

SP182

ELM GARDEN OFFICES
SPECIFIC PLAN

PREPARED BY:

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INTRODUCTION

PURPOSE:

The purpose of this Specific Plan is to provide for the design, development and operation of a high-quality garden office project within the City of Carlsbad. The land use plan and development regulations contained within the Specific Plan will result in the creation of a physical environment which will conform to, and complement the goals of the community, facilitate efficient business operations, create a working environment sensitive to human needs and values, as well as protect adjacent land uses from adverse impacts.

This Specific Plan is intended to be a tool to implement the goals and policies of the General Plan. The Specific Plan establishes general land use and standards for development of the property; however, it does not provide a guarantee for future acts or projects within its boundaries. The area covered by this plan shall be known as ELM GARDEN OFFICES.

LOCATION:

The subject property is approximately 7.97 acres in size and is located on the northeast corner of El Camino Real and Elm and is just south of Hosp Way. The general site location is shown in Exhibit 1. The land use map is shown as Exhibit 2.

GENERAL PLAN & ZONING DESIGNATIONS:

The site is designated in the Land Use Element of Carlsbad's General Plan as a combination district comprised of Professional and Related Commercial (O), and Residential Medium Density (RM). The property is zoned Residential Professional (RP).

LAND USE & CIRCULATION

GENERAL DEVELOPMENT CONCEPT:

Elm Garden Offices is a comprehensively planned development of low-intensity business and professional offices and related uses. The project will provide a transitional light traffic-generation business area which will buffer established residential from nearby commercial developments. The submitted plan offers sites for users of all sizes, in an organized and pleasant setting. The Site Plan (Exhibit 3) designates the location of various land uses. All development shall conform to the site plan.

The development will feature Spanish architecture with extensive landscaping, including special landscaped berms and banks along El Camino Real and Elm Avenue. Setback requirements will further serve to create an aesthetically pleasing and sensitive environment.

PERMITTED USES:

This specific plan determines land use for the site and serves to implement the combination general plan designation of "O" and "RM" and the zoning classification of "R-P". The permitted uses and development standards specified by this plan are more restrictive than the R-P zone; therefore the provisions of this plan shall take precedence over the provisions of the underlying zone. The provisions of the R-P zone shall apply to subjects not addressed in this plan.

Subject to the site plan, the following uses shall be permitted:

- 1) Administrative and executive offices
- 2) Accountants and attorneys
- 3) Clinic, medical and dental, including incidental laboratories and pharmacies
- 4) Engineers, architects and planners
- 5) Insurance agencies and services

- 6) Investment agencies and services, including financial institutions (subject to land use plan)
- 7) Labor and union offices
- 8) Libraries
- 9) Medical offices and clinics
- 10) Offices, business and professional, including incidental commercial facilities such as blueprint and photocopy shops, business machine sales, computer and data processing centers, news stores, duplicating and mimeographing services and tobacco shops. The intent of such commercial uses shall be to serve other businesses in the project and be located so as to limit "walk-in" type business. Such uses shall be approved by the Planning Director.
- 11) Parking lots and parking buildings
- 12) Public buildings other than schools
- 13) Administrative offices for publishing houses and newspapers
- 14) Real estate and related services
- 15) Schools, business, vocational and professional, including art, barber, beauty, dance, drama, music and swimming
- 16) Subdivision sales complex
- 17) Other similar uses which the Planning Commission may determine fall within the intent and purpose of this zone district, are of a comparable nature to the uses enumerated in this chapter, and will not be detrimental to property in the vicinity.

RESIDENTIAL USES:

The subject property has a General Plan Combination District which includes the Residential Medium Density (RM) and the Professional and Related Commercial (O) categories. Residential uses are permitted on the property by both the General Plan and by the Residential Professional (R-P) zone. This specific plan, as approved, does not provide for residential uses on the subject property. Any proposed development of residential uses on this property shall necessitate a major amendment to this specific plan.

