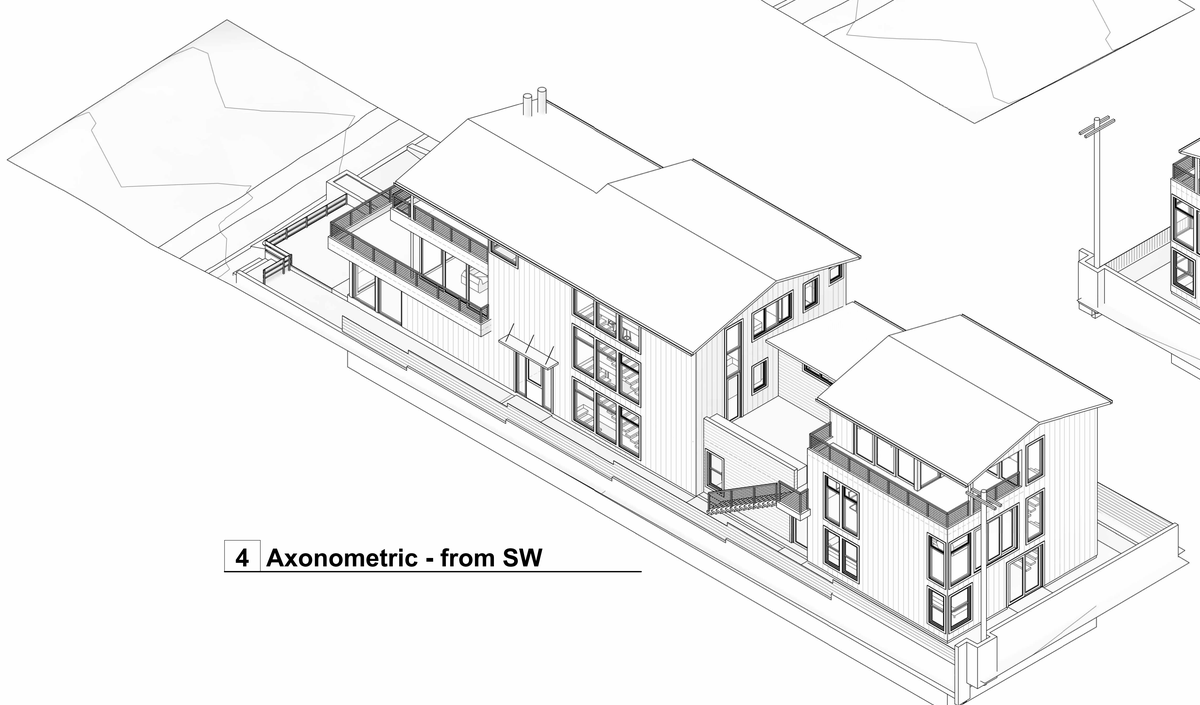


1 Axonometric - from NE

2 Axonometric - from NW



3 Axonometric - from SE



4 Axonometric - from SW

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Axonometrics

A004

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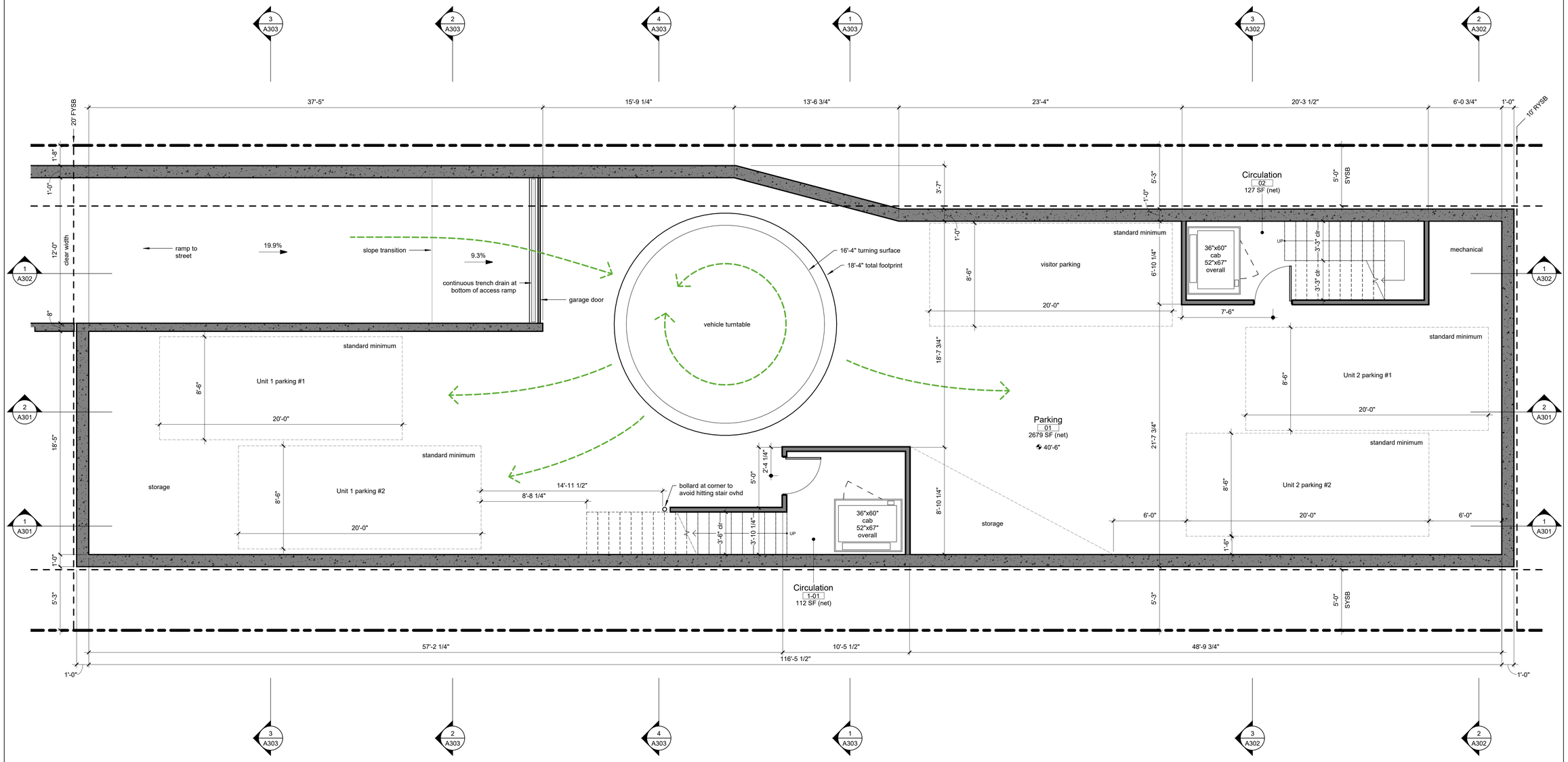

1 Floor Plan - 0 Parking Level

1/4" = 1'-0"

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Basement Plan

A101

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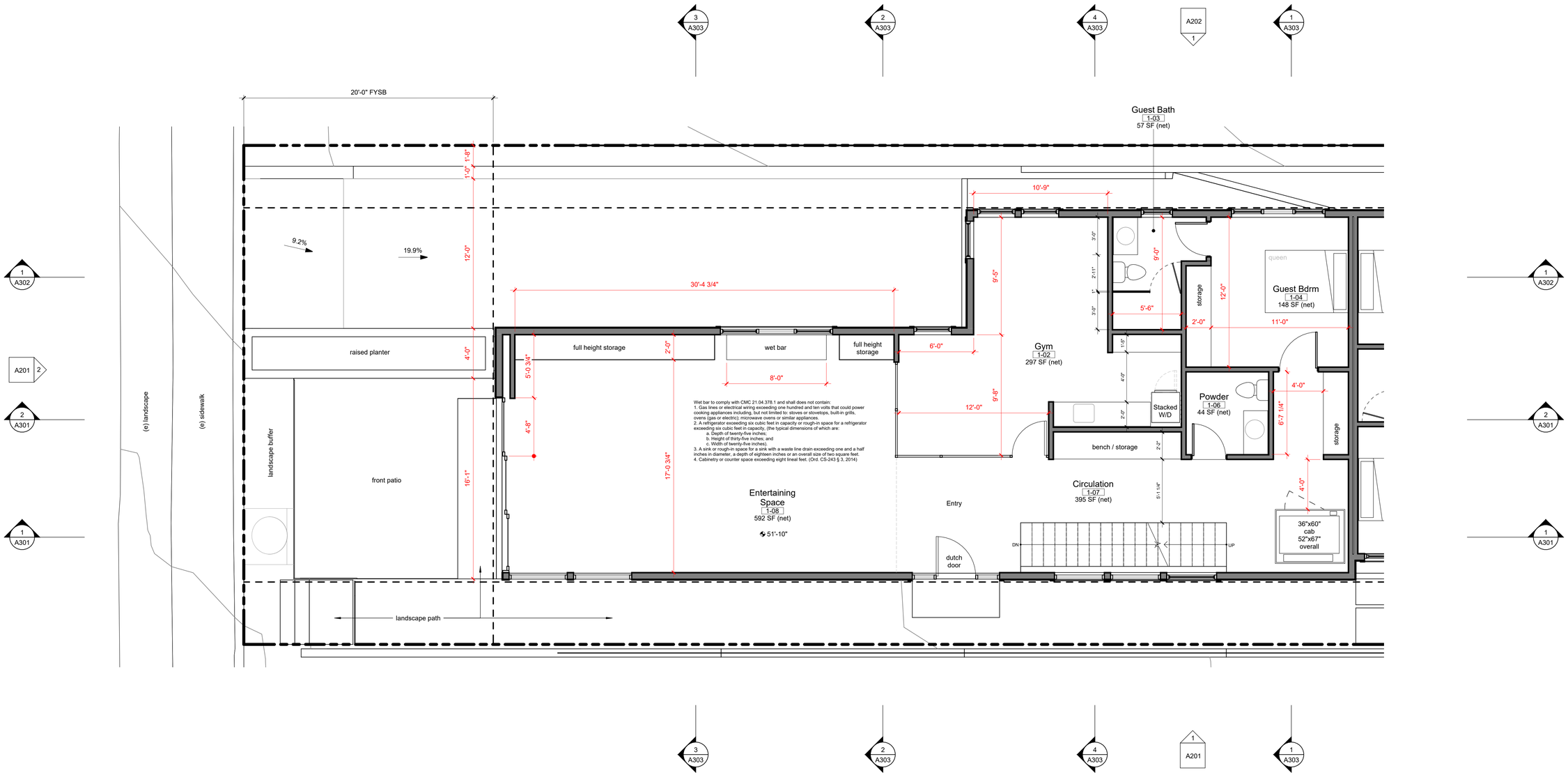
0' 2' 4' 8'

project north

May 1, 2024



1 Floor Plan - 1st Floor_Unit 1

1/4" = 1'-0"

