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Land Use

This chapter describes how land and development are regulated in Carlsbad's Coastal Zone to ensure that future land use decisions and development are consistent with the California Coastal Act. It includes the Local Coastal Program Land Use Map, land use designations, standards for density, and land use-related policies to help define the Coastal Zone's future physical development.



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2.1 Introduction

The Land Use Chapter of this Carlsbad Local Coastal Program Land Use Plan directs the location, form, and character of future development in the city's Coastal Zone, consistent with the Carlsbad General Plan and the California Coastal Act.

The California Coastal Act establishes priorities and regulations for land uses located within the Coastal Zone. This chapter addresses Coastal Act guidance regarding new development within existing developed areas and providing adequate infrastructure to accommodate the needs of land uses in the Coastal Zone, including the Coastal Act sections shown below. Other aspects of the Coastal Act's guidance on land use, including priority for visitor-serving uses and recreation, conservation of marine and land resources, and protection of development against hazards, are covered in other chapters of this Local Coastal Program Land Use Plan.

Section 30222.5 Oceanfront lands; aquaculture facilities; priority

Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

Section 30250 Location; existing developed area

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30254 Public works facilities

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Section 30255 Priority of coastal-dependent developments

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30260 Location or expansion [industrial development]

Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

Section 30264 Thermal electric generating plants

Notwithstanding any other provision of this division except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

2.2 Summary of Existing Coastal Zone Land Uses

The Coastal Zone in Carlsbad is approximately 9,220 acres, including the three lagoons. Existing land uses in the Coastal Zone include open space, residential, commercial, industrial, office, and public uses.

Open Space Uses

Open space areas include natural resources such as sensitive habitat and lagoons; recreational areas such as beaches and parks; and agricultural uses. Three natural lagoons are located in the Coastal Zone: Buena Vista Lagoon at the northern Coastal Zone boundary; Batiquitos Lagoon at the southern boundary; and Agua Hedionda Lagoon in the center of the Coastal Zone area. Agricultural lands in the Coastal Zone include the Flower Fields and the strawberry fields along Cannon Road, east of Interstate 5. Recreational lands include public beaches, numerous public parks, and public golf courses.

Residential Uses

Residential neighborhoods are distributed throughout the city's Coastal Zone but are primarily concentrated between Buena Vista and Agua Hedionda lagoons and between Palomar Airport Road and Batiquitos Lagoon.

Nonresidential Uses

Nonresidential uses, including commercial, industrial, office, and visitor accommodations, are primarily concentrated along Palomar Airport Road and Interstate 5. These areas include several regional commercial retailers and car dealerships accessible from the interstate. Hotels, motels, and resorts are located near Carlsbad Boulevard in the northern and southern portions of the Coastal Zone, as well as near Cannon Road, Palomar Airport Road, and Interstate 5. A portion of the Carlsbad Village is in the Coastal Zone, including a mix of residential, commercial, office, and visitor-serving uses.

Coastal-Dependent Uses

Some commercial, industrial, and recreational uses are coastal-dependent. These uses include fishing, marinas/boating, aquaculture, and water desalination facilities. Fishing is permitted along limited areas of the Agua Hedionda and Batiquitos lagoon shorelines (refer to Chapter 3 for more information). Publicly accessible boat launching facilities are located on Agua Hedionda Lagoon (inner lagoon). Private boat launching facilities are also available to residents of the Bristol Cove neighborhood (north shore of Agua Hedionda Lagoon). Refer to Chapter 3 for more information about opportunities for boating. In addition to boating and fishing, Agua Hedionda Lagoon is used to support a fish hatchery, shellfish cultivation, and a desalination plant.

Other Uses

Other uses in the Coastal Zone include transportation, communication, utilities, education, institutional uses, and undeveloped land. Although some undeveloped land is available for development, certain sections may not be developable due to site constraints, such as steep slopes or protected natural habitat pursuant to the city's Habitat Management Plan.

2.3 Coastal Zone Land Use Strategy

Within the Coastal Zone, the Local Coastal Program Land Use Plan supports the Carlsbad General Plan land use vision to create an increasingly balanced community within the Coastal Zone, with a full range and variety of land uses, protection and enhancement of valued open spaces and coastal resources, and varied opportunities for residents and visitors to enjoy Carlsbad's coastal setting.

The following descriptions apply to the land use designations in the Coastal Zone and are shown with color, shade, or symbol on the Land Use Map; refer to Figure 2-1. The land use designations are consistent with land use designations described in the city's General Plan. They are meant to be broad enough to give the city flexibility in implementing the Local Coastal Program Land Use Plan, but clear enough to provide direction regarding the expected type, location, and relation of land uses planned in the city. The Local Coastal Program Implementation Plan (as described in Chapter 1) contains more detailed provisions and standards. More than one zoning district may be consistent with a single land use designation. As specified in the Zoning Ordinance, land use designations may include public facilities, such as community centers, city libraries, and parks and open spaces.

Residential Land Uses

R-1.5 Residential

Areas intended to be developed with detached single-family dwellings on parcels one-half acre or larger, at a density between 0 to 1.5 dwelling units per acre. The typical housing type will be detached single-family (one dwelling per lot); however, on sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development may be clustered on smaller lots and may consist of more than one detached single-family dwelling on a lot, two-family dwellings (two attached dwellings, including one unit above the other) or multifamily dwellings (three or more attached dwellings), subject to specific review and community design requirements.

R-4 Residential

Areas intended to be developed with detached single-family homes at a density between 0 to 4 dwelling units per acre. The typical housing type will be detached single-family (one dwelling per lot); however, on sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development may be clustered on smaller lots and may consist of more than one detached single-family dwelling on a lot, two-family dwellings (two attached dwellings, including one unit above the other), or multifamily dwellings (three or more attached dwellings), subject to specific review and community design requirements.

R-8 Residential

Areas intended to be developed with housing at a density between 4 to 8 dwelling units per acre. Housing types may include detached single-family dwellings (one or more dwellings per lot), two-family dwellings (two attached dwellings, including one unit above the other) and multifamily dwellings (three or more attached dwellings).

R-15 Residential

Areas intended to be developed with housing at a density between 8 to 15 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multifamily dwellings (three or more attached dwellings); detached single-family dwellings may be permitted on small lots or when developed as two or more units on one lot, subject to specific review and community design requirements.