CIRCULATION:

Primary access to the site will be from El Camino Real, Elm Avenue and Hosp Way. Internal circulation will be provided as shown on the site plan.

GENERAL DEVELOPMENT STANDARDS

The intent of this section is to provide the maximum opportunity for creative site planning and building design, while ensuring that the development is established and maintained in a manner consistent with a high-quality office park development. There will be a pleasing variety of setbacks and separations between buildings, with a visual continuity provided by common landscape treatment both on-site and along the special landscaped street (El Camino Real and Elm Avenue).

SETBACKS:

All setbacks shall be measured from the property line. For the purpose of this plan, a streetside property line is that line created by the ultimate right of way line of the frontage street:

Streetside Setback. No building structure shall be located within 20 feet of the streetside property line along El Camino Real, and a varying setback of 20-45 feet of the streetside property line along Elm Avenue. The larger setback on Elm Avenue is to create a buffer effect and to make it visibly apparent that this project will be the southerly boundary for commercial and office type use in this area.

The following improvements are specifically permitted in the streetside setback:

- a) Walks
- b) Paving and associated curbing
- c) Landscaping
- d) Planters, architectural fences or walls
- e) Driveways, as shown on the site plan
- f) Roof projections and sun screens not to exceed six feet

SIDEWALKS:

El Camino Real and Elm Avenue will have sidewalks meeting City standards along the streetside property line.

SITE COVERAGE:

Maximum building coverage (excluding parking) shall not exceed 45% of the lot area.

BUILDING HEIGHT:

The maximum height of structure within the project shall not exceed 35 feet.

PARKING:

Offstreet parking shall be provided to accommodate all parking needs for the site. No parking shall be allowed on El Camino Real or Elm Avenue.

The following complies with the regular City standards and shall be used to determine parking requirements unless the zoning ordinance specifically requires a greater parking ratio for a particular use.

The number of offstreet parking spaces shall be no less than one parking space for each 400 square feet of gross floor area. (As required in section 21.44.130 of the Municipal Code).

LANDSCAPING:

All development within the project shall be landscaped and maintained by the developer in accordance with the following standards. Landscape treatment along the frontages of El Camino Real and Elm Avenue requires special consideration and therefore is referred to under a separate section in the following landscaping standards.

A comprehensive landscape plan for the entire site shall be submitted for Planning Director approval prior to the issuance of any building permits. The Planning Director shall respond in writing as to the completeness of the proposed landscape plan which shall at a minimum, include the following criteria:

- A. Special Landscape Areas: All setback areas (20 feet along El Camino Real and the varying setback along Elm Avenue), will be bermed or sloped and heavily landscaped with a combination of trees, shrubs and ground cover and consistent with the arterial streetscape theme for El Camino Real as established by the Park and Recreation Department.
- B. Special landscape areas shall also include berming to screen parking and sidewalk areas from El Camino Real which is designated as a possible scenic highway in the Carlsbad General Plan. Berming shall average 42 inches in height, above the adjacent street or parking area, whichever is higher. Berming shall be reduced in height near points of ingress and egress to ensure adequate visibility.
- C. The irrigation system shall be designed so that it can be connected to a reclaimed water system if one is established by the City of Carlsbad.
- D. All areas which will ultimately contain no structures and/or pavement shall be landscaped and permanently maintained by the developer in conjunction with the development.
- E. Areas to be utilized for future building sites shall be maintained in a weed and debris-free condition.

SIGNS:

A comprehensive sign program shall be submitted to the Planning Director for approval prior to any occupancy on the site. Signing shall be limited to the following:

- A. Monument signs - 2 monument signs shall be permitted to identify the project and the major tenants. Such signs may not exceed 8 feet in height above grade and shall have no greater than 48 square feet per sign face (2). Location of these signs shall be shown on the sign program.

- B. Each tenant shall be permitted one building face sign not to exceed 12 square feet in size. Tenants occupying spaces larger than 3,000 square feet may be permitted to have signs larger than 12 square feet, subject to the approval of the Planning Director. A portion or all of the total square footage of signs may be used as sign directories at developers option.

