

**Fenton Carlsbad Center  
SPECIFIC PLAN 07-02**

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*(A 48.54 acre medical/office complex on the north and south sides of Salk Ave.  
between College Boulevard and El Camino Real)*

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## **I. INTRODUCTION**

### **A. PURPOSE AND SCOPE**

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

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

### **B. LOCATION AND PLANNING AREA INFORMATION**

The Fenton Carlsbad Center Specific Plan area is located on Salk Avenue, between El Camino Real and College Boulevard. Direct access to the properties will be from Salk Avenue. The 48.54 acre area is located entirely within the boundary of Local Facilities Management Zone 5. The plan area is described as Lots 1 through 5 of Carlsbad Tract 00-20, in the City of Carlsbad, County of San Diego, State of California, according to map thereof No. 15253, filed in the Office of the Recorder of San Diego County, January 30, 2006. The size of the lots and the three land use areas of the FCCSP are listed below:

- Area 1 (13.26 acres)
  - Lot 1 is 3.47 acres.
  - Lot 4 is 9.79 acres.
- Area 2 (14.69 acres)
  - Lot 2 is 9.78 acres.
  - Lot 3 is 4.91 acres.
- Area 3 (20.59 acres)
  - Lot 5 is 20.59 acres.

The plan area (shown in Exhibits 1, 2 and 3) is centrally located to Carlsbad's employment center, yet it is situated on the periphery of the industrial zone in proximity to residential areas to the east and to the north. Additionally, the plan area is approximately 4,000 feet north of McClellan-Palomar Airport within the Airport Influence Area and Flight Activity Zone, but outside the 60 dBA CNEL noise contour, as shown in the *Airport Land Use Compatibility Plan for the McClellan-Palomar Airport*, amended

October 4, 2004. A regional map depicting the location of the property within the County and a city context map presenting the location of the property within the City of Carlsbad are provided in Exhibits 1 and 2 on pages 5 and 6 respectively. The boundaries of the FCCSP, and each land use area within the plan, are shown in Exhibit 3 on page 7.