R-23 Residential

Areas intended to be developed with housing at a density between 15 to 23 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multifamily dwellings (three or more attached dwellings); detached single-family dwellings may be permitted when developed as two or more units on one lot, subject to specific review and community design requirements.

R-30 Residential

Areas intended to be developed with housing at a density between 23 to 30 dwelling units per acre. Housing types may include two-family dwellings (two attached dwellings, including one unit above the other) and multifamily dwellings (three or more attached dwellings); detached single-family dwellings may be permitted when developed as two or more units on one lot, subject to specific review and community design requirements.

Nonresidential and Mixed Use

Village (V)

This designation applies to the heart of “old” Carlsbad, in the area sometimes referred to as the downtown. Retail stores, offices, financial institutions, restaurants, visitor-serving facilities, residential uses, and mixed uses are permitted. The Village area is regulated by the Carlsbad Village and Barrio Master Plan.

Local Shopping Center (L)

This designation includes shopping centers with tenants that serve the daily needs of the surrounding local neighborhoods. Uses that are more community serving in nature, as well as mixed use (neighborhood-serving commercial uses and residential dwellings), may also be allowed.

General Commercial (GC)

This designation includes sites that provide general commercial uses that may be neighborhood serving and/or serve a broader area of the community than local shopping centers. Sites with this designation may be developed with a stand-alone general commercial use, two or more general commercial uses, or mixed use (general commercial uses and residential dwellings).

Regional Commercial (R)

This designation includes shopping centers with anchor and secondary tenants that are region-serving, as well as mixed use (regional commercial uses and residential dwellings).

Visitor Commercial (VC)

This designation is intended to provide sites for commercial uses that serve the travel, retail, shopping, entertainment, and recreation needs of visitors, tourists, and residents.

Office (O)

This designation provides for a wide range of general office, medical, and other professional uses. Ancillary commercial uses are also permitted.

Planned Industrial (PI)

This designation is intended to provide and protect industrial lands primarily for corporate office, research and development (R&D), and manufacturing uses. Ancillary commercial uses are also permitted.

Public (P)

This designation is intended to provide for schools, government facilities (civic buildings, libraries, maintenance yards, police and fire stations), public/quasi-public utilities, and other facilities that have a public/quasi-public character.

Open Space (OS)

This designation includes natural resource areas (e.g., habitat, nature preserves, wetlands, floodplains, beaches, bluffs, natural steep slopes, and hillsides); areas for production of resources (e.g., agriculture and aquaculture); recreation and aesthetic areas (e.g., parks, beaches, greenways, trails, campgrounds, golf courses, and buffers between land uses).

Community Facilities (CF)

This designation is intended to provide community-serving facilities, such as child-care centers, places of worship, and youth and senior citizen centers.

Transportation Corridor (TC)

This designation is applied to major transportation corridors such as the Interstate 5 freeway and the North San Diego County Transit District railroad and its right-of-way.

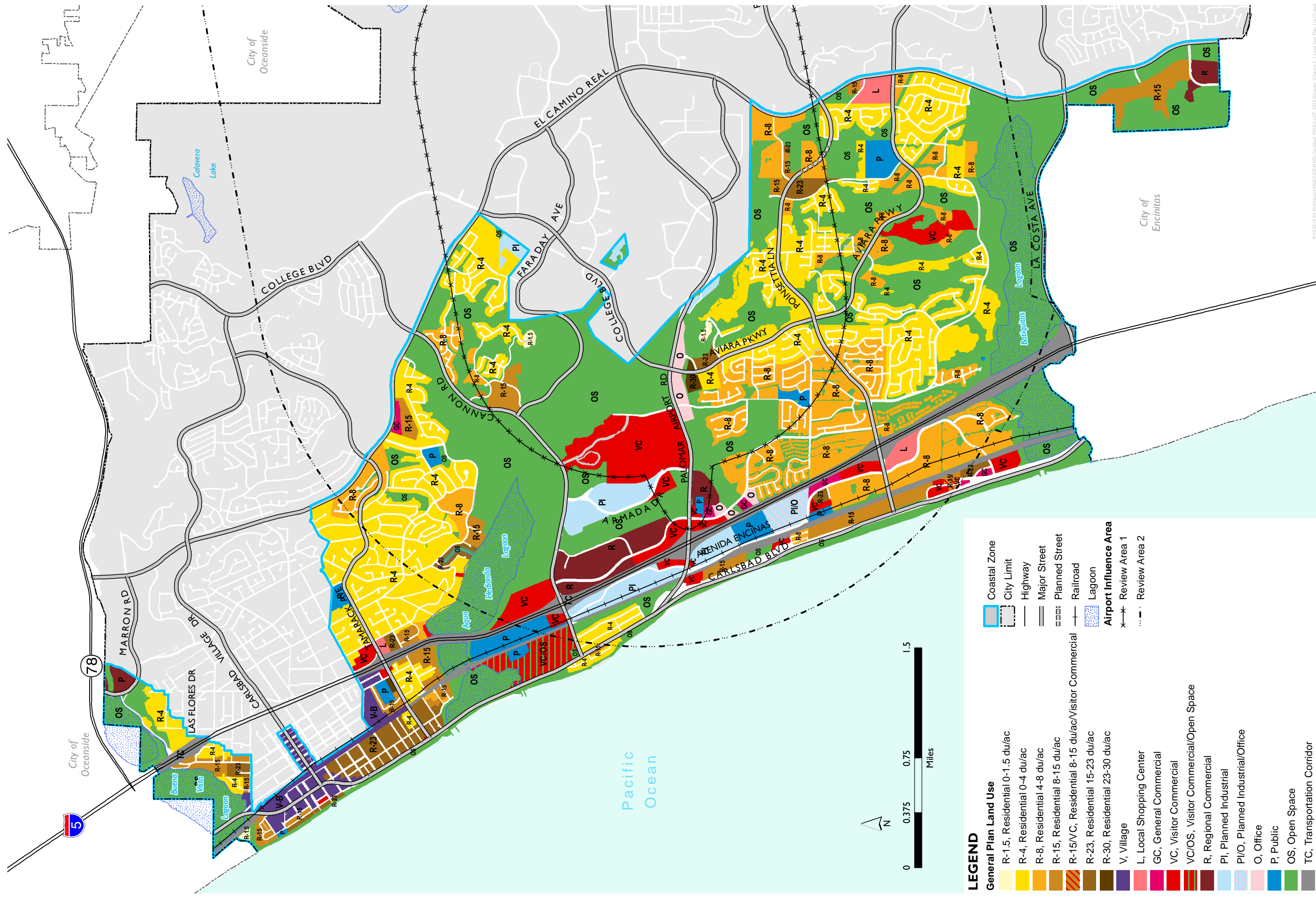
Residential Density Standards

Table 2-1 presents a summary of the residential density standards. Where a density range is specified, development is required to be within that range (minimum to maximum), unless otherwise specified in this chapter.