- C. All directional signs shall be shown on the comprehensive sign program and are subject to the approval of the Planning Director. Directional signs (ie: exit, enter, etc.) shall contain no logos or advertising.

- D. Signs located on the site shall be made of like materials and have the same appearance.

STRUCTURES:

All structures in Elm Garden Offices will reflect a Spanish style theme. No structures with metal or sheeting exteriors shall be permitted.

PHASING:

The project may be phased. (Exhibit 4)

REFUSE COLLECTION AREAS:

All outdoor refuse collection areas shall be completely enclosed and screened from access streets and adjacent property by a wall constructed of a durable material as approved by the Planning Director not less than six feet in height. All such areas shall have concrete floors and shall

be of sufficient size to contain all refuse generated by the business. These areas shall be no less than six by eight feet in size.

NUISANCES.

No portion of the property shall be used in violation of the performance standards of this plan or in such a manner as to create a public or private nuisance.

SCREENING OF EQUIPMENT:

Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be directly visible for a height of five feet above the ground or groundfloor elevation at a distance closer than 500 feet from the closest building on any lot. Any of the above or similar equipment located on the roofs of the project shall be fully screened in a manner subject to the approval of the Planning Director. Noise from equipment shall be buffered.

GENERAL NOTE:

Except as specified in this plan, the requirements of the RP zone and all other applicable provisions of the Zoning, Grading and Building Codes of the City of Carlsbad shall apply.

CONDITIONS OF APPROVAL:

- 1) Approval is granted for SP-182, as shown on Exhibit "A", dated March 24, 1982, incorporated by reference and on file in the Planning Department. Development shall occur substantially as shown unless otherwise noted in these conditions.
- 2) This project is approved upon the express condition that building permits will not be issued for development of the subject property unless the City Engineer determines that sewer facilities are available at the time of application for such sewer permits and will continue to be available until time of occupancy. This note shall be placed on the final map.
- 3) This project is approved upon the express condition that the applicant shall pay a public facilities fee as required by City Council Policy No. 17, dated August 29, 1979, on file with the City Clerk and incorporated herein by reference, and according to the agreement executed by the applicant for payment of said fee a copy of that agreement dated September 25, 1980, is on file with the City Clerk and incorporated herein by reference. If said fee is not paid as promised, this application will not be consistent with the General Plan and approval for this project shall be void.
- 4) This approval shall become null and void if building permits are not issued for this project within two years form the date of project approval.
- 5) Approval of this request shall not excuse compliance with all sections of the Zoning Ordinance and all other applicable city ordinances in effect at time of building permit issuance.
- 6) The applicant shall prepare a reproducible mylar of the final land use plan incorporating the conditions contained herein. Said site plan shall be submitted to and approved by the Planning Director prior to the issuance of building permits.

- 7) All parking lot trees as shown on said landscape plan shall be a minimum of 15 gallons in size.
- 8) All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris.
- 9) Trash receptacle areas shall be enclosed by a 6 foot high masonry wall with gates pursuant to city standards. Location of said receptacles shall be approved by the Planning Director.
- 10) Approval of SP-182 does not guarantee approval of any future permits, licenses or other required actions which may be necessary for the development of this site.
- 11) Specific Plan 182 is approved for one parcel. Any further subdivision of this property will require the filing of appropriate applications pursuant to title 20 (Subdivision) of the Municipal Code and the filing of a new specific plan.
- 12) The "Residential Uses" section of SP-182 (page 3) shall be reworded as follows:

The subject property has a General Plan Combination District which includes the Residential Medium Density (RM) and the Professional and Related Commercial (O) categories. Residential uses are permitted on the property by both the General Plan and by the Residential Professional (R-P) zone. This specific plan, as approved, does not provide for residential uses on the subject property. Any proposed development of residential uses on this property shall necessitate a major amendment to this specific plan.
- 13) The section titled "Traffic Signals" on page 4 shall be deleted from the specific plan.
- 14) Number 6 listed under permitted uses on page 3 shall be amended to read as follows:

6) Investment agencies and services, including financial institutions (subject to land use plan)

15) Paragraph 2 on page 6 should be amended as follows:

A comprehensive landscape plan for the entire site shall be submitted for Planning Director approval prior to the issuance of any building permits. The Planning Director shall respond in writing as to the completeness of the proposed landscape plan which shall, at a minimum, include the following criteria:

16) The section titled "Permitted Uses" on page 2 shall be amended to replace the first sentence with the following:

This specific plan determines land use for the site and serves to implement the combination general plan designation of "O" and "RM" and the zoning classification of "R-P". The permitted uses and development standards specified by this plan are more restrictive than the R-P zone; therefore the provisions of this plan shall take precedence over the provisions of the underlying zone. The provisions of the R-P zone shall apply to subjects not addressed in this plan.

Subject to the site plan the following uses shall be permitted:

Engineering

Grading

17) The developer shall obtain a grading permit prior to the commencement of any clearing or grading on the site.

18) The grading for this project is defined as "regular grading" by Section 11.06.170(a) of the Carlsbad Municipal Code. The developer shall submit a grading plan for approval which shall include all required drainage structures and any required erosion control measures. The developer shall also submit soils, geologic or

compaction reports if required and shall comply with all provisions of Chapter 11.06 of the Carlsbad Municipal Code.

- 19) No grading shall occur outside the limits of the subdivision unless a letter of permission is obtained from the owners of the affected properties.
- 20) Direct access rights for all lots abutting El Camino Real and Elm Avenue shall be waived by deed to the City prior to the issuance of any building permits. This condition excludes access points shown on the approved specific plan.
- 21) The developer shall bond to install a raised median on Elm Avenue extending from El Camino Real to 20 feet east of the eastern property line of the subject property at such time that the City Engineer feels said median is necessary.
- 22) The developer shall be responsible for any improvements necessary to bring El Camino Real and Elm Avenue into conformance with the City's standards for arterial streets to the satisfaction of the City Engineer. All improvements shall be installed prior to the occupancy of any buildings.
- 23) The driveway on Elm Avenue shall be designed for adequate sight distance to the satisfaction of the City Engineer. This may require some regrading of the existing slope adjacent to the driveway and/or a retaining wall.
- 24) All cut and fill slopes shall be revegetated immediately after grading to control erosion.
- 25) Access to Hosp Way shall be completed to the satisfaction of the City Engineer prior to the occupancy of the last building in the development.

Public Improvements:

- 26) The developer shall install street lights along all public and private street frontages in conformance with City of Carlsbad standards.
- 27) The developer shall install street trees at the equivalent of 40-foot intervals along all public street frontages in conformance with City of Carlsbad standards. The trees shall be of a variety selected from the approved street tree list.
- 28) The developer shall install a wheelchair ramp at the public street corner abutting the subdivision in conformance with City of Carlsbad standards prior to occupancy of any buildings.
- 29) The developer shall comply with all the rules, regulations and design requirements of the respective sewer and water agencies regarding services to the project.