### **C. HISTORY**

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

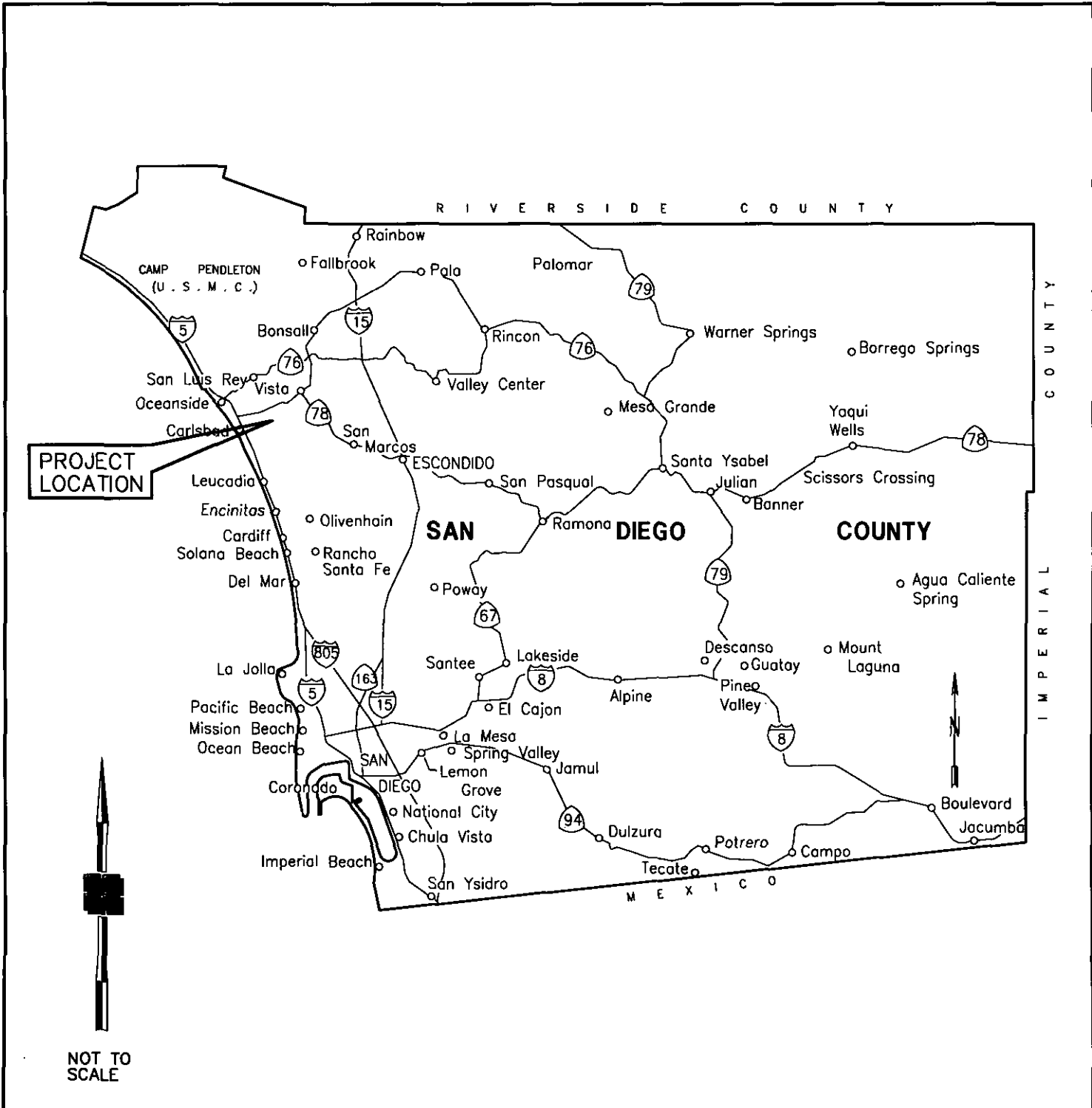
This specific plan is being prepared in conjunction with a General Plan Amendment and Zone Change that will change uses in the FCCSP area from Planned Industrial to Office. The FCCSP limits medical uses to lots 1 and 4 of the FCCSP.

The following are past approvals related to the FCCSP area:

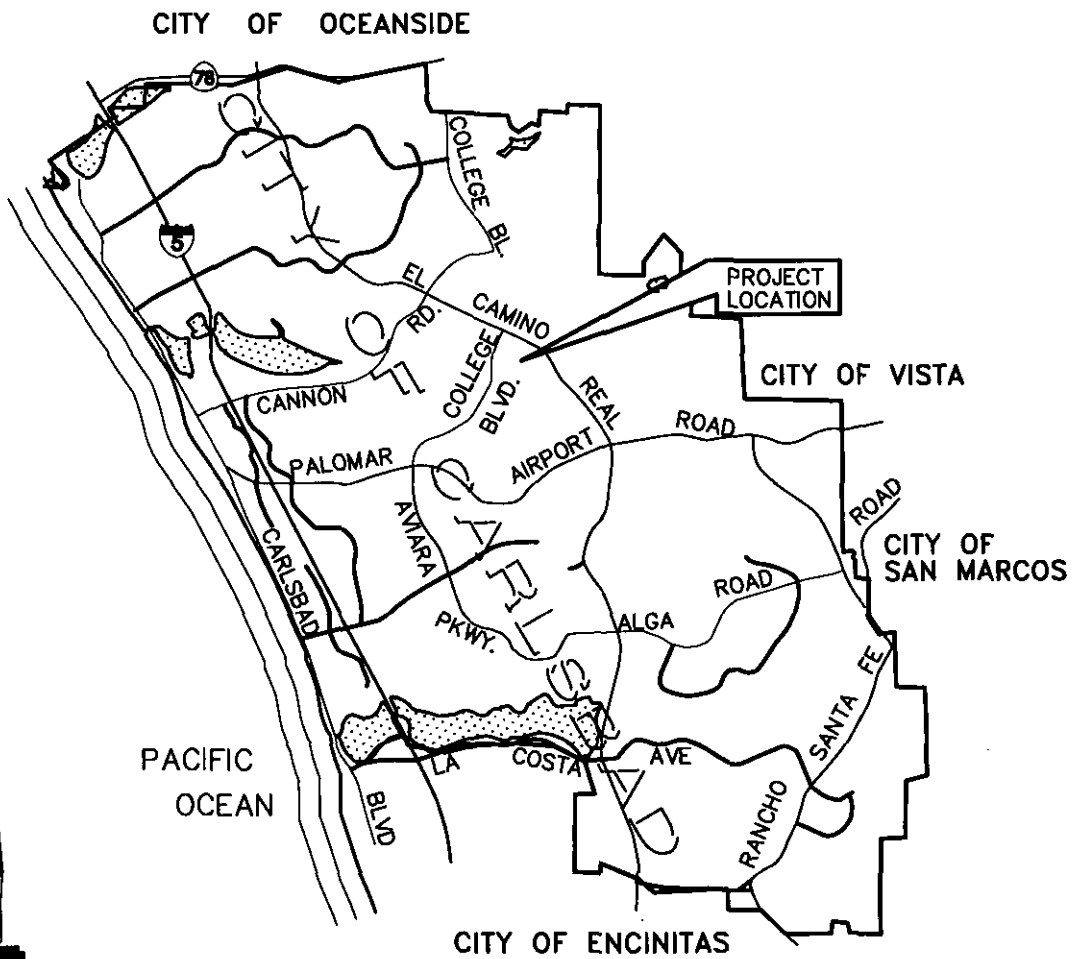
- GPA 00-05/ZC 00-07/CT 00-20/PIP 00-02/HDP 00-11/SUP 00-10
- GPA 06-01/ZC 06-017 SDP 06-03
- PIP 04-03/SUP 04-11
- PIP 06-06