Table 2-1, Residential Density Standards		
Land Use Designation	Label	Residential Density Range (minimum¹ to maximum² dwelling units/acre)
Residential		
R-1.5 Residential	R-1.5	0 to 1.5
R-4 Residential	R-4	0 to 4
R-8 Residential	R-8	4 to 8
R-15 Residential	R-15	8 to 15
R-23 Residential	R-23	15 to 23
R-30 Residential	R-30	23 to 30
Mixed Use		
Local Shopping Center	L	15 to 30 ³
General Commercial	GC	15 to 30 ³
Regional Commercial	R	15 to 30 ³
Village	V	District 1-4: 28 to 35 District 5-9: 18 to 23

1. Residential development shall not be approved below this density, unless findings are made pursuant to California Government Code Section 65863.
2. Residential development above the maximum density may be approved: a) when the implementing zone would permit a slightly higher dwelling unit yield than the maximum density (only applicable in the R-1.5 and R-4 land use designations); or b) when a density increase is authorized pursuant to the city's inclusionary housing or density bonus regulations.
3. Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).

CITY OF CARLSBAD LOCAL COASTAL PROGRAM



LEGEND

General Plan Land Use

- R-1.5, Residential 0-1.5 du/ac
- R-4, Residential 0-4 du/ac
- R-8, Residential 4-8 du/ac
- R-15, Residential 8-15 du/ac
- R-15/VC, Residential 8-15 du/ac/Visitor Commercial
- R-23, Residential 15-23 du/ac
- R-30, Residential 23-30 du/ac
- V, Village
- L, Local Shopping Center
- GC, General Commercial
- VC, Visitor Commercial
- VC/OS, Visitor Commercial/Open Space
- R, Regional Commercial
- PI, Planned Industrial
- PI/O, Planned Industrial/Office
- O, Office
- P, Public
- OS, Open Space
- TC, Transportation Corridor

Coastal Zone

- City Limit
- Highway
- Major Street
- Planned Street
- Railroad
- Lagoon

Airport Influence Area

- Review Area 1
- Review Area 2

Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2019

**FIGURE 2-1
LAND USE MAP**

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2.4 Special Planning Considerations

There are several areas within the Coastal Zone that require special consideration. These areas are described below and shown on Figures 2-2A, 2-2B, and 2-2C.

Sea Level Rise

For more information and policies related to sea level rise, see Chapter 7, Coastal Hazards.

There is broad agreement in the scientific community that the earth is predicted to warm and that sea levels will rise as a result. Rising sea levels result in erosion, flooding, and inundation of lands near the ocean shoreline. Appendix B, “City of Carlsbad Sea Level Rise Vulnerability Assessment,” provides a Carlsbad-specific sea level rise analysis that evaluates the degree to which important community assets (i.e., beaches, public access ways, parcels, critical infrastructure, transportation, etc.) are vulnerable to the adverse effects of projected sea level rise. The assessment identifies the assets that are likely to be impacted in years 2050 and 2100 and the causes and components of each asset’s vulnerability. Chapter 7, Coastal Hazards, requires analysis of and restricts the location, design, and type of development on land that is vulnerable to sea level rise.

Habitat Management Plan

For more information and policies related to the city’s Habitat Management Plan, see Chapter 6, Environmentally Sensitive Habitat Areas and Water Quality.

The City of Carlsbad and six other cities in northern San Diego County participated in the preparation of the Multiple Habitat Conservation Program (MHCP), which was adopted and certified by the SANDAG Board of Directors in March 2003. The City of Carlsbad prepared a subarea plan as a part of the MHCP, the Habitat Management Plan for Natural Communities in the City of Carlsbad (HMP), which was adopted by the City Council in November 2004. The HMP outlines specific conservation, management, facility siting, land use, and other measures that the city will take to preserve the diversity of habitat and protect sensitive biological resources in the city while also allowing for additional development and growth as anticipated under the city’s General Plan. As part of the HMP, a total of 6,478 acres of land within the city’s jurisdictional boundaries are to be conserved for habitats and an additional 308 acres of habitat (outside of the city’s boundary) are to be conserved for the coastal California gnatcatcher.

McClellan-Palomar Airport

McClellan-Palomar Airport was built in 1959 atop the mesa just south of the Agua Hedionda valley and lagoon. The runway lies on an east–west axis, oriented to take advantage of the on-shore winds. Although the airport is not in the Coastal Zone, the associated glide path, crash hazard, and noise

impact areas around the airport significantly influence the type and intensity of development across the entire central area of the city, including portions of the Coastal Zone. This area of influence extends generally in a broad band east and west of the runway, and to a lesser degree, north and south of the airport. For health and safety reasons, residential development and most institutional land uses (hospitals, schools, etc.) must be limited in this area of airport influence.