0' 2' 4' 8'

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1st Floor Plans

A102

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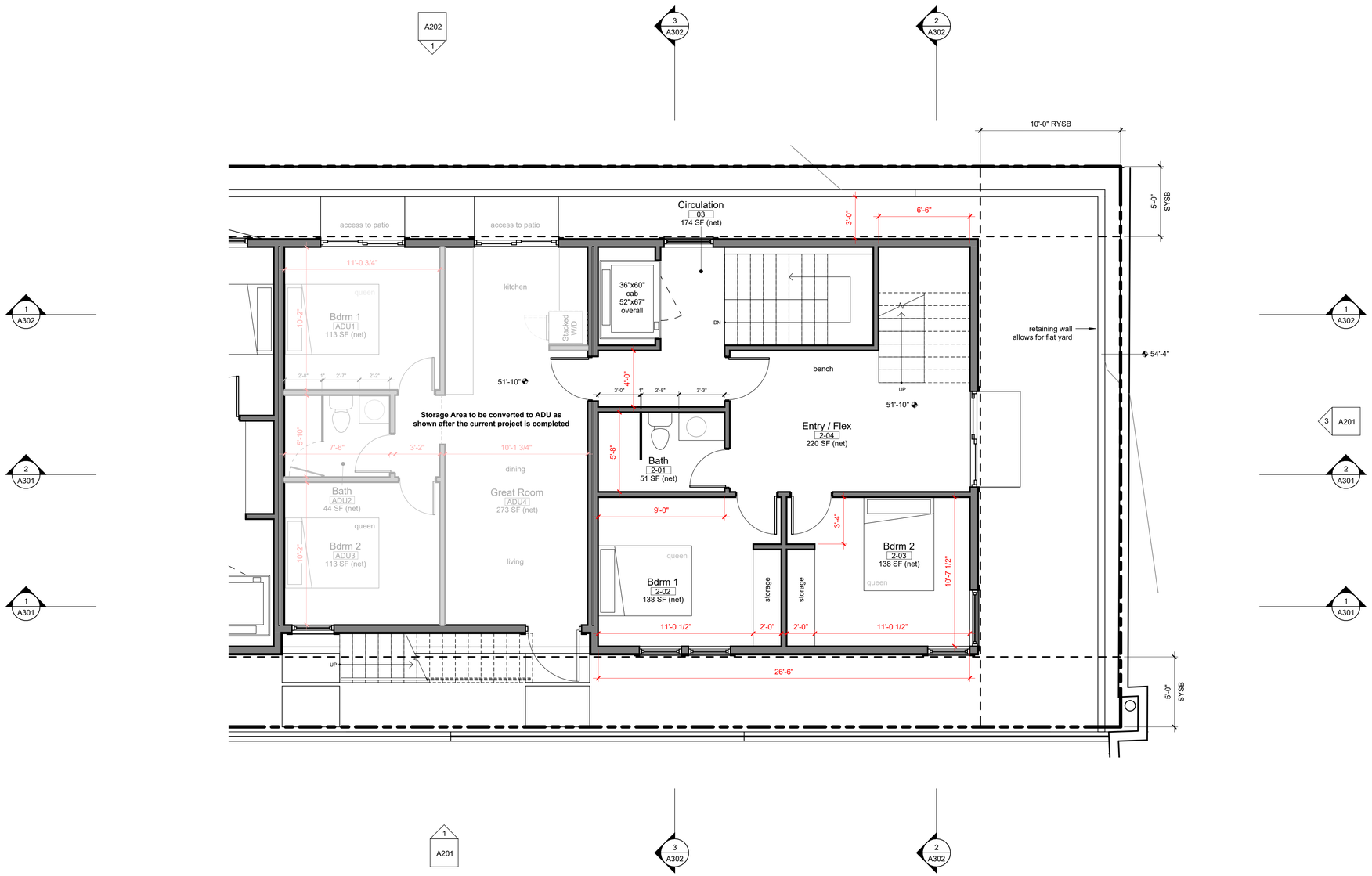

1 Floor Plan - 1st Floor_Unit 2

1/4" = 1'-0"

0' 2' 4' 8'

project north

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1st Floor Plans

A103

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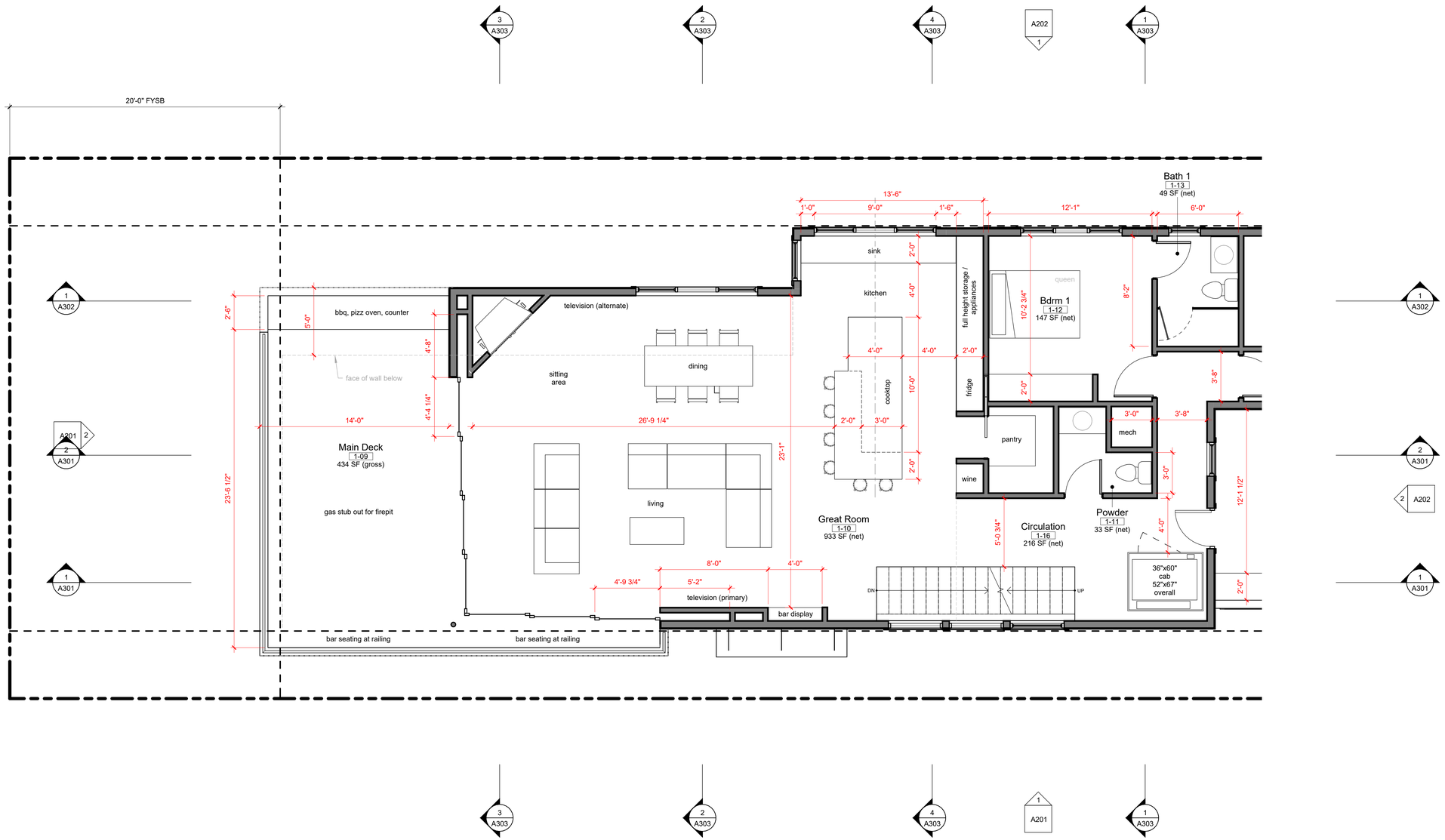

1 Floor Plan - 2nd Floor_Unit 1

1/4" = 1'-0"