### **D. REGULATORY SPECIFIC PLAN**

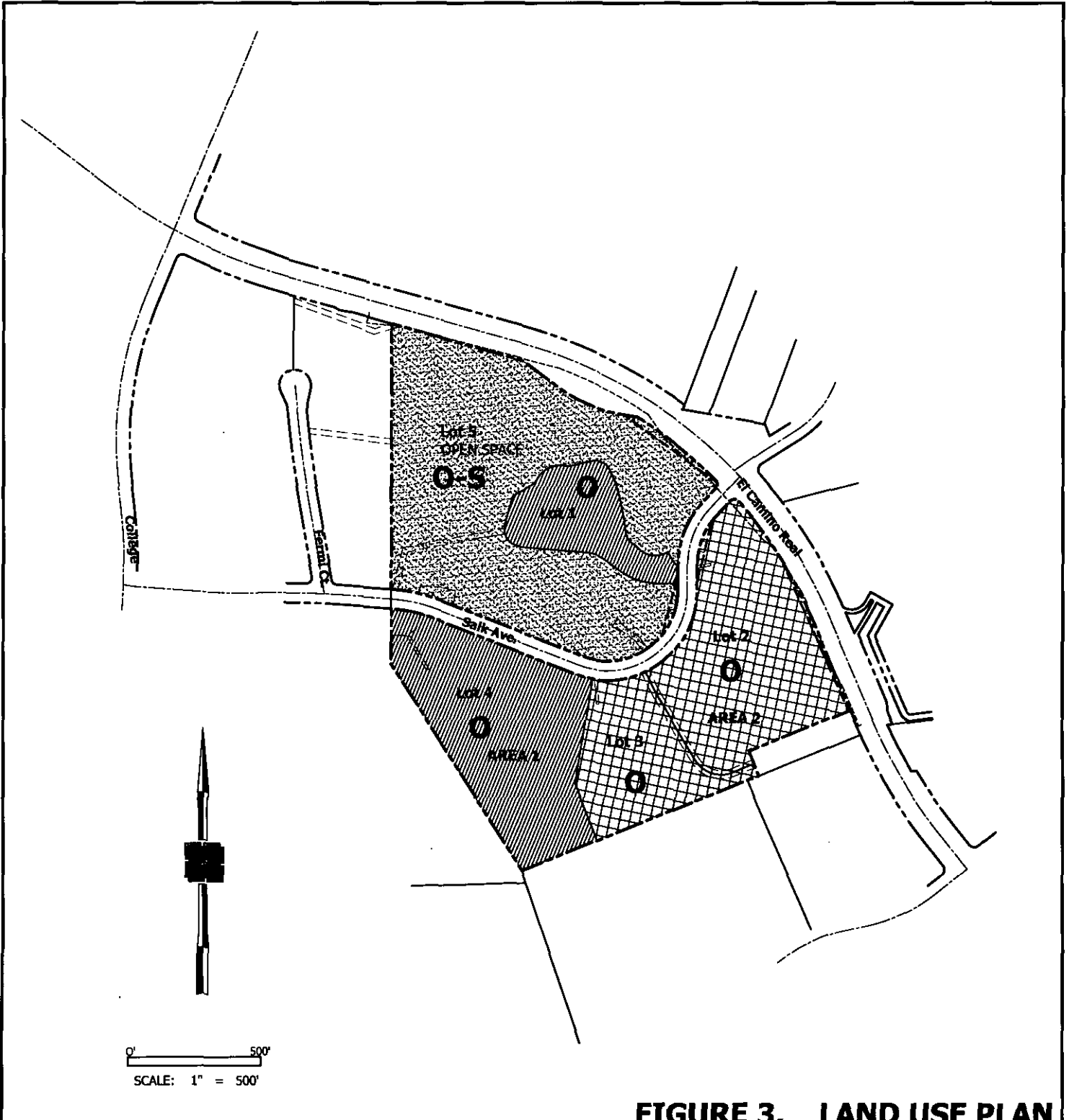
The FCCSP is a regulatory document that only manages land uses. It is not a policy document, and does not introduce any new policy objectives. The plan provides for a mix of office uses and proportional amount of medical office uses within the city's central employment area and also within close proximity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







**FIGURE 1, REGIONAL MAP  
FENTON CARLSBAD CENTER SPECIFIC PLAN**



**FIGURE 2, VICINITY MAP  
FENTON CARLSBAD CENTER SPECIFIC PLAN**



**FIGURE 3, LAND USE PLAN  
FENTON CARLSBAD CENTER SPECIFIC PLAN**

	<b>SPECIFIC PLAN BOUNDARY</b>
	<b>AREA 1</b> 13.256 Ac
	<b>AREA 2</b> 14.690 Ac
	<b>AREA 3</b> 20.590 Ac

Perpared 2-15-08

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

Lots 1-4 of the plan area are designated in the City of Carlsbad's General Plan as Office and Related Commercial (O) and Lot 5 is designated Open Space (OS). The Fenton Carlsbad Center Specific Plan is consistent with the eight elements of the Carlsbad General Plan. The plan allows a full mix of office uses and limited area for medical offices (Lots 1 and 4) in an area that is zoned and planned for similar planned industrial uses, and provides for the continued use and protection of open space on Lot 5. The following highlights some of the major General Plan goals applicable to the Fenton Carlsbad Center Specific Plan.

### **1. Land Use Element**

- a. *Commercial development to serve the employment and service needs of Carlsbad residents.*

The specific plan will meet this requirement by allowing development of medical/professional office services to serve as an employment base for both the community and the region in close proximity to housing, and to provide residents and persons employed locally with conveniently located services.

### **2. Circulation Element**

- a. *Adequate circulation infrastructure to serve the projected population.*

The existing Salk Avenue, College Boulevard and El Camino Real roadways and intersections are adequate in capacity to handle the traffic generated by Office use, and specifically medical office use within Area 1 (Lots 1 and 4 in Figure 3), with the implementation of traffic mitigation improvements detailed in the implementation section of this plan.