Cannon Road Open Space, Farming, and Public Use Corridor

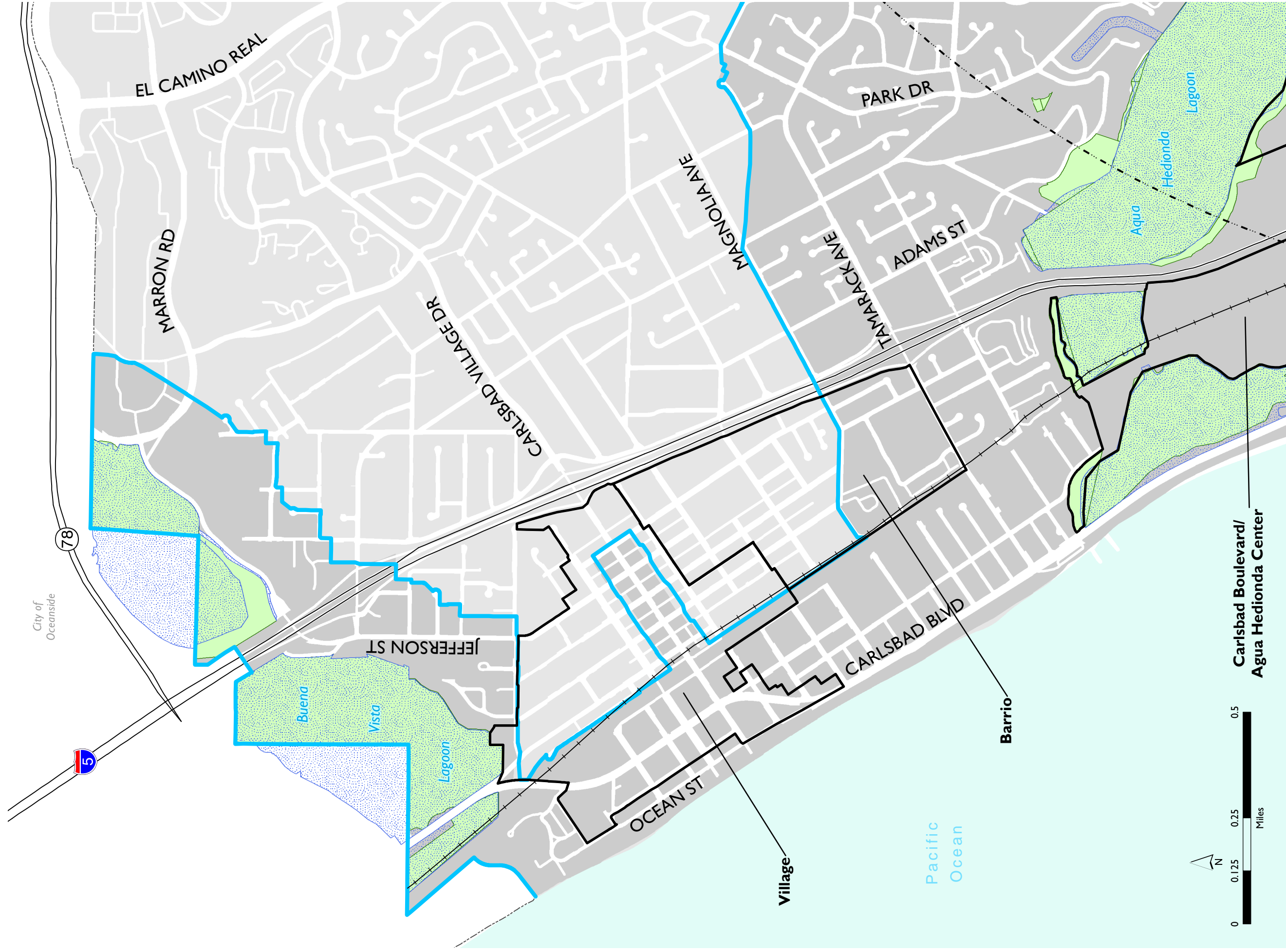
For more information on the Cannon Road Open Space, Farming, and Public Use Corridor, see Chapter 5, Agricultural, Cultural, and Scenic Resources.

In 2006, Carlsbad voters approved “Proposition D - Preserve the Flower and Strawberry Fields and Save Carlsbad Taxpayers’ Money.” The area affected by Proposition D is referred to as the Cannon Road Open Space, Farming and Public Use Corridor and is located along Cannon Road east of Interstate 5. The corridor consists primarily of open space and existing farming operations, including the Flower Fields located to the south of Cannon Road and the strawberry fields located to the north of Cannon Road. Approximately 49 acres of the strawberry fields located adjacent to the east side of Interstate 5 are not within the corridor and are not subject to Proposition D.

The open space areas within the corridor on the north side of Cannon Road provide scenic views of the Agua Hedionda Lagoon and contain environmentally sensitive natural habitat areas that need to be permanently protected. Designating the existing Flower Fields and the strawberry fields as open space uses provides for productive use of portions of the corridor area that enhance the cultural heritage and history of the city. Although the Flower Fields are restricted to agricultural use, Proposition D requires the city to utilize all existing programs and land use protections and explore other possible new mechanisms to keep the Flower Fields in production. Proposition D also requires the city to ensure that other farming uses within the corridor are allowed to continue as long as it is economically viable for the landowner.

The corridor is recognized for its significant open space opportunities; however, it currently lacks adequate public access and public use areas so the community can enjoy open space opportunities to the fullest potential. Proposition D identified that a public trail connecting the corridor north and south of Cannon Road could greatly enhance public access in the area. Proposition D also identified that park and recreation uses that create public gathering spaces and are compatible with other open space uses could offer opportunities for more community use and enjoyment of the area. Pursuant to Proposition D, residential use is not appropriate for the area within the corridor. Commercial and industrial-type uses other than those normally associated with farming operations are also not appropriate.

CITY OF CARLSBAD LOCAL COASTAL PROGRAM

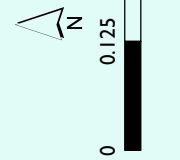


Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2016

LEGEND

- Coastal Zone
- Airport Influence Area
- Review Area 2
- City Limit
- Lagoon
- Railroad
- Special Planning Area
- Areas Subject to the HMP

Carlsbad Boulevard/
Agua Hedionda Center



See Appendix B - City of Carlsbad Sea Level Rise Vulnerability Assessment, for figures showing areas vulnerable to sea level rise hazards