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2nd Floor Plans

A104

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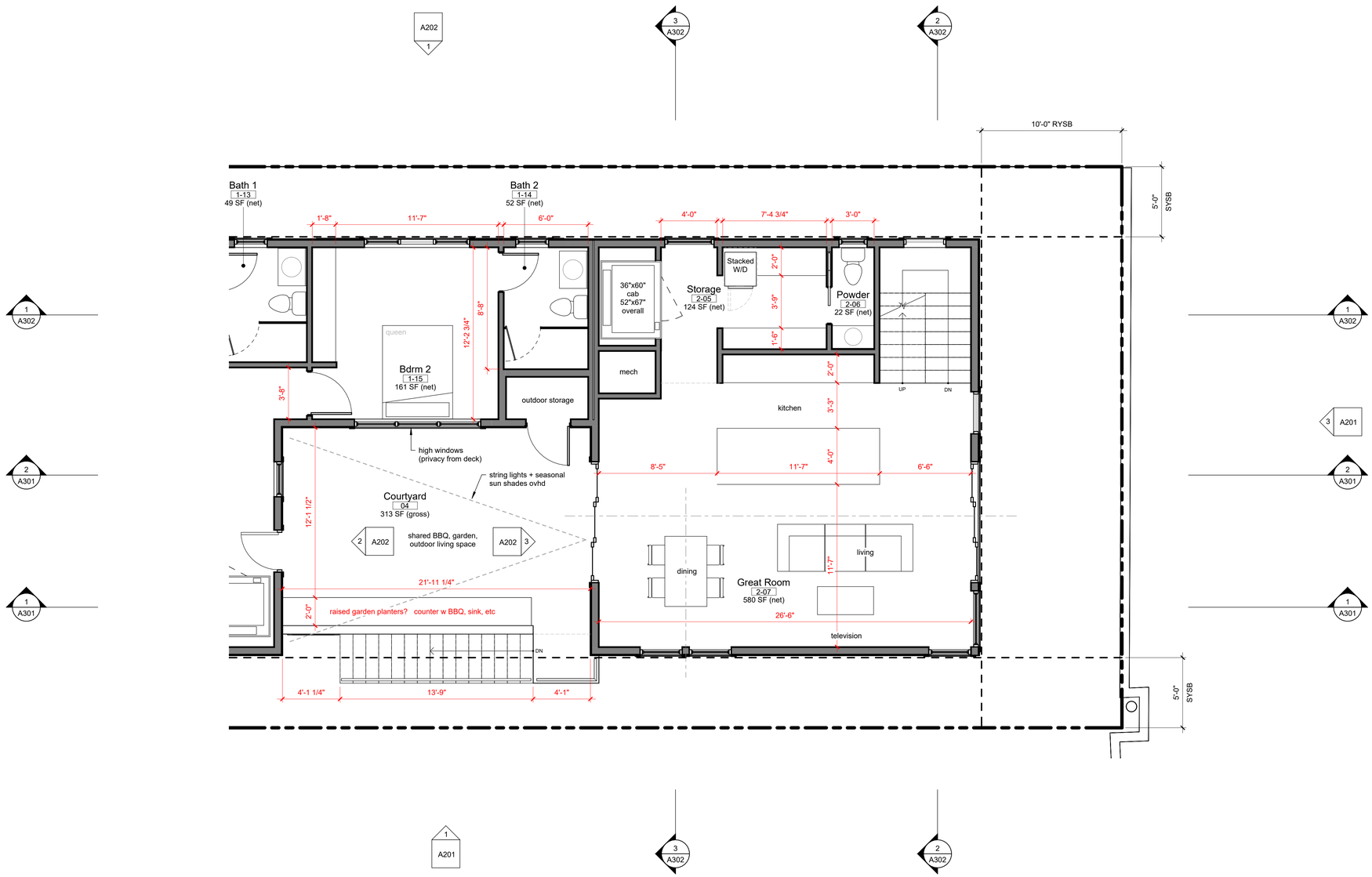
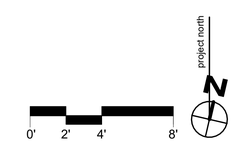


1 Floor Plan - 2nd Floor_Unit 2

1/4" = 1'-0"



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2nd Floor Plans

A105

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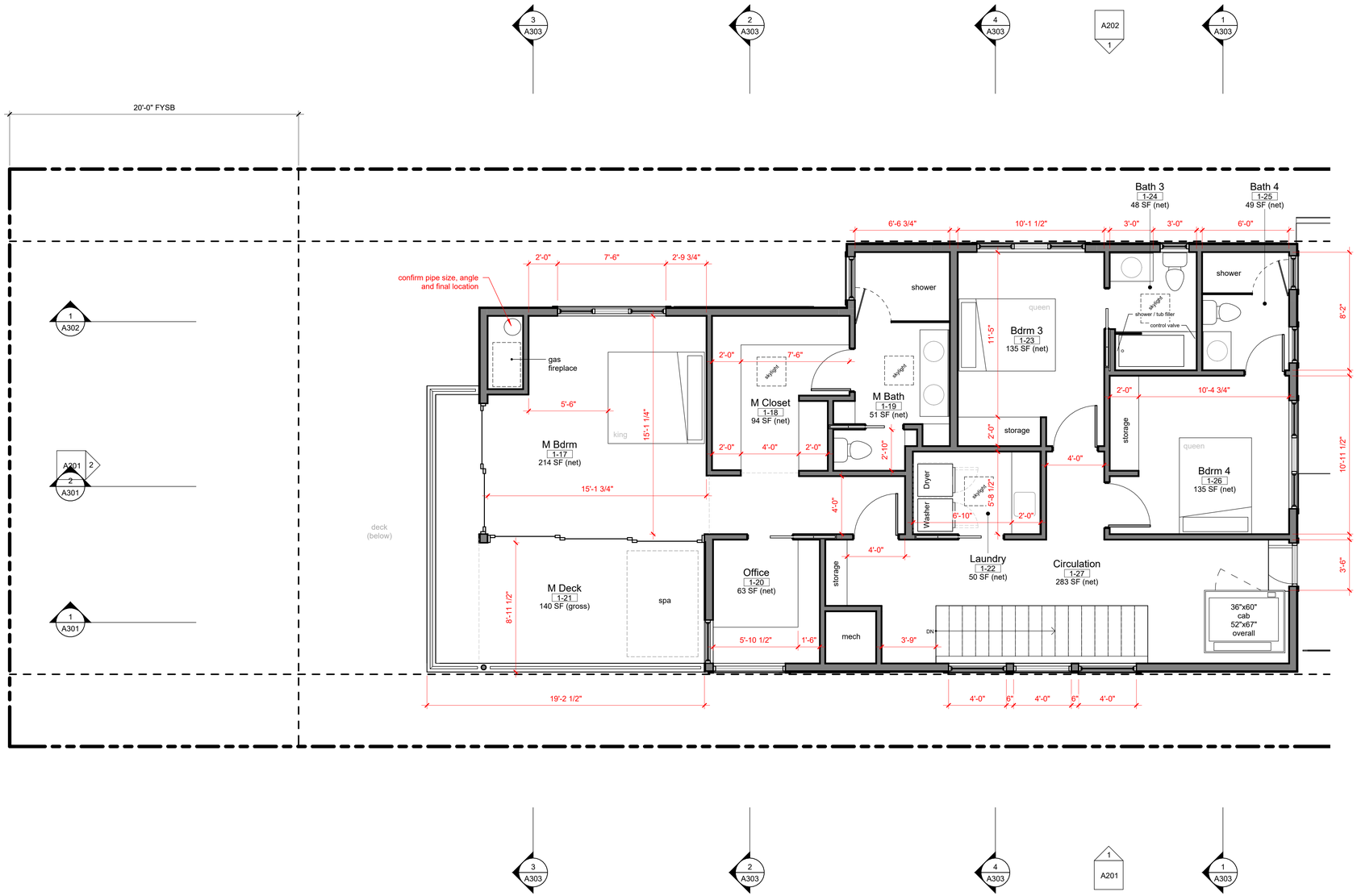

1 Floor Plan - 3rd Floor_Unit 1

1/4" = 1'-0"

0' 2' 4' 8'

project north

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No.	Description	Date

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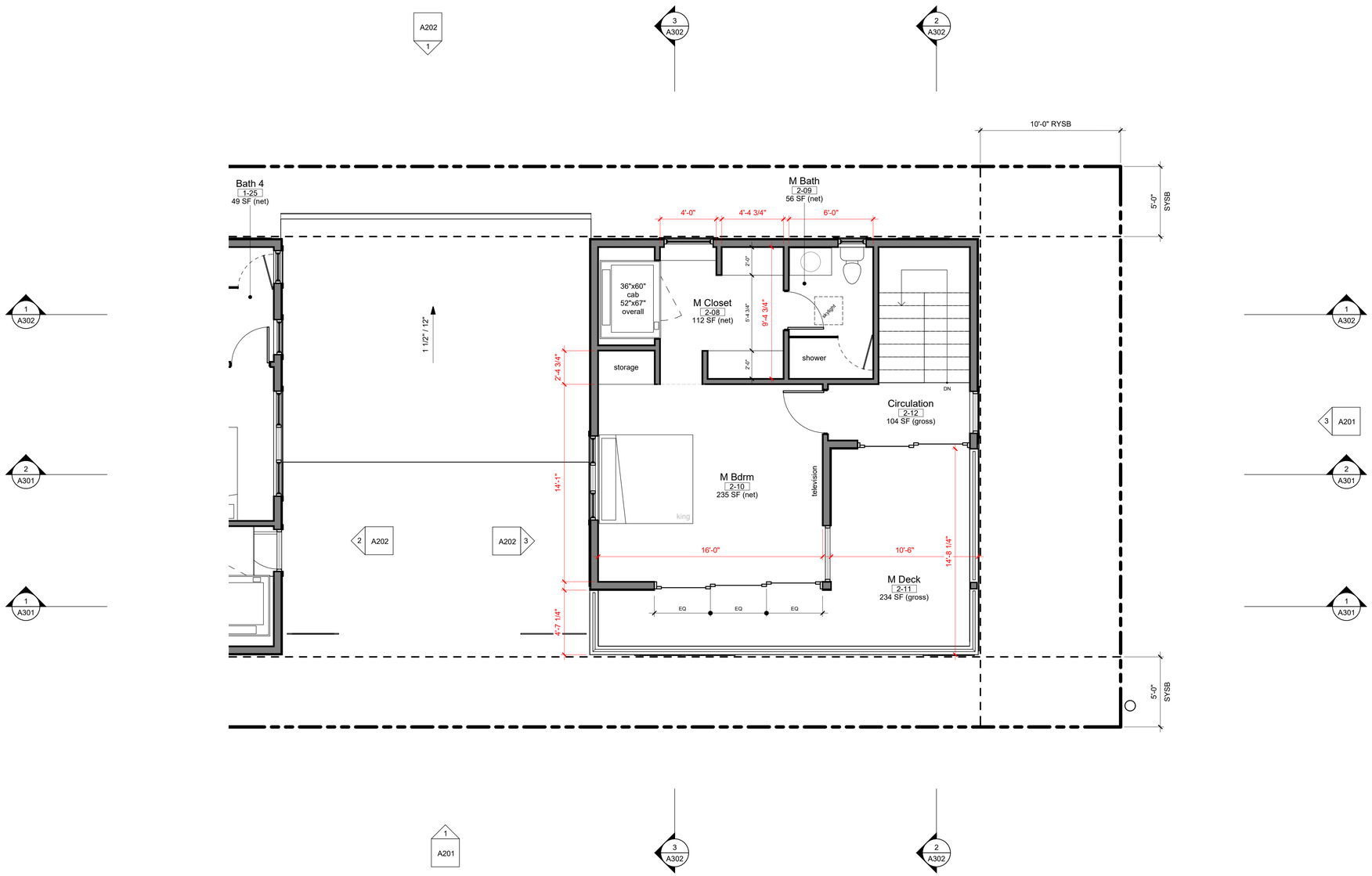
Purpose	CDP Submittal 4