### **3. Noise Element**

- a. *Comply with the City policy that 55 Leq (h) dBA is the maximum interior noise level for general office uses.*

The uses within the plan area will comply with interior noise standards, through the requirement to submit a letter from an acoustician detailing how specific construction measures attenuate the interior noise environment to 55 Leq (h) dBA or lower.



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

The FCCSP area is located within the Airport Influence Area and Flight Activity Zone of the *Airport Land Use Compatibility Plan for the McClellan-Palomar Airport (ALCUP)*. A mix of office and medical office uses allowed under the FCCSP is consistent with compatibility requirements of the existing *Airport Land Use Compatibility Plan for the McClellan-Palomar Airport*, as amended October 4, 2004, because of the area's location well outside the 60 CNEL dB noise contour. This airport plan is in the process of being revised and modified, and the FCCSP contains a requirement that all future development permits be consistent with the airport plan in effect at the time of the application for development permit. FCCSP was considered at the May 1, 2008 San Diego Airport Authority hearing and found to be conditionally consistent with the ALCUP. The Airport Authority conditioned the plan not to allow intensive development nor uses which involve the assembly of large groups of people (more than one hundred (100) persons per assembly area (as defined by the California Building Code Group A Occupancy)).

## **II. LAND USES**

The Fenton Carlsbad Center Specific Plan does not seek to introduce new uses, however it will not provide for medical uses in Area 2 (Lots 2 and 3) of the plan.

### **A. PERMITTED USES**

This section outlines the allowed office uses in Areas 1 through 3 of the plan area, no development or design standards are proposed. All development in the O Zone, except child day care centers, shall require approval of a site development plan processed according to the provisions of Chapter 21.06 of the Carlsbad Municipal Code.

#### **1. AREA 1 (LOTS 1 & 4)**

All uses allowed in the underlying Office zone, which includes medical offices, are permitted in Area 1 (Lots 1 and 4). Additionally permitted appurtenant uses such as a cafeteria, flower or gift shop, and any other accessory uses determined by the Planning Director as relating to a primary use of medical offices, medical clinic

and/or medical complex. Up to 150,000 square feet of medical offices/complex /clinic are permitted on Lot 4 and up to 47,000 square feet on Lot 1, provided that parking is consistent with the requirements of Chapter 21.44 of the Carlsbad Municipal Code. The maximum size of any future development of Lots 1 and 4 with offices allowed in the O Zone, other than medical offices, would be subject to the development standards of the O Zone.

## 2. AREA 2 (LOTS 2 & 3)

Area 2 (Lots 2 and 3) uses consist of P-M Zone listed office uses that are not directly listed in the O Zone and all uses allowed in the underlying Office zone, excluding dentists, doctors, chiropractors and incidental related uses such as pharmacies (prescription only), biochemical, X-ray laboratories, medical offices, clinics and hospitals. The underlying Office zone "administrative and executive offices / offices business and professional" uses and PM Zone office uses include, but are not limited to:

- Accessory uses and structures where related and incidental to a permitted use
- Advertising-direct mail
- Agricultural consultants
- Airlines Offices, general offices
- Air courier services
- Audio visual services
- Answering bureaus
- Appraisers
- Arbitrators
- Banks and other financial institutions without drive-thru facilities
- Billing service
- Blue-printers
- Book publishing
- Bookbinding
- Building inspection services
- Burglar alarm systems
- Business offices for professional and labor organizations
- Bookkeeping services
- Building designers
- Business consultants
- Civil Engineers
- Child day care center (2)
- Computer service (time-sharing)
- Computer systems
- Corporate travel agencies and bureaus
- Collection agencies
- Commodity brokers
- Communications consultants