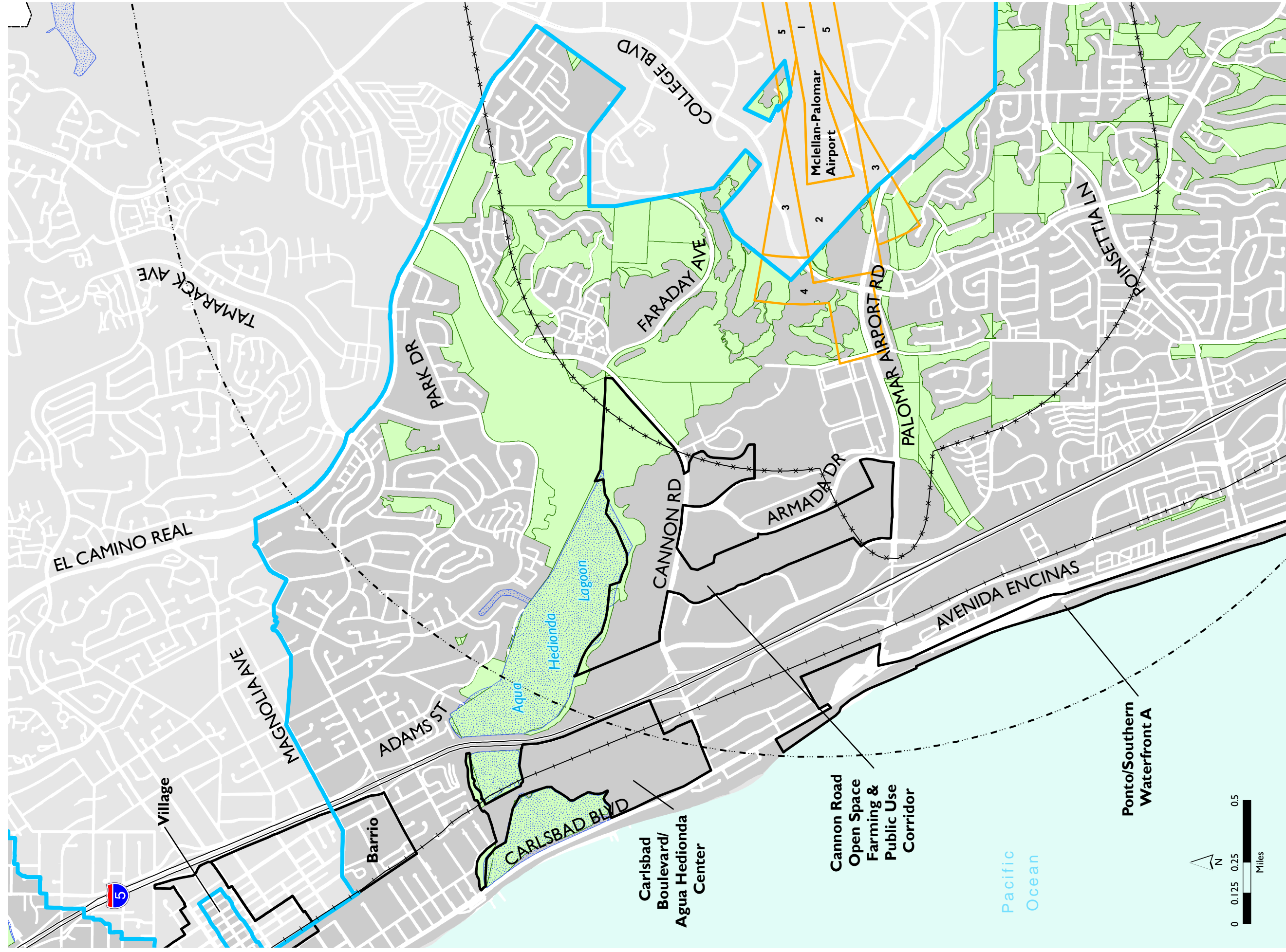
FIGURE 2-2A
SPECIAL PLANNING AREAS

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CITY OF CARLSBAD

LOCAL COASTAL PROGRAM



Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2016

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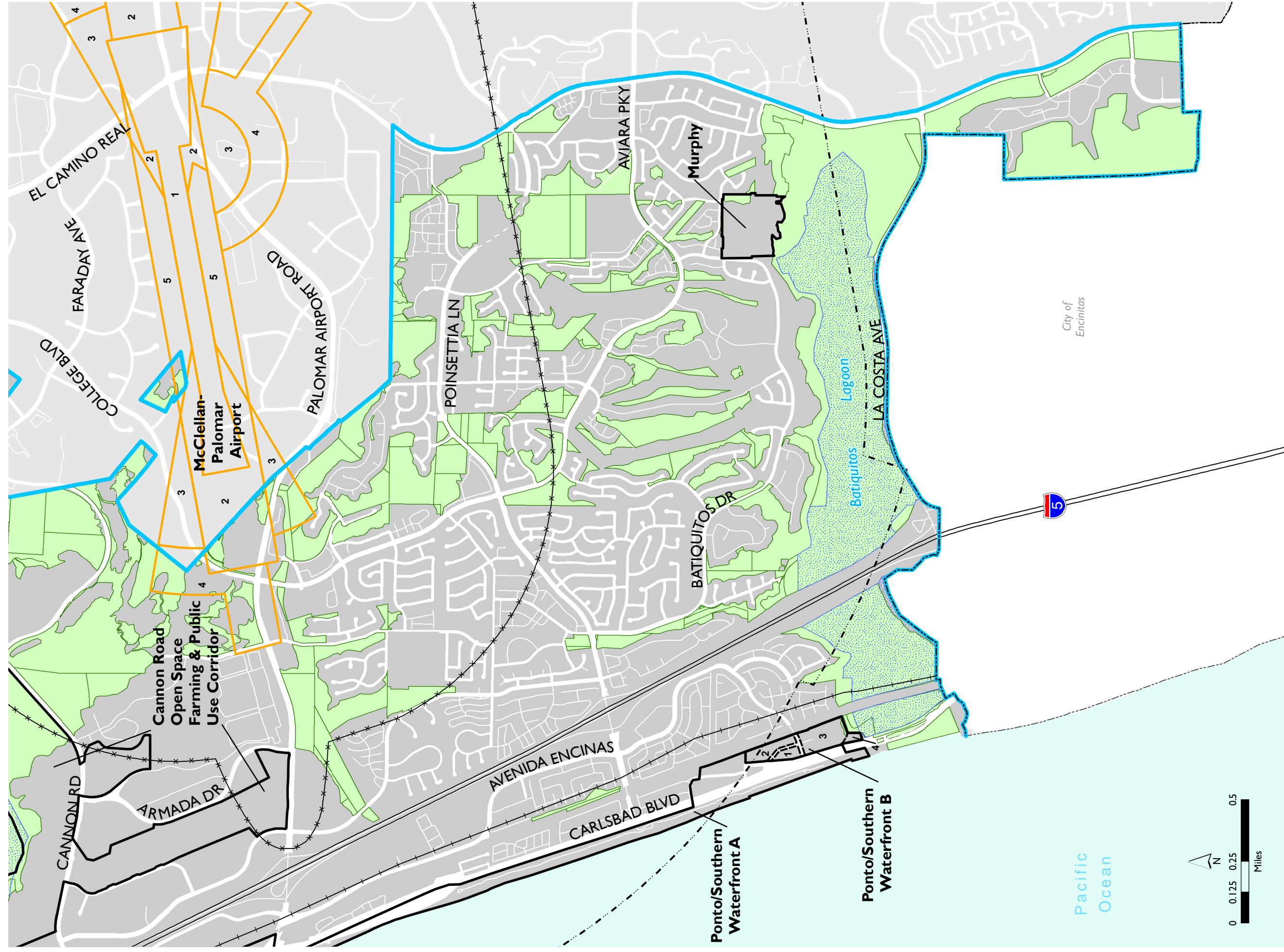
- Coastal Zone
- City Limit
- Lagoon
- Railroad
- Special Planning Area
- Areas Subject to the HMP
- Airport Safety Zones (1-5)
- Airport Influence Area
- Review Area 1
- Review Area 2
- See Appendix B - City of Carlsbad Sea Level Rise Vulnerability Assessment, for figures showing areas vulnerable to sea level rise hazards