3rd Floor Plans

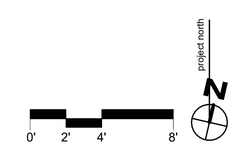
A106

Export Date: 2/19/2024 4:16:37 PM



1 Floor Plan - 3rd Floor_Unit 2

1/4" = 1'-0"



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No.	Description	Date

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Drawn by	TVS
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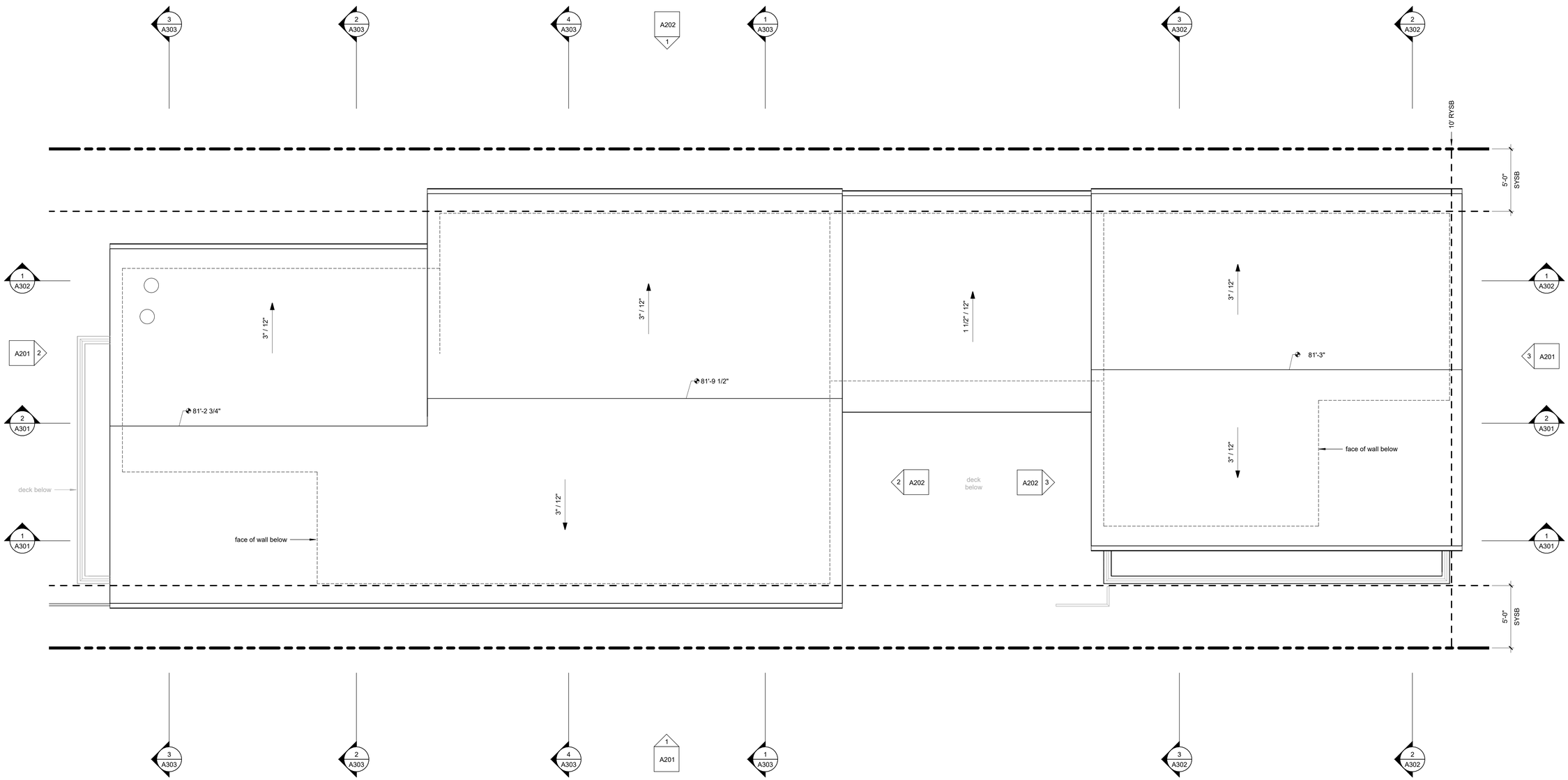
Purpose	CDP Submittal 4

3rd Floor Plans

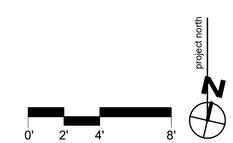
A107

Export Date: 2/19/2024 4:16:37 PM



1 Roof Plan

1/4" = 1'-0"



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Solana Beach, CA 92075
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No.	Description	Date

Project number	22019
Drawn by	TVS
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Purpose	CDP Submittal 4

Roof Plan

A108

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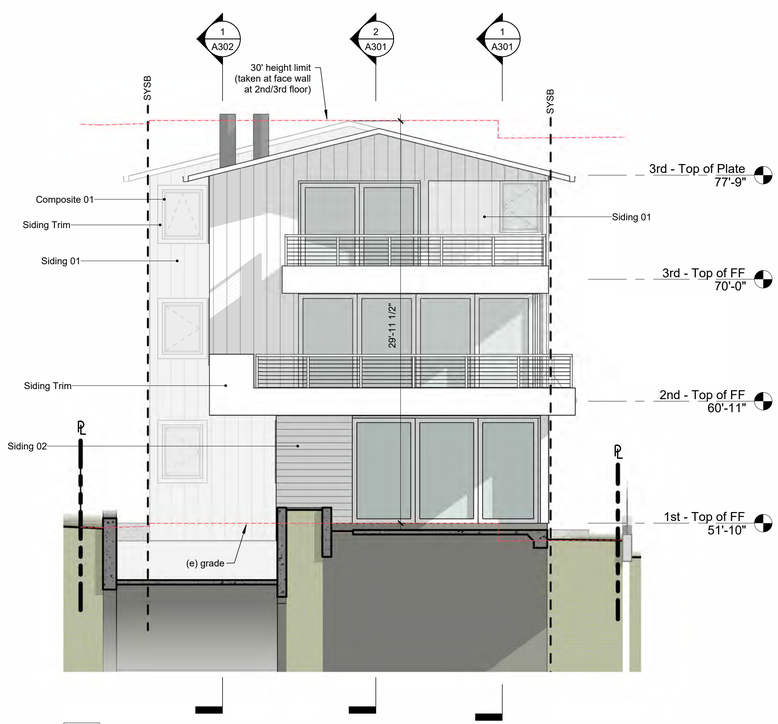
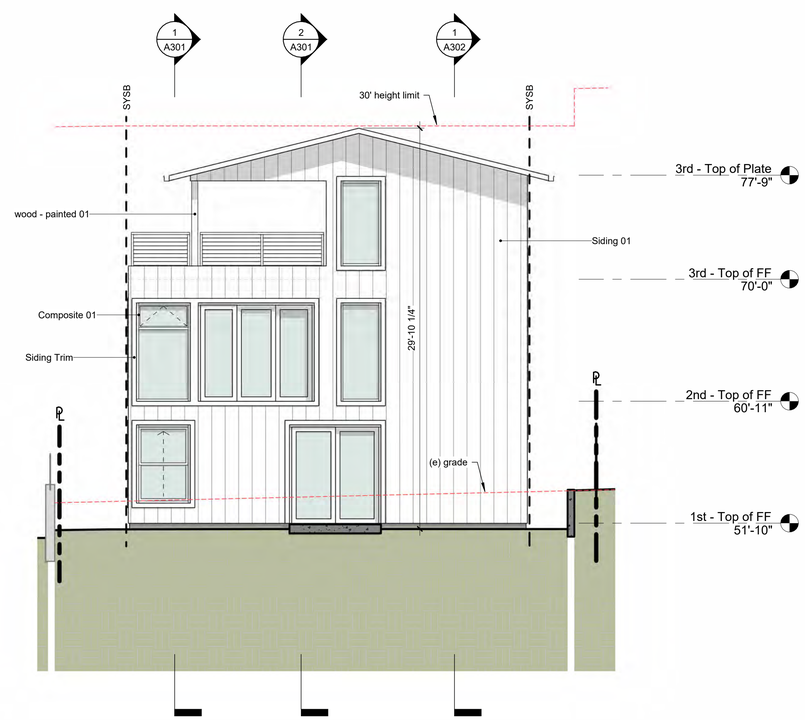
1 West Elevation

3/16" = 1'-0"



2 North Elevation

3/16" = 1'-0"



3 South Elevation

3/16" = 1'-0"

EXTERIOR MATERIALS

Material callouts as shown on plans and elevations:

- **Siding 01**
  cement-based board and batten siding, smooth surface, mnf: James Hardi, paint color: white

- **Siding 02**
  cement-based horizontal siding, smooth surface, mnf: James Hardi, paint color: white

- **Siding Trim**
  cement-based board and batten siding, smooth surface, mnf: James Hardi, paint color: white
- **Composite 01**
  composite frame at windows and doors, mnf: tbd, color: white

- **Wood Painted 01**
  Exposed wood framing, painted, color: white
- **Roofing Asphalt Shingle**
  asphalt shingles, lap install, mnf: tbd, color: dark gray

- **Cast-in-Place Concrete**
  standard gray concrete with exposed formwork finish

- **Metal - Aluminum**
  aluminum railing structure, color: powder coat gray
  Metal - Stainless Steel?
  exposed stainless steel cable at railing structure

0' 2' 4' 8'

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

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Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Elevations