- Computer programmers
- Construction manager
- Credit rating service
- Diamond and gold brokers
- Data communication service
- Data processing service
- Data systems consultants
- Display designers
- Display services
- Drafting service
- Economics research
- Educational consultants
- Educational research
- Electronics consultants
- Electric contractors
- Environmental services
- Energy management consultants
- Engineering offices
- Escrow service
- Estimators
- Executive recruiting consultants
- Executive training consultants
- Executive search office
- Export and import consultants
- Fire protection consultants
- Financial planners and consultants
- Foreclosure assistance
- Foundation-educational research
- Franchise services
- Fund-raising counselors
- Gemologist
- Geophysicist
- Government contract consultants
- Government facilities and offices
- Governmental agencies
- Graphic designers
- Hotels and motels (2)
- Human service organization
- Human factors research and development
- Importers
- Incorporating agency
- Industrial medical (workers comp)
- Information bureaus
- Interior decorators and designers (no merchandise storage)
- Investigators
- Investment advisory

- Investment securities
- Leasing services
- Lecture bureaus
- Literary agents
- Magazine subscription agents
- Mailing list service
- Management consultants
- Manufacturer's agents
- Marketing research and analysis
- Message receiving service
- Mutual funds
- Newspaper/periodical printing (2)
- On-site recreational facilities intended for the use of employees of the office zone
- Patent searchers
- Pension and profit sharing plans
- Personal service bureau
- Product development and marketing
- Public relations services
- Public utilities companies
- Publicity services
- Publishers' representatives
- Printing services
- Radio communications
- Recording services
- Relocation service
- Repossessing service
- Retail uses (2)
- Retirement planning consultants
- Safety consultants
- Sales training and counseling
- Satellite antennas (1)
- Searchers of records
- Security firms
- Security systems
- Sound system consultants
- Space planning consultants
- Storage, wholesale and distribution facilities
- Surveyors
- Tax service and consultants
- Telephone cable companies
- Telephone systems
- Translators and interpreters
- Tour operators
- Trademark consultants
- Trust companies

- Any other administrative, executive, business and professional offices (excluding medical uses as listed above)

1 = Administrative hearing process

2 = Planning Commission hearing process

### 3. AREA 3 (LOT 5)

This 20.59 acre area was previously established as an open space preserve for the preservation of natural habitat, particularly the *Brodiaea Filifolia* (Threaded Leaved *Brodiaea*), consistent with the City of Carlsbad's Habitat Management Plan. Use of Area 3 remains restricted to existing open space / habitat, and there are no development rights in this area of the plan.

## **B. LAND USE STANDARDS AND DESIGN REGULATIONS**

No land use regulations or design standards beyond those of the underlying office zone and other associated, applicable local regulations (e.g., subdivision, etc.) are imposed by this plan. However, site and architectural design concepts for both areas 1 and 2 are described below.

1. The siting of buildings within the Fenton Carlsbad Medical Center should capture the available views from the property. Changes in massing and articulation of each building should highlight its public entry.
2. All sides of the building façade should receive equal design attention. A building's exterior finish materials should include a generous amount of glass; smooth texture finishes such as plaster, pre-finished metal or concrete, and stone or masonry. Masonry may be utilized as a contrasting or complementary material to other hard surface materials such as glass or metal panels that may be used on the building. Masonry materials may include brick, stone, tile, or architectural concrete block (such as burnished, split face or ribbed block). The materials selected should be consistent with the character of a corporate office building and consistent with the existing buildings in the Carlsbad Research Center.
3. As the buildings may be viewed from above, a neat and clean roof appearance is important. Any roof mounted equipment should be screened and architecturally integrated with the building elements.

4. Development of each lot should offer pedestrian-oriented site amenities. Pedestrian walkways, plazas and outdoor seating/eating areas, with shade structures, are encouraged throughout the site. Pedestrian and vehicular access to the lots, once off Salk Avenue, should afford a variety of, and continuously changing, view corridors to the new buildings. Trees and other shading elements should provide cover for the parking area as well as the pedestrian access to the building.
  
5. On-site enclosures such as for trash/recycling, mechanical equipment, or above-grade parking structures should blend into the site environment and be designed in a manner that is architecturally compatible with the primary building in exterior finishes. Shading of the top level of a parking structure should be considered through the use of tree planters or trellis structures.
  
6. Design and development of Lot 2 is regulated by PIP 04-03 and SUP 04-11. To the extent that the language, above, conflicts with the provisions of these earlier approvals, the PIP and SUP shall prevail.