FIGURE 2-2B
SPECIAL PLANNING AREAS

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CITY OF CARLSBAD

LOCAL COASTAL PROGRAM



Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2016

LEGEND

- Coastal Zone
- City Limit
- Lagoon
- Railroad
- Special Planning Area
- # Special Planning Subarea

- Areas Subject to the HMP
- Airport Safety Zones (1-5)
- Airport Influence Area**
- Review Area 1
- Review Area 2

See Appendix B - City of Carlsbad Sea Level Rise Vulnerability Assessment, for figures showing areas vulnerable to sea level rise hazards

11/19/2019 J:\M\Mapa\1\PROJ\GIS\GDR\XDO\Carlsbad_PWD\LCP_2019\Chapter 2\Figure 2-2C Special Planning Areas 1x17.mxd

FIGURE 2-2C
SPECIAL PLANNING AREAS

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Following voter approval of Proposition D, the City Council adopted the Cannon Road Agricultural and Open Space Zone to implement the proposition. The new zone will become effective when the associated Local Coastal Program amendment is approved by the California Coastal Commission.

Village and Barrio

Portions of the Carlsbad Village and Barrio neighborhood are in the northwest area of the Coastal Zone. The Carlsbad Village—the community’s downtown—is the oldest and most walkable neighborhood in the city. The Village is home to most of Carlsbad’s historic and cultural resources, including the Old Santa Fe Train Depot and Army and Navy Academy. Many sites in the Village have been developed at a low intensity and are designed to meet the needs of a car-oriented lifestyle, not in keeping with the vibrant, active, pedestrian-oriented core that many would like to see define the Village experience. As the Village continues to evolve, it will be important to redevelop and strategically focus improvements in the neighborhood to best express the city’s small-town, beach-community character; take advantage of key opportunities to connect to transit, the ocean, and the Barrio neighborhood to the south; and add new residents and life into downtown Carlsbad.

The Barrio neighborhood is just south of the Village and was established in the 1920s. The Barrio neighborhood first served as a residential enclave for new immigrants supporting the agriculture economy of the city. Today, the Barrio reflects elements of its past in its many cultural markers and historic buildings, as well as in its long-time residents and cohesive community. Within the Coastal Zone, land use in the Barrio neighborhood is primarily residential with a range of housing types, from single-family and two-family dwellings on small lots to higher density multi-family residential development. Other uses include an elementary school and visitor-serving commercial uses. As future development/redevelopment occurs in the Barrio, it will be important that future improvements are sensitive to the neighborhood’s walkable, residential character, its history, and cultural resources.

Carlsbad Boulevard/Agua Hedionda Center

This area contains the Encina Power Station (EPS), with a 400-foot exhaust stack landmark near the edge of Agua Hedionda Lagoon and the ocean since the mid-1950s. Pursuant to a settlement agreement dated January 14, 2014, between the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&E), the EPS is slated for decommissioning and demolition in the near future. The EPS ceased operations in December 2018.

After demolition of the EPS, future use of the site will be guided by the General Plan and Local Coastal Program Land Use Plan, which envision redevelopment of the EPS site west of the railroad track, as well as the adjacent SDG&E North Coast Service Center site, with visitor-serving commercial and open

space uses to offer the public enhanced opportunities for coastal access and services, reflecting the California Coastal Act’s goal of “maximizing public access to the coast.”

A portion of the area west of the railroad tracks contains the Claude “Bud” Lewis Carlsbad Desalination Plant. The seawater desalination facility provides a portion of the city’s potable water needs. Additionally, SDG&E operates the Encina substation on approximately 10 acres of the EPS site west of the railroad tracks. The substation is expected to continue operations for the foreseeable future.

East of the railroad tracks and west of Interstate 5, the Carlsbad Energy Center was built to replace the EPS. Carlsbad Energy Center, a natural gas “peaker” plant, generates over 500 megawatts of flexible power to the region. Compared to the EPS, the Carlsbad Energy Center has a significantly reduced visual profile and reduced hours of operation, noise, air pollutant and greenhouse gas emissions, and no longer uses ocean water for cooling.

Ponto/Southern Waterfront

This area consists of a 3.5-mile coastal frontage north of Batiquitos Lagoon along the Pacific Ocean and Carlsbad Boulevard. The largest development opportunity in this area is between Batiquitos Lagoon and Ponto Road, where envisioned land uses include a mix of hotels, commercial, and residential uses.

The southbound portion of Carlsbad Boulevard may be realigned with a shift to the east, which would provide an opportunity for a linear park/promenade along Carlsbad Boulevard. The street realignment may also provide additional park and gathering opportunities along the ocean and may reduce sea level rise-related impacts to Carlsbad Boulevard. Sea level rise-related impacts are discussed further in Chapter 7, Coastal Hazards.

Murphy

This area consists of three parcels totaling approximately 36 acres located north of Batiquitos Lagoon and east of Batiquitos Drive. The northern parcel is designated for low- to medium-density (0 to 4 dwelling units per acre) residential uses and open space, and the southern parcel is designated for medium-density (4 to 8 dwelling units per acre) residential uses and open space. The site’s overall potential residential density will be clustered to provide an open space buffer between development and the lagoon.