A201

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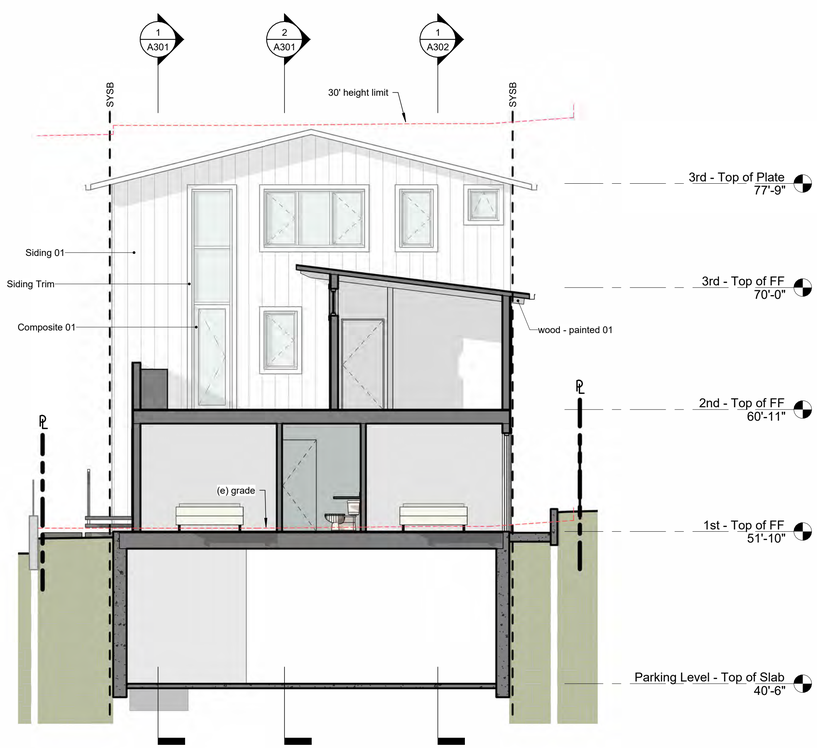
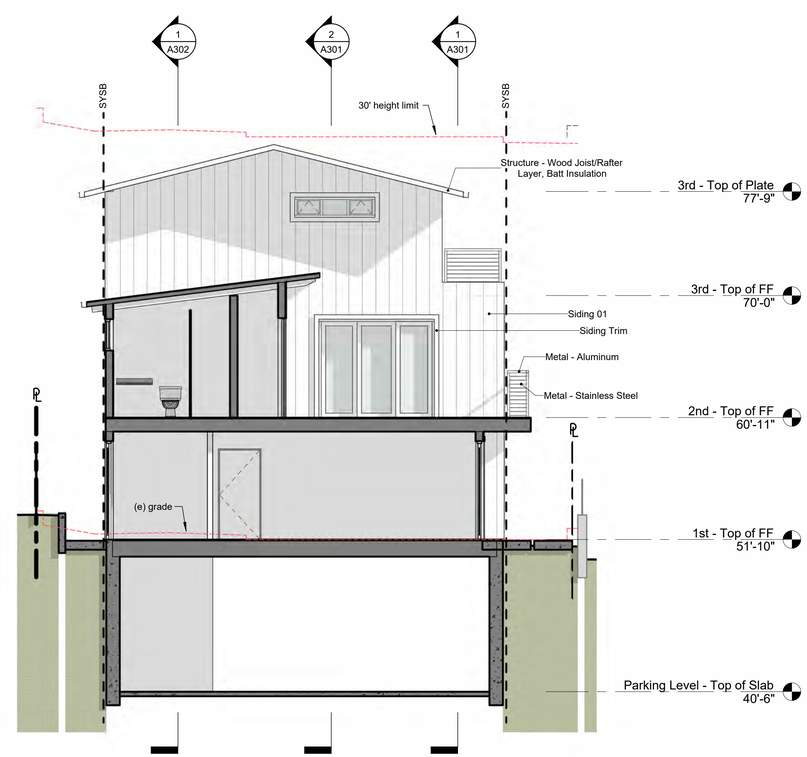
1 East Elevation

3/16" = 1'-0"



2 Courtyard - Looking North

3/16" = 1'-0"



3 Courtyard - Looking South

3/16" = 1'-0"

EXTERIOR MATERIALS

Material callouts as shown on plans and elevations:

- **Siding 01**
  cement-based board and batten siding, smooth surface, mnf: James Hardi, paint color: white

- **Siding 02**
  cement-based horizontal siding, smooth surface, mnf: James Hardi, paint color: white

- **Siding Trim**
  cement-based board and batten siding, smooth surface, mnf: James Hardi, paint color: white
- **Composite 01**
  composite frame at windows and doors, mnf: tbd, color: white

- **Wood Painted 01**
  Exposed wood framing, painted, color: white
- **Roofing Asphalt Shingle**
  asphalt shingles, lap install, mnf: tbd, color: dark gray

- **Cast-in-Place Concrete**
  standard gray concrete with exposed formwork finish

- **Metal - Aluminum**
  aluminum railing structure, color: powder coat gray
  Metal - Stainless Steel?
  exposed stainless steel cable at railing structure

0' 2' 4' 8'

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Elevations

A202

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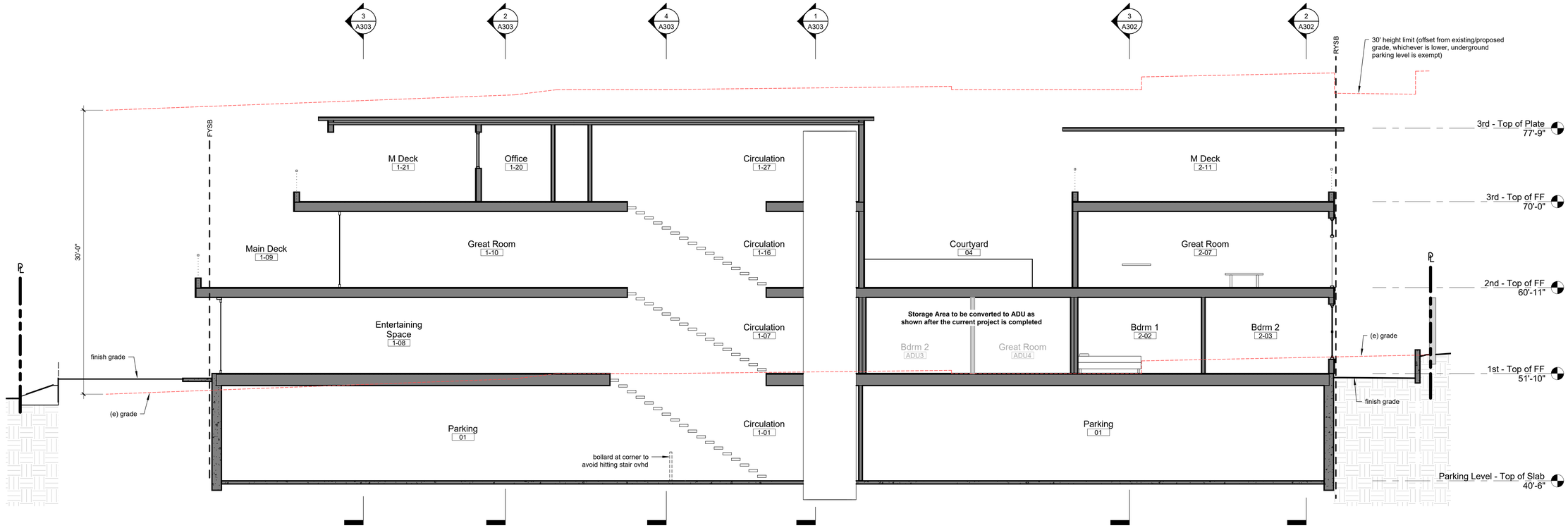
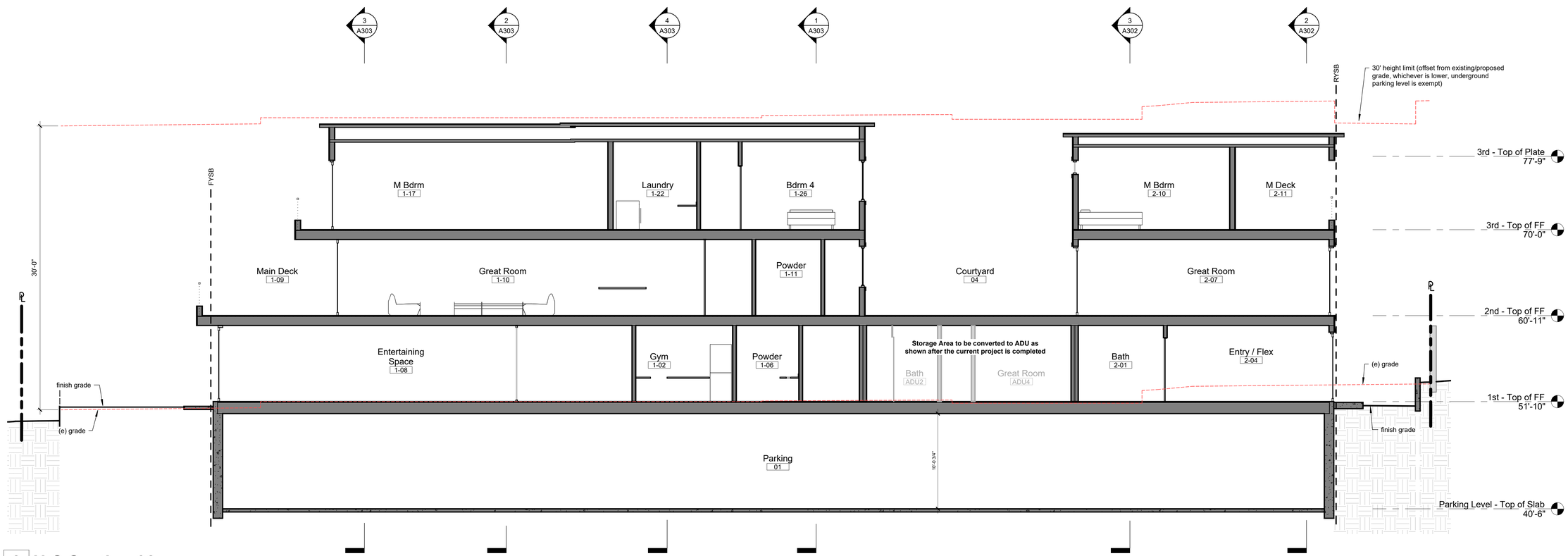