### **III. INFRASTRUCTURE PLAN AND IMPLEMENTATION MEASURES**

The infrastructure improvements planned for and approved as part of Local Facilities Management Zone 5 and the City of Carlsbad Capital Improvement Plan, remain applicable and satisfactory for the FCCSP for all categories except for traffic circulation. FCCSP allows for and encourages the development of medical offices in Area 1 (lots 1 and 4) of the plan area. If medical offices, which have higher traffic generation rates than other types of offices, develop in this plan area, traffic circulation improvements will be necessary, as detailed below.

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

- Provide a letter from an acoustician detailing how specific construction measures attenuate the interior noise environment to 55 Leq (h) dBA or lower;
  
- Comply with the requirements of whichever Airport Land Use Compatibility Plan for McClellan-Palomar Airport is in effect at the time of subsequent

development permit application. FCCSP was considered at the May 1, 2008 San Diego Airport Authority hearing and found to be conditionally consistent with the ALCUP. The Airport Authority found the Specific Plan consistent that the plan not to allow intensive development and all uses which involves the assembly of large groups of people (more than one hundred (100) persons per assembly area (as defined by the California Building Code Group A Occupancy).

- Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) (e.g., provision of Best Management Practices and Low Impact Development requirements) that are current at the time of project application.

#### **IV. RELATIONSHIP OF THE SPECIFIC PLAN'S ENVIRONMENTAL DOCUMENT TO SUBSEQUENT DISCRETIONARY PROJECTS**

A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Fenton Carlsbad Center Specific Plan has been prepared for the Specific Plan area. The approved development permits/rights for Lots 1, 2, and 3 of the plan area remain unaffected by the FCCSP and associated MND and MMRP. Subsequent discretionary development applications for Lot 4 may require additional environmental review, primarily focused on potential traffic impacts, specifically if site design and land uses result in greater impacts (medical office) than discussed in the associated technical studies supporting the MND and MMRP.

#### **V. SPECIFIC PLAN ADMINISTRATION**

As contained in Section 65450, et. seq. of the California Government Code, the FCCSP shall be amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. The FCCSP may not be amended unless the proposed amendment is consistent with the City of Carlsbad's General Plan. Additionally, amendment of the FCCSP shall be subject to the local requirements of Chapter 21.52 of the Carlsbad Municipal Code.

##### **A. GENERAL NOTES**

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

##### **B. MITIGATION MEASURES**

## 1. Traffic

- i. *Prior to the issuance of a grading permit or building permit on lot 4, whichever occurs first, developer shall install and secure with appropriate security as provided by law, a traffic signal, including all appurtenances and traffic signal interconnect conduit and cable, at the intersection of College Boulevard and Salk Avenue to City Standards to the satisfaction of the City Engineer. The Developer may request that a reimbursement agreement for the cost of this facility over their fair share be processed. If a reimbursement agreement is requested it shall be approved prior to approval of the improvement plan for the signal.*
- ii. *Prior to issuance of a grading or building permit on lot 4, whichever occurs first, developer shall install and secure with appropriate security as provided by law public improvements listed below to City Standards to the satisfaction of the City Engineer. These improvements include:*
  1. *Extending the westbound El Camino Real left turn lane to College Boulevard to a total length of 500 feet.*
  2. *New 500-foot dual left turn lanes from southbound College Boulevard to Salk Avenue.*
- iii. *Prior to the issuance of a grading or building permit on lot 4, whichever occurs first, developer shall execute a Traffic Signal Development Improvement Agreement to design and install and post appropriate security as provided by law, a new fully actuated traffic signal including all appurtenances and traffic signal interconnect conduit and cable, at the intersection of Salk Avenue and Fermi Court, constructed to the satisfaction of the City Engineer. The traffic signal shall be installed only when written approval is received by the City Engineer. The agreement shall be kept in force and security valid for a period of 5-years after the last building permit has been issued for lot 4 within this development.*

## 2. San Diego Regional Airport Authority

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