2.5 Land Use Policies

The following policies provide additional land use direction to ensure that development in the Coastal Zone is consistent with the Coastal Act. Some of the following policies are directly related to the Coastal Act sections referred to in Section 2.1 of this chapter; reference to those Coastal Act sections is noted at the end of the applicable policies.

General Policies

- LCP-2-P.1 Ensure location and type of new development occurs consistent with the land use designations identified on Figure 2-1 [related to Coastal Act Section 30250].

- LCP-2-P.2 Balance development with preservation and enhancement of open space and coastal resources.

- LCP-2-P.3 Ensure that adequate public facilities and services are provided to accommodate the needs generated by development or uses permitted consistent with this land use plan [related to Coastal Act Section 30254].

- LCP-2-P.4 Consider density and development right transfers in instances where a property owner is preserving open space for purposes of environmental enhancement (complying with the city’s Habitat Management Plan) or otherwise leaving developable property in its natural condition. The density/development potential of the property being left in open space shall be reserved for and used on the remainder of the project site or, through an agreement with the city, may be transferred to another property.

- LCP-2-P.5 Designate sites for “visitor commercial” uses in locations generally near major transportation corridors and proximate to key tourist/visitor draws, such as hotels, the ocean, lagoons, the Village, LEGOLAND, and other recreation venues. Regional, general, and local shopping center uses may be adjacent to or, as a secondary use, integrated into a visitor commercial center to also serve the daily convenience needs of tourists, visitors, and residents (when such uses are integrated into a visitor commercial center, visitor commercial uses shall be the primary use of the site). [Related to Coastal Act Section 30250(c)].

- LCP-2-P.6 Find consistency with the Local Coastal Program before issuing a discretionary permit for development in the Coastal Zone. In the event of a conflict between the provisions of the Local Coastal Program Land Use Plan and General Plan, the terms of the Local Coastal Program Land Use Plan shall prevail. The General Plan may be more restrictive

than the Local Coastal Program if development remains consistent with Local Coastal Program policies.

- LCP-2-P.7 Maintain consistency between the Local Coastal Program Land Use Plan, Local Coastal Program Implementation Plan, and the General Plan.
- LCP-2-P.8 Monitor and update land use policy, as necessary, based on the best available sea level rise science, state guidance, and the sea level rise policies in Chapter 7 of this Local Coastal Program.
- LCP-2-P.9 Encourage development of sustainable energy sources and emerging technologies—such as hydroelectricity, geothermal, solar, wind power, fuel cells, and battery back-up—on developable land to meet the community’s energy needs.

Cannon Road Open Space, Farming, and Public Use Corridor

Policies LCP-2-P.10 through LCP-2-P.15 are in accordance with “Proposition D – Preserve the Flower and Strawberry Fields and Save Carlsbad Taxpayers’ Money” and are applicable only to the area within the Cannon Road Open Space, Farming and Public Use Corridor:

- LCP-2-P.10 Create a unique, community-oriented open space area along the Cannon Road corridor located immediately to the east of the Interstate 5 freeway including the existing flower fields and strawberry fields.
- LCP-2-P.11 In coordination with land owners, protect and preserve this area as an open space corridor. Permit only open space, farming, and compatible public uses in the area. Permitted uses shall be as follows:
- A. Open space
 - B. Farming and other related agricultural support uses, including flower and strawberry production
 - C. Public trails
 - D. Active and passive parks, recreation, and similar facilities available to the public (except on the existing Flower Fields)
 - E. Electrical transmission facilities

- LCP-2-P.12 Prohibit residential development in the area; and prohibit commercial and industrial-type uses in the area other than those normally associated with or in support of farming operations and open space uses.
- LCP-2-P.13 Enhance public access and public use in the area by allowing compatible public trails, community gathering spaces, and public and private active and passive park and recreation uses.
- LCP-2-P.14 Allow farming to continue in the area for as long as economically viable for the landowner. With the exception of the Flower Fields, and subject to approval of a specific plan, agricultural lands may convert to another use allowed within the corridor, subject to applicable policies relating to agricultural conversion.
- LCP-2-P.15 Utilize all existing programs and land use protections and explore possible new mechanisms, as well as grant programs and other outside financial assistance, to keep the existing Flower Fields in permanent farming and flower production.

Carlsbad Boulevard/Agua Hedionda Center

- LCP-2-P.16 West of the railroad tracks:
- A. Decommission, demolish, remove, and remediate the Encina Power Station site, including the associated structures, the black start unit, and exhaust stack according to the provisions of a settlement agreement dated January 14, 2014, between and among the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&E).
 - B. The desalination plant shall remain on approximately 11 acres (6 acres for the desalination plant and approximately 5 acres of nonexclusive easements) west of the railroad tracks.
 - C. Redevelop the Encina Power Station site, along with the SDG&E North Coast Service Center site, with a mix of visitor-serving commercial uses, such as retail and hotel uses, and with new community-accessible open spaces along Agua Hedionda Lagoon and the waterfront (Carlsbad Boulevard). Encourage community gathering spaces, outdoor dining, and other features to maximize potential views of the ocean and the lagoon. Encourage shared parking arrangements so that a greater proportion of development can be active space rather than parking.

- D. Determine specific uses, development standards, infrastructure, public improvements, site planning, and amenities through a comprehensive planning process (e.g., specific plan, master plan) resulting in a redevelopment plan approved by the City Council and Coastal Commission. The redevelopment plan boundaries should include the Encina Power Station and the SDG&E North Coast Service Center sites.
- E. Work with SDG&E to identify a mutually acceptable alternative location for its North Coast Service Center. Work with SDG&E, as part of a long-term plan, to identify and ultimately permit an alternate site for its Encina Power Station substation.

LCP-2-P.17 Between I-5 and the railroad tracks:

- A. Ensure the Carlsbad Energy Center continues to include the following characteristics:
 - 1. Power output is limited to approximately 600 megawatts.
 - 2. The energy center shall not operate between the hours of midnight and 6 a.m., except to the extent reasonably required for reliability-related purposes or as otherwise required by the Independent System Operator tariff.
 - 3. Generator units shall be below grade to minimize the power plant's visual profile.
 - 4. The energy center shall utilize current peaker-plant technology that significantly reduces noise, air pollutant and greenhouse gas emissions, and eliminates the use of ocean water for cooling.
 - 5. Other features as described in said settlement agreement.
- B. Maintain an open space buffer along the lagoon's south shore between the railroad tracks and I-5.