1 N-S Section 01

3/16" = 1'-0"



2 N-S Section 02

3/16" = 1'-0"

0' 2' 4' 8'

May 1, 2024

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Maple Duplex

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No.	Description	Date

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Drawn by	TVS
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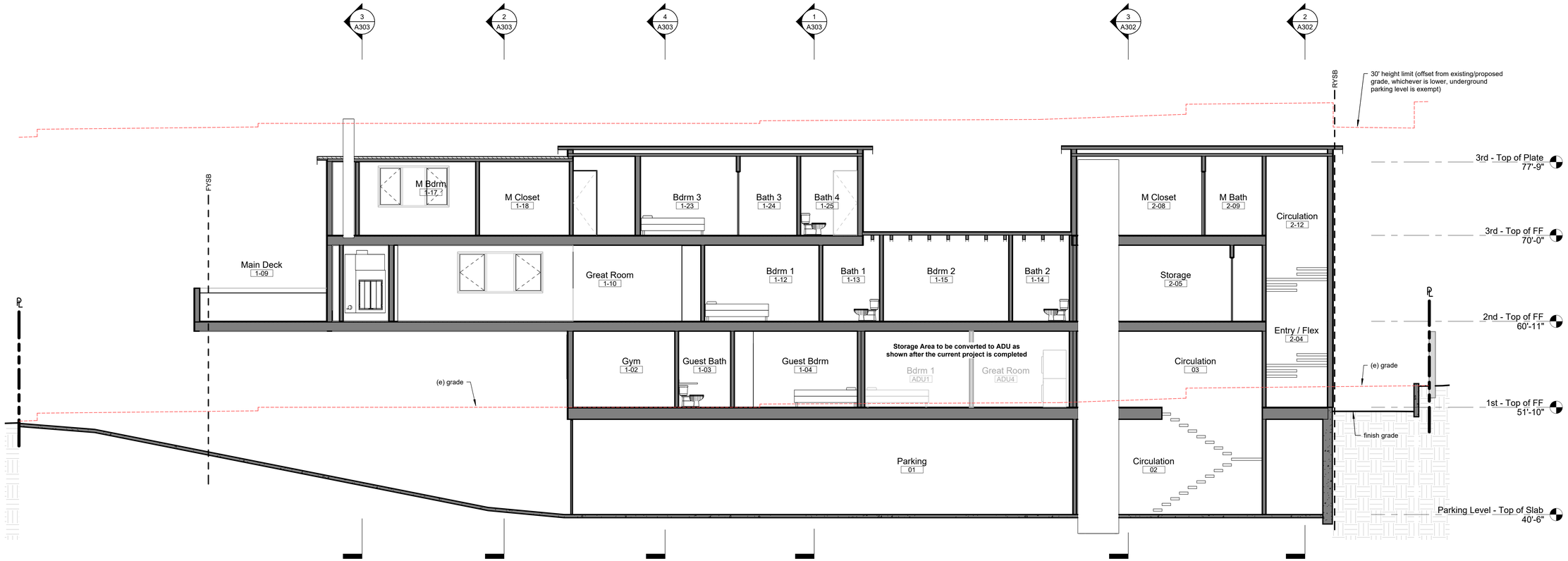
Sections

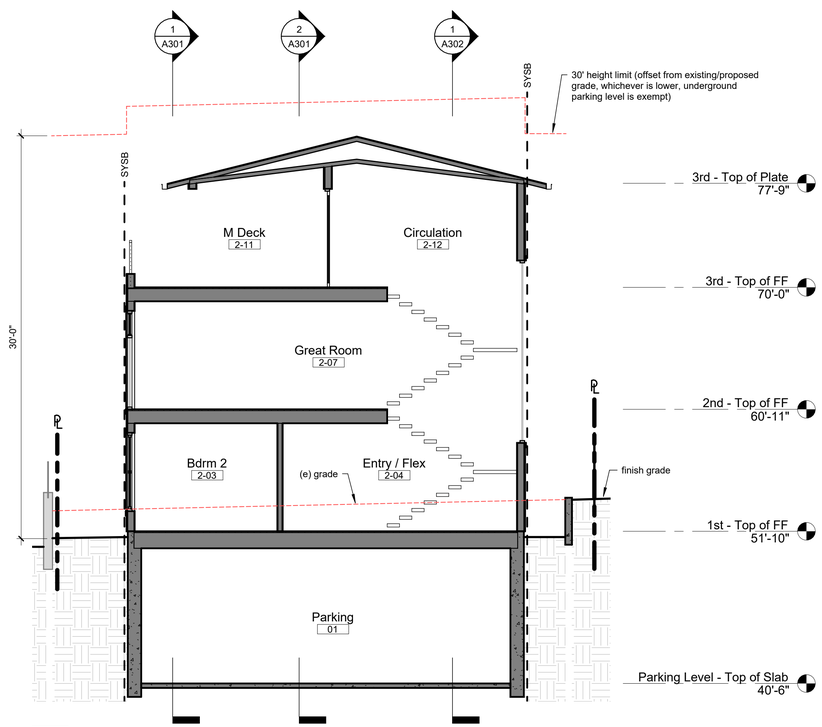
A301

Export Date: 2/19/2024 4:16:50 PM



1 N-S Section 03

3/16" = 1'-0"



2 E-W Section 01

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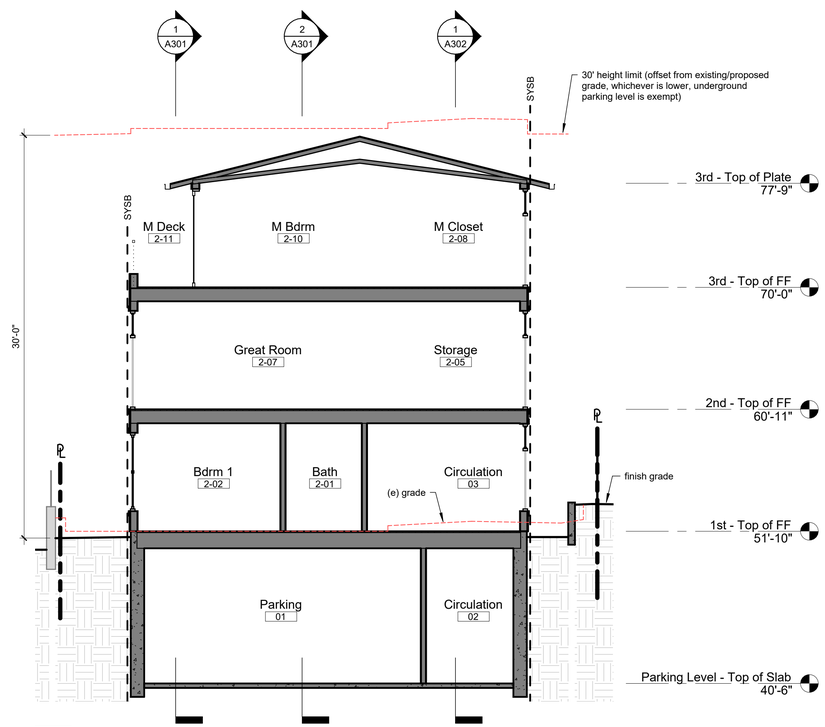

3 E-W Section 02

3/16" = 1'-0"

0' 2' 4' 8'

May 1, 2024

JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
office: 858 436 7777

LICENSED ARCHITECT
JEAN-LOUIS COQUERAND
No. C22938
REN. 7/31/2025
STATE OF CALIFORNIA

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Sections

A302

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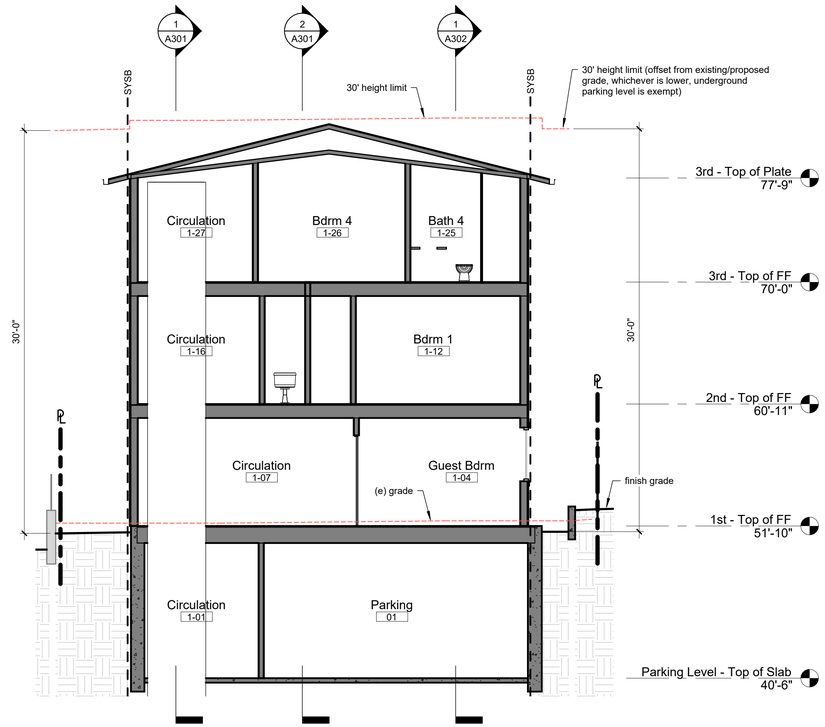
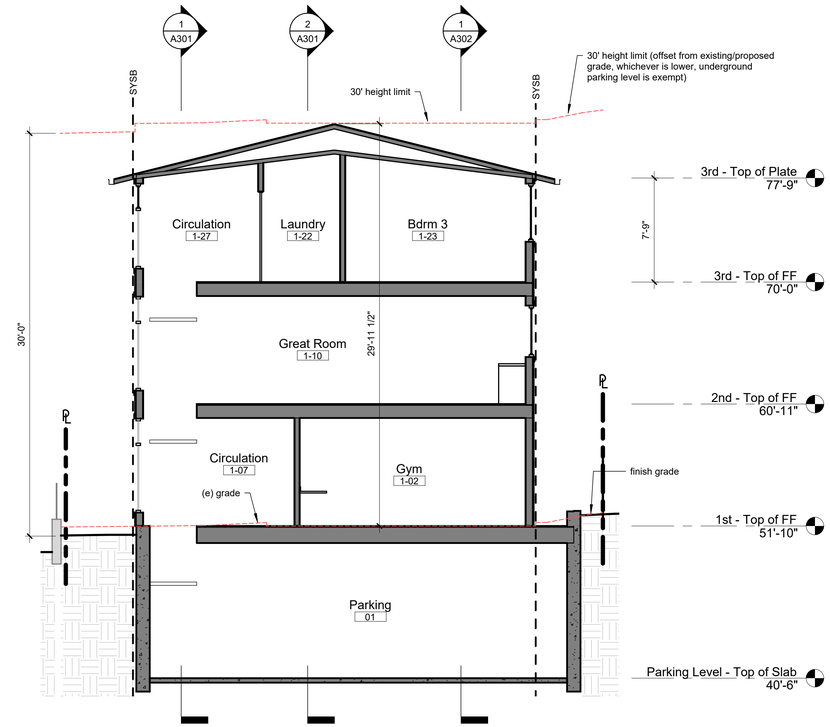


