



July 24, 2024

Rick Van Otterloo  
807 E. Mission Road  
San Marcos, CA 92069

**SUBJECT: CD 2024-0019 (DEV2017-0063) – GRAND WEST**

The City Planner has completed a review of your application for a Consistency Determination, CD 2024-0019, (APN: 203-130-36-00) which is a modification to CT 2017-0005, a request for a Tentative track map and Planned Development Permit for a six-unit air-space condominium development.

After careful consideration of the request, the City Planner has determined that the request meets all of the findings below and **APPROVES** this request. The proposed modifications include:

- Removal of decorative pavers from site entry and garage entrances
- Installation of sanded decorative concrete at site entry and garage entrances

*In order for a Discretionary Permit Consistency Determination to be approved, all of the following findings must be made:*

- 1) *No project condition, feature, facility, or amenity is changed or deleted that had been considered essential to the project's design, quality, safety or function **in that the replacement of pavers for decorative concrete do not change or modify the physical location of any buildings, site amenities, or uses.***
- 2) *The request represents an upgrade in overall design features and or materials and improves upon the project's compatibility with the surrounding neighborhood **in that the replacement of pavers for decorative concrete at the site entry and garage entrances provides additional durability while retaining the aesthetic enhancements that distinguish the site entry and garage entrances from the main drive isle of the development.***
- 3) *The proposed revision does not change the density or boundary of the subject property.*
- 4) *The proposed revision does not involve the addition of a new land use not shown on the original permit.*
- 5) *The proposed revision does not rearrange the major land uses within the development.*
- 6) *The proposed revision does not create changes of greater than ten percent provided that compliance will be maintained with the applicable development standards of the Carlsbad Municipal Code **in that the proposed revision is for paving material only and does not change that amount of area identified for decorative paving or the dimensions of the structures approved by the Planning Commission.***
- 7) *The proposed change will not result in any significant environmental impact, and/or require additional mitigation.*

**Community Development Department**

**Planning Division** | 1635 Faraday Avenue | Carlsbad, CA 92008-7314 | 442-339-2600

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- 8) *The proposed change would not result in any health, safety or welfare impacts.*
- 9) *There were not any major issues or controversies associated with the original project which would be exacerbated with the proposed change.*
- 10) *The proposed change would not be readily discernable to the decision makers as being substantially different from the project as originally approved **in that the exhibits presented to the Planning Commission did not specify how these aesthetic enhancements at the site entry and garage entrances was to be achieved.***

Therefore, the City Planner has determined that the application **qualifies** for a consistency determination with the approved permit and **approves** the changes to the project based on Planning Division Administrative Policy No. 35.

This decision may be appealed by you or any other member of the public to the Planning Commission within ten days of the date of this letter. Appeals must be submitted in writing to the Planning Division at 1635 Faraday Avenue in Carlsbad, along with a payment of \$900. The filing of such appeal within such time limit shall stay the effective date of the order of the City Planner until such time as a final decision on the appeal is reached. If you have any questions regarding this matter, please feel to contact Kyle Van Leeuwen at (442) 339-2611.

**CITY OF CARLSBAD**



**ERIC LARDY, AICP**  
City Planner

EL:KVL:cf

c: Nichole Fine, Project Engineer  
Laserfiche/File Copy  
Data Entry