Village and Barrio

LCP-2-P.18 Apply the Carlsbad Village and Barrio Master Plan as the guide for land use planning and design in the Village and Barrio neighborhood.

Ponto/Southern Waterfront

LCP-2-P.19 Promote development of recreation uses and improved public access to the beach, as well as activity centers with restaurants, cafes, and shopping along Carlsbad Boulevard as opportunities arise in appropriate locations.

LCP-2-P.20 Ensure that development of the area titled “Ponto/Southern Waterfront-B” on Figure 2-2C is consistent with the requirements of the Poinsettia Shores Master Plan and all other applicable requirements of the Local Coastal Program, including the following:

A. Area 1, as shown on Figure 2-2C:

1. Prior to the development of the site, the Poinsettia Shores Master Plan shall be updated to be consistent with this policy.
2. The primary use of the site is intended for general commercial uses (retail and commercial service uses) and may include a community amenity use such as an arts/nature/activity center.
3. If the site is developed as a mixed-use site:
 - i. Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).
 - ii. Vertical mixed-use (commercial, office, and residential in the same multi-story building) – ground floor uses shall be limited to retail and commercial service uses and upper floor uses may include uses allowed on the ground floor, as well as office and residential uses.
 - iii. Horizontal mixed-use (commercial, office, and residential in separate buildings) – commercial uses shall be primary use located along primary street frontages.
4. A 40-foot landscape setback shall be provided along the west side of the planning area/east side of Carlsbad Boulevard; the width of the landscape setback may be reduced due to site constraints or protection of environmental resources. A meandering multi-use public path shall be provided within the landscape setback.
5. A multi-level above and below ground parking garage may be considered along Avenida Encinas. If a parking garage is provided, shops and services should line

the first story of the garage's north and west sides to maintain pedestrian activity along and to the planning area.

6. Development of the site shall include internal public-gathering plazas and walkways that provide pedestrian access to surrounding sites and Carlsbad Boulevard.
7. The low-lying area in the center of the site exhibits wetland characteristics. The area should be enhanced as a wetland interpretive park with a boardwalk trail across and around the wetland area.
 - i. The wetland park trail should connect the two sides of the site divided by the wetland, unless infeasible due to site constraints or protection of environmental resources.
8. Development of the site should design for the ability to provide pedestrian underpass below Carlsbad Boulevard from the wetland area/boardwalk trail to the beach side of Carlsbad Boulevard.

B. Area 2, as shown on Figure 2-2C

1. Prior to development of the site, the Poinsettia Shores Master Plan shall be updated to be consistent with this policy.
2. This site shall be developed with dwellings per the R-23 land use designation (15 to 23 dwellings per acre).
3. Guest houses and accessory dwelling units shall not be permitted.
4. Development of the site shall include internal walkways that provide pedestrian access to surrounding sites.

C. Area 3, as shown on Figure 2-2C:

1. This site is designated for visitor commercial use and is intended to be developed with a resort hotel(s) – with meeting facilities, restaurants, and a small amount of visitor-serving retail for guest and public convenience.
2. Development of the site shall include public-gathering plazas and walkways that provide pedestrian access to the commercial development to the north and Carlsbad Boulevard.

3. A 40-foot landscape setback shall be provided along the west side of the planning areas/east side of Carlsbad Boulevard; the width of the landscape setback may be reduced due to site constraints or protection of environmental resources. A meandering multi-use public path shall be provided within the landscape setback.
4. A public trail around the perimeter of planning areas shall be provided. The trail shall:
 - i. Provide public access to views of the lagoon and ocean.
 - ii. Include interpretive signage and occasional seating.
 - iii. Be designated to connect to the city's trail system.

D. Area 4, as shown on Figure 2-2C

1. This site is designated as open space and the portions of the site subject to the city's Habitat Management Plan shall be protected as a wildlife preserve.
2. Public trails and viewpoints may be permitted, subject to the habitat protection and other applicable policies and requirements of the Local Coastal Program.
3. The existing desilting basin may be maintained on the site.

Murphy

- LCP-2-P.21 Allow the property's overall residential development capacity, as indicated by the land use designations on the Land Use Map, to be clustered toward the northern portion of the site to create an open space buffer and recreational trail on the southerly third of the site.
- LCP-2-P.22 Ensure that any existing mature native trees are preserved.
- LCP-2-P.23 Require, as a condition of a coastal development permit, an offer to dedicate land for a public trail in favor of the City of Carlsbad or State Coastal Conservancy. The public trail shall be located parallel to the lagoon and designed consistent with applicable city and Coastal Act requirements.

Coastal-Dependent Uses

- LCP-2-P.24 Support and encourage coastal-dependent developments located on or near the shoreline, except within wetland areas; support coastal-related developments located

within reasonable proximity to the coastal-dependent uses they support [related to Coastal Act Section 30255].

LCP-2-P.25 Designate oceanfront land, which is suitable for coastal-dependent aquaculture uses, as open space on the LCP land use map. On those suitable sites, proposals for aquaculture facilities shall be given priority except over other coastal-dependent development or uses [related to Coastal Act Section 30222.5].

LCP-2-P.26 Encourage coastal-dependent industrial facilities to locate or expand within existing industrial sites; if new or expansion of coastal-dependent industrial facilities cannot be accommodated on existing industrial sites, they may be permitted subject to the provisions of California Coastal Act Chapter 3, Article 7 [related to Coastal Act Section 30260].

Other Land Use Policies

LCP-2-P.27 Approve a specific plan prior to developing the 45-acre parcel (designated Visitor Commercial (VC)) located on the south shore of Agua Hedionda Lagoon immediately east of Interstate-5. The specific plan shall be consistent with and implement the policies of this land use plan.

LCP-2-P.28 Ensure that development of the state-owned property (located between the railroad and Carlsbad Boulevard, north of Palomar Airport Road and south of Manzano Drive) protects coastal resources and enhances opportunities for public recreation and access to the coast, including public parking.