1 E-W Section 03

3/16" = 1'-0"



4 E-W Section 04

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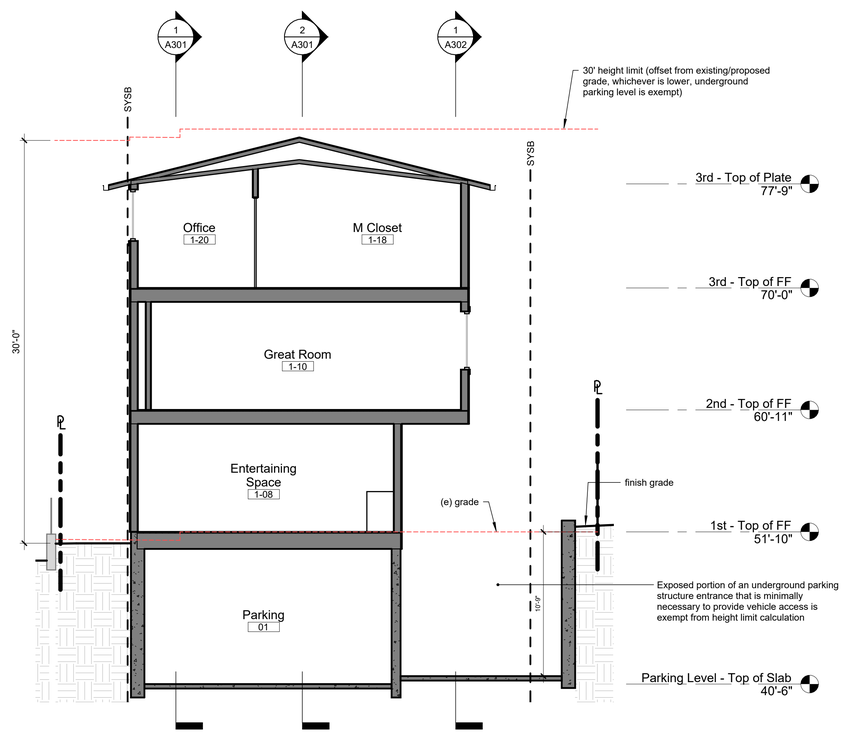
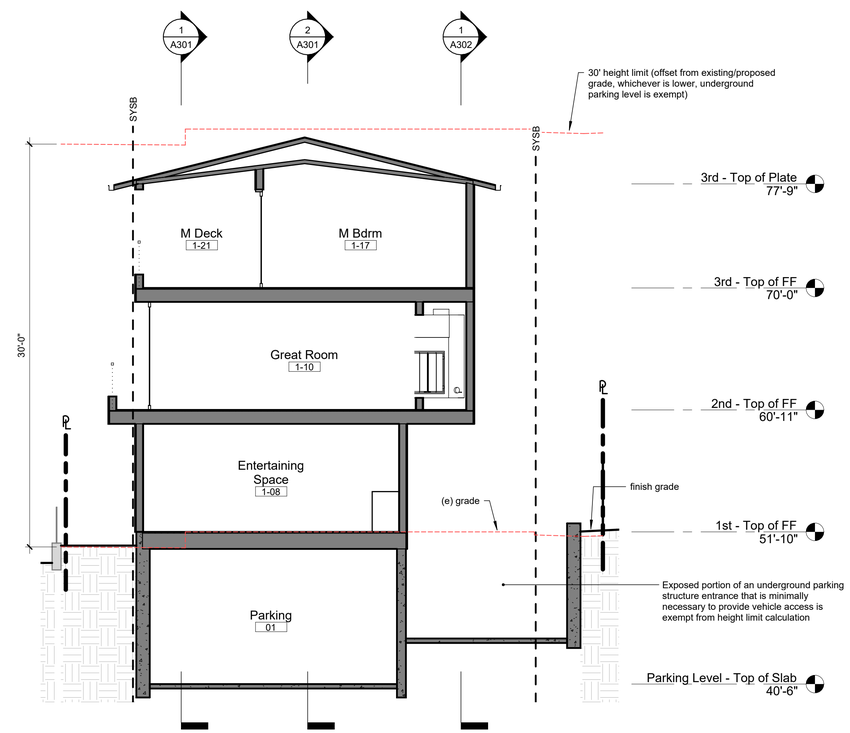


2 E-W Section 05

3/16" = 1'-0"



3 E-W Section 06

3/16" = 1'-0"

0' 2' 4' 8'

JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
office 858 436 7777

LICENSED ARCHITECT JEAN-LOUIS COQUERAND No. C22938 REN. 7/31/2025 STATE OF CALIFORNIA

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Maple Duplex

147/149 Maple Ave, Carlsbad, CA 92008

No.	Description	Date

Project number	22019
Drawn by	TVS
Checked by	JLC
Purpose	CDP Submittal 4

Sections

A303

Export Date: 2/19/2024 4:16:54 PM

Exhibits “A” – “AA” May 1, 2024 (on file in the Office of the City Clerk).

PLANNING COMMISSION

Staff Report

Item No. 4

Meeting Date:	May 1, 2024
To:	Planning Commission
Staff Contact:	Eric Lardy, City Planner, 442-224-9595, eric.lardy@carlsbadca.gov
Subject:	Planning Commission Work Plan; Request for a recommendation to accept the Fiscal Year 2023-24 Work Plan Annual Report and adopt a resolution approving the Planning Commission Work Plan for Fiscal Year 2024-25.
Location:	Citywide
Case Numbers:	N/A
Applicant/Representative:	N/A
CEQA Determination:	☒ Not a Project ☐ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:
Permit Type(s):	☐ SDP ☐ CUP ☐ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☒ Other: N/A
CEQA Status:	☐ The environmental assessment IS on the Agenda for discussion ☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda
Commission Action:	☐ Decision ☒ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** a resolution **RECOMMENDING ACCEPTANCE** of the Fiscal Year 2023-24 Work Plan Annual Report and **RECOMMENDING APPROVAL** of the Fiscal Year 2024-25 Work Plan

Existing Conditions & Project Description

In 2018 the City Council created uniform policies and procedures related to boards and commissions, requiring each board or commission to provide the City Council for its approval an annual work plan of activities to be undertaken in the coming year and to provide a subsequent report of its accomplishments. Carlsbad Municipal Code, Chapter 2.15, includes the requirements for content and timing. It is typical that this item is completed before the start of the fiscal year, on July 1 of each year.

The responsibilities and corresponding work of the Planning Commission is well defined in state law and Titles 19 (Environment), 20 (Subdivisions), and 21 (Zoning) of the Carlsbad Municipal Code. As such many of the items on the workplan are projects undertaken to comply with state laws, City Council direction, or those submitted by private applicants or city departments. Some items in the work plan are multi-year efforts that will carry over into future years. The Fiscal Year 2023-24 Report was presented to the City Council on June 6, 2024 (Exhibit 2).

As reflected in the annual report, the Planning Commission is expected to have met 15 times during the current fiscal year and has acted on multiple significant public and private development projects, including recommending approval of or approving:

- Objective Design Standards with architectural standards for the Village and Barrio Master Plan and Citywide standards for the portions of the city outside of the master plan area,
- Hope Apartments – 156 unit for-rent housing project in the Village and Barrio ,
- Recommended approval of the Housing Element General Plan Amendment and Rezone Program,
- Special Projects including the East-West Corridors project, the Carlsbad Boulevard Restriping Project, and the Terramar Water and Sewer Main Improvements,
- Legoland Parking Structure Approval and Recommending Approval on Legoland California Project 2025; and the,
- Carlsbad by the Sea Summerhouse.

A number of larger multi-year projects are anticipated to be completed in Fiscal Year 2024-25, such as the Carlsbad Village Mixed Use Project, 2024 Zoning Ordinance Clean-Up, and the Climate Action Plan Amendment.

Environmental Review

This action does not require environmental review because it does not constitute a "project" within the meaning of the California Environmental Quality Act under California Public Resources Code Section 21065 in that it has no potential to cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

Conclusion

The Planning Division, Community Development, recommends the Planning Commission adopt the resolution and the information contained within. The Planning Commission could recommend inclusion of other tasks for completion during the next fiscal year for evaluation for inclusion in future work programs.

Exhibits

1. Planning Commission Resolution with attachments
2. City Council staff report, Annual Work Plans for the Planning Commission and Historic Preservation Commission: https://records.carlsbadca.gov/WebLink/DocView.aspx?id=6427898&dbid=0&repo=CityofCarlsbad

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING ACCEPTANCE OF THE FISCAL YEAR 2023-2024 WORK PLAN ANNUAL REPORT AND APPROVAL OF THE FISCAL YEAR 2024-2025 PLANNING COMMISSION WORKPLAN.
CASE NAME: PLANNING COMMISSION WORKPLAN FOR FISCAL YEAR 2024-2025

WHEREAS, Chapter 2.15 of the Carlsbad Municipal Code (CMC) requires that each board or commission provide to the City Council for its approval an annual work plan of activities to be undertaken by the board or commission and a subsequent report of its accomplishments; and

WHEREAS, the City Planner has prepared a proposed Planning Commission Work Plan for Fiscal Year 2024-2025 and a report of the items accomplished on the Fiscal Year 2023-2024 Work Plan; and

WHERAS, the Planning Commission has reviewed the documents prepared by the City Planning, with the attached “Exhibit A” containing a report of accomplishments titled as "Fiscal Year 2023-24 Planning Commission Work Plan Annual Report" and the proposed work plan is shown on “Exhibit B” titled "City of Carlsbad, Planning Commission Work Plan, Fiscal Year 2024-2025"; and

WHEREAS, the Planning Commission did, on **May 1, 2024**, hold a duly noticed public meeting as prescribed by law to consider said request; and

WHEREAS; at said public meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the work plan and report of accomplishments.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public meeting, the Commission **RECOMMENDING ACCEPTANCE** of the **Fiscal Year 2023-24 Work Plan Annual Report** and **RECOMMENDING APPROVAL** of the **Fiscal Year 2024-25 Work Plan; Subject to the best**

efforts of the commission and the possibility of unforeseen circumstances which may impede or delay the adoption/completion of the items presented in the work plan.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **May 1, 2024,** by the following vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAIN:

_____
WILLIAM KAMENJARIN, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____
ERIC LARDY
City Planner

I. Mission Statement

The Planning Commission holds regularly scheduled public hearings to consider land use matters, such as the general plan, local coastal program, growth management program, specific plans, master plans, amendments to the zoning ordinance, zone changes, special studies, and discretionary development permits for public and private projects.

For some actions, the Planning Commission acts in an advisory role and provides a recommendation to the City Council. In many cases the City Council has delegated to the Planning Commission the authority to take a final action on the item subject to appeal to the City Council. Prior to an item being considered by the Planning Commission the Planning Division staff complete its review of a proposed project for compliance with all applicable plans, policies, and laws and provides a written recommendation.

Planning Commissioners also serve on special committees or task forces as requested by the City Council.

II. Composition

The Planning Commission consists of seven members appointed by the City Council to a four-year term. There are also three ex officio members who shall be the City Planner, Assistant City Attorney, and City Engineer.

III. Fiscal Year 2022-23 Goals & Tasks

The City of Carlsbad Planning Commission had selected to focus on the following goals and tasks in adoption of the Work Plan on June 6, 2024. In FY 2023-24 the Planning Commission is expected to meet a total of 15 times. This reports on those actions as anticipated through June 30, 2023:

GOAL/TASK	STATUS	COMMENTS/RECOMMENDATION
Objective Design Standards and Streamlined Permitting for Multi-Family Residential Structures Outside of the Village and Barrio Master Plan area (Amend 2020-0003)	The Planning Commission reviewed and recommended approval of the citywide Objective Design standards on July 19, 2023. The City Council approved the standards on August 29, 2023.	This item is complete and removed in the Fiscal Year 2024-25 Work Program.
Village & Barrio Master Plan Amendments directed by the City Council including Objective Design Standards and Streamlined Permitting for Multi-Family Residential and Mixed-Use Structures (Amend 2020-0009)	The Planning Commission reviewed and recommended approval of the Village and Barrio Master Plan area Objective Design standards on July 19, 2023. The City Council approved the standards on August 29, 2023.	This item is complete and removed in the Fiscal Year 2024-25 Work Program.

GOAL/TASK	STATUS	COMMENTS/RECOMMENDATION
Receive presentation and make recommendation on General Plan Amendment, Rezone, and Environmental Impact Report for Housing Element Program 1.1: Provide Adequate Sites to Accommodate the Regional Housing Needs Assessment. This effort includes an update to the Safety Element.	The Planning Commission reviewed and made a recommendation on this General Plan Amendment on Oct. 18, 2023. On Jan. 30, 2024 the City Council reviewed and approved the General Plan Amendment, Rezone, and certified the Environmental Impact Report.	This item is complete and removed in the Fiscal Year 2024-25 Work Program.
Review and act on permits requested for city capital improvement projects. Major projects expected to be considered by the commission include: ○ Beach Access Repairs Public Works Project ○ Terramar Water and Sewer Improvements	Beach Access Repairs was approved by the Planning Commission on July 19, 2023 and the Water and Sewer Improvements were approved by the Planning Commission on September 9, 2023.	This item is complete and removed in the Fiscal Year 2024-25 Work Program. The updated work program will include Special Projects anticipated.
Review and act on permits requested for private development projects. Major projects expected to be considered by the commission include: ○ Newage Carlsbad Luxury Resort ○ Hope Apartments ○ Legoland Plan Amendment ○ North County Plaza Mixed Use	Hope Apartments was approved by the Planning Commission on June 21, 2023, and the City Council on September 12, 2023. The remaining three projects have not had enough activity from the applicants to move forward for decision. Depending upon when they are resubmitted, and environmental review completed, all three may be processed in FY2024-25. Applications will be placed on the agenda when they are submitted and through the review cycles as outlined in the Permit and Service Delivery Process Guide.	The remaining projects are included, along with new projects, in the Fiscal Year 2024-25 Work Program.
The Planning Division will work with the Planning Commission to meet one to two	The Planning Commission is expected to have met 15 times during the current fiscal year. Approximately 1.25 meetings per month. Staff	This item is retained in the Fiscal Year 2024-25 Work Program.

GOAL/TASK	STATUS	COMMENTS/RECOMMENDATION
times each month for efficient and productive meetings	will continue to balance the work for customers of the city along with having efficient meetings.	
Implement new Planning Commission Staff Report Template, re-evaluate after six months of use	There have been no comments or complaints on the new staff report template. Staff is open to continuous feedback on operations and will review and consider changes as needed.	This item is being removed from the Fiscal Year 2024-25 Work Program, staff will continue to make changes as needed to the templates.
Receive Updates on New State Laws and City Council Actions applicable to the Commission	The laws implemented on Jan. 1, 2024 were more limited than has been seen in recent years. Staff has updated the applicable Informational Bulletins that are available on the Community Development website. During City Planner reports, items and actions of the City Council to the Planning Commission.	This item is retained in the Fiscal Year 2024-25 Work Program for reporting on new applicable state laws.
Hold a Planning Commission Workshop that could be combined with updates to State Laws or other topics as requested by the Planning Commission	Based on feedback from the Planning Commission, this item is being removed from the Fiscal Year 2024-25 Work Program. At the Commission's request, items could be added to the agenda for discussion and consideration.	
Members of the Planning Commission serve on the following committees: ○ Design Review Committee for the Village & Barrio Master Plan Objective Design Standards ○ Community Development Block Grant (CDBG) Advisory Committee ○ Agricultural Conversion Mitigation Fee Advisory Committee	Members of the Commission served actively on all of the applicable committees throughout the reporting term. The Design Review Committee for the Village & Barrio Master Plan Objective Design Standards concluded work.	This item is retained in the Fiscal Year 2023-24 Work Program with the removal of the committee for the Design Review Committee for the Village and Barrio that concluded its work.

GOAL/TASK	STATUS	COMMENTS/RECOMMENDATION
o Historic Preservation Commission Ex-Officio Member		
Other accomplishments	The Planning Commission approved several items during the Fiscal Year that were not on the work program, including the - East to West Corridor Project - ECR Jackspar/Sunny Creek - Carlsbad Boulevard Restriping Project - Legoland Project 2025 - Carlsbad by the Sea Summerhouse	N/A

City of Carlsbad
Planning Commission Work Plan
Fiscal Year 2024-25

I. Mission Statement

The Planning Commission holds regularly scheduled public hearings to consider land use matters, such as the general plan, local coastal program, growth management program, specific plans, master plans, amendments to the zoning ordinance, zone changes, special studies, and discretionary development permits for public and private projects.

For some actions, the Planning Commission acts in an advisory role and provides a recommendation to the City Council. In many cases the City Council has delegated to the Planning Commission the authority to take a final action on the item subject to appeal to the City Council. Prior to an item being considered by the Planning Commission the Planning Division staff complete its review of a proposed project for compliance with all applicable plans, policies, and laws and provides a written recommendation.

Planning Commissioners also serve on special committees or task forces as requested by the City Council.

II. Composition

The Planning Commission consists of seven members appointed by the City Council to a four-year term. There are also three ex officio members who shall be the City Planner, Assistant City Attorney, and City Engineer.

III. FY 2024-25 Goals & Tasks

The City of Carlsbad Planning Commission has selected to focus on the following goals and tasks; covering the period from July 1, 2024 through June 30, 2025. The tasks are divided into the categories of Advance Planning & Special Projects, Current Planning Projects, and Training/City Representation:

Advance Planning & Special Projects

- Climate Action Plan Update (Public Works Project)
- Village, Barrio, and Beach Area Parking Management Plan Update and Village and Barrio Master Plan Amendment
- Review and act on permits requested for city capital improvement projects. Major projects expected to be considered by the commission include:
    - Avenida Encinas Coastal Rail Trail
    - El Camino Real (Arenal to La Costa)

    - Terramar Area Roadway Improvements
    - Tamarack Maintenance Yard

Current Planning Projects

- Review and act on permits requested for private development projects. Major projects expected to be considered by the commission include:
    - Carlsbad Village Mixed Use
    - Newage Carlsbad Luxury Resort
    - Legoland Plan Amendment
    - North County Plaza Mixed Use

Training and City Operations

- The Planning Division will work with the Planning Commission to meet one to two times each month for efficient and productive meetings
- Review state laws and options related to Professional Care Facilities, the Regional Housing Needs Allocation, and Inclusionary Housing Ordinance for recommendations to the City Council
- Have one or two members attend the League of Cities California Conference Receive Updates on New State Laws and City Council Actions applicable to the commission
- Members of the Planning Commission serve on the following committees:
    - Community Development Block Grant (CDBG) Advisory Committee
    - Agricultural Conversion Mitigation Fee Advisory Committee
    - Historic Preservation Commission Ex-Officio Member