EXHIBIT 2

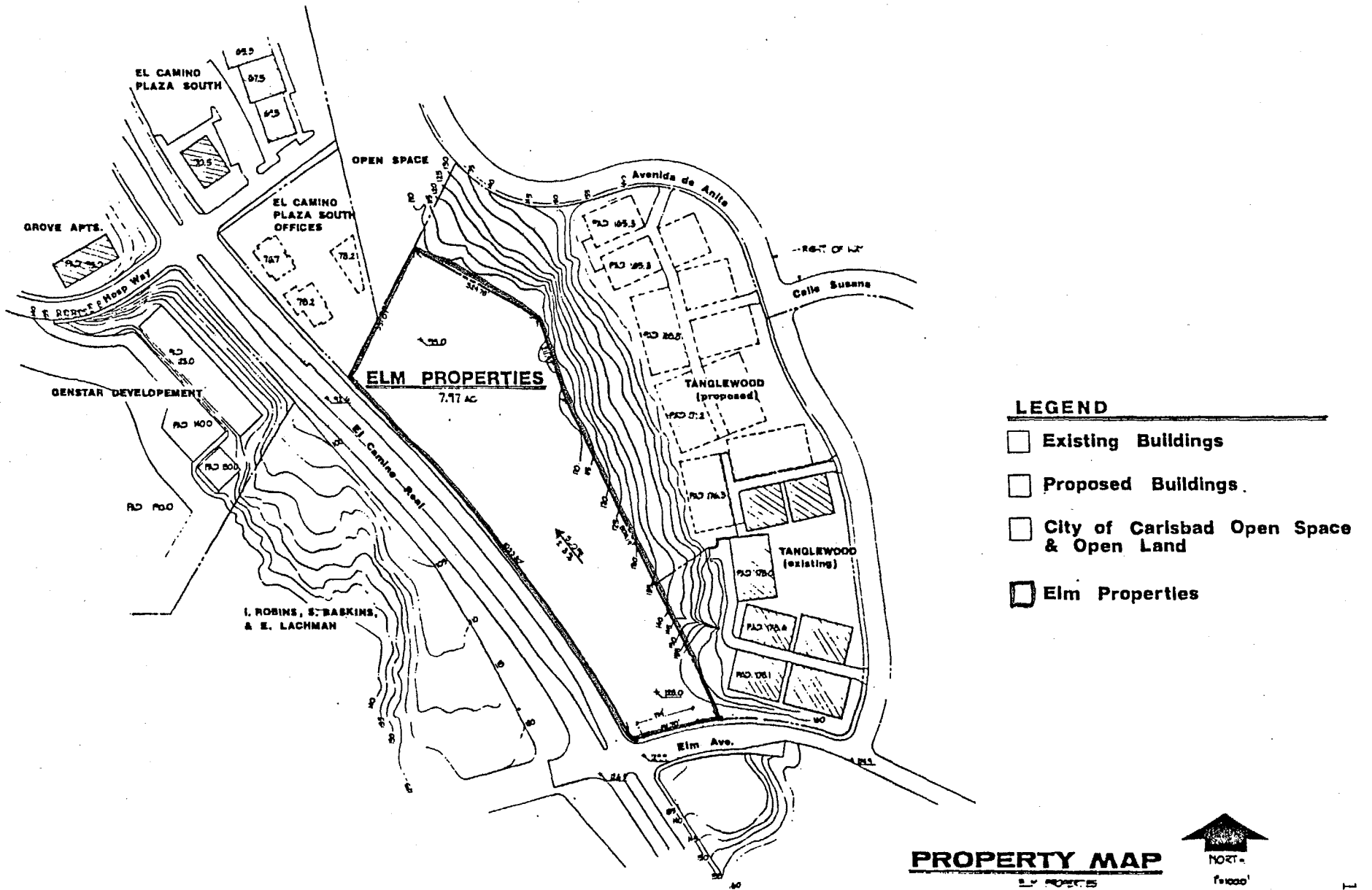
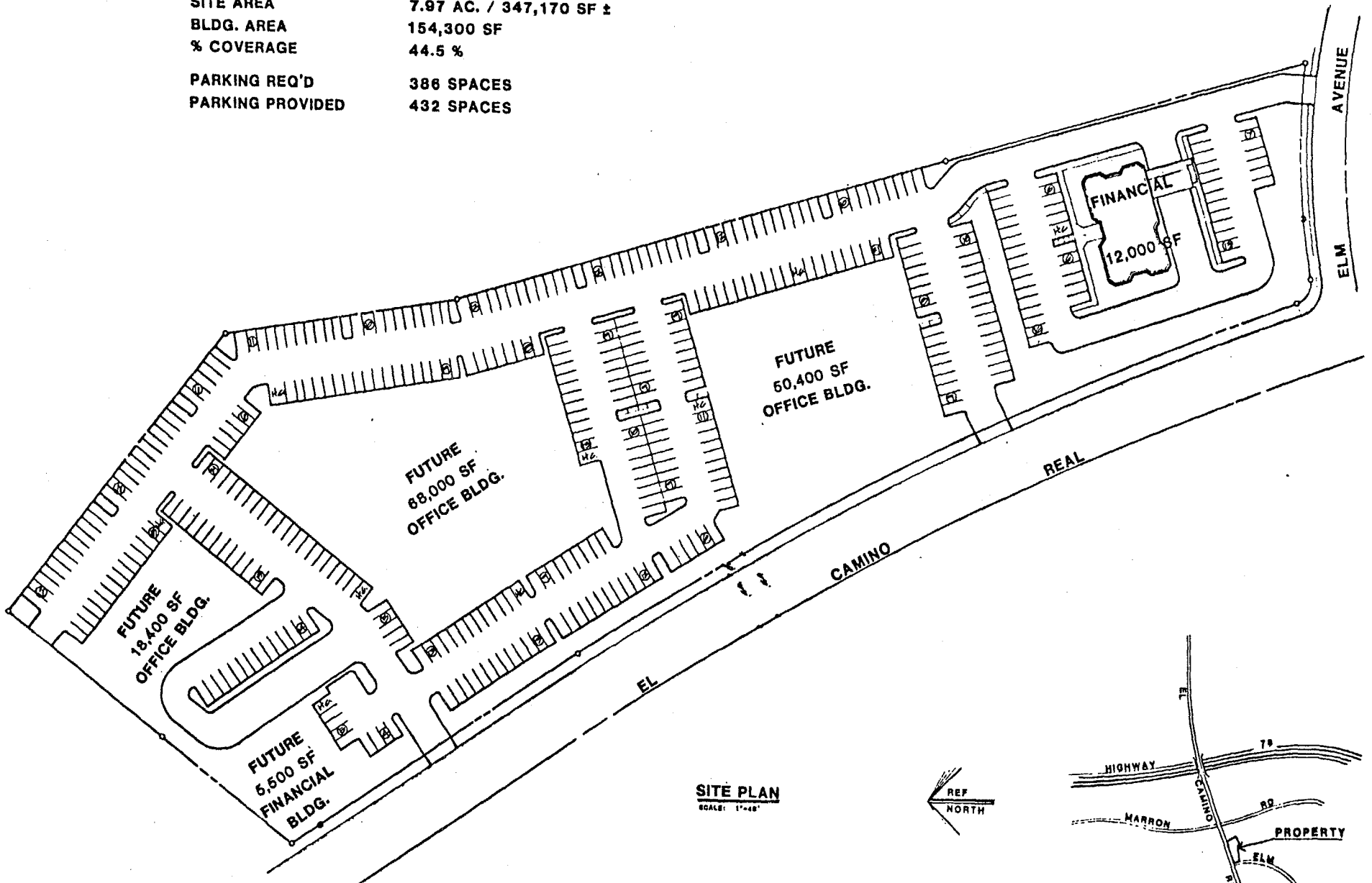


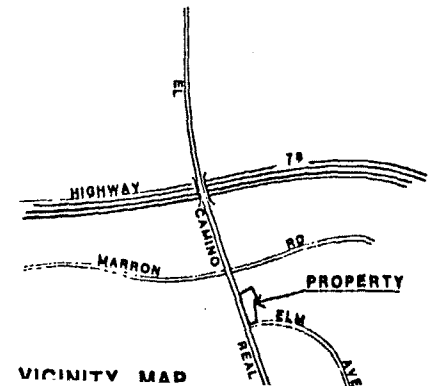
EXHIBIT 3

SITE DATA:

SITE AREA	7.97 AC. / 347,170 SF ±
BLDG. AREA	154,300 SF
% COVERAGE	44.5 %
PARKING REQ'D	386 SPACES
PARKING PROVIDED	432 SPACES



SITE PLAN
SCALE: 1"=40'



VICINITY MAP

REVISION	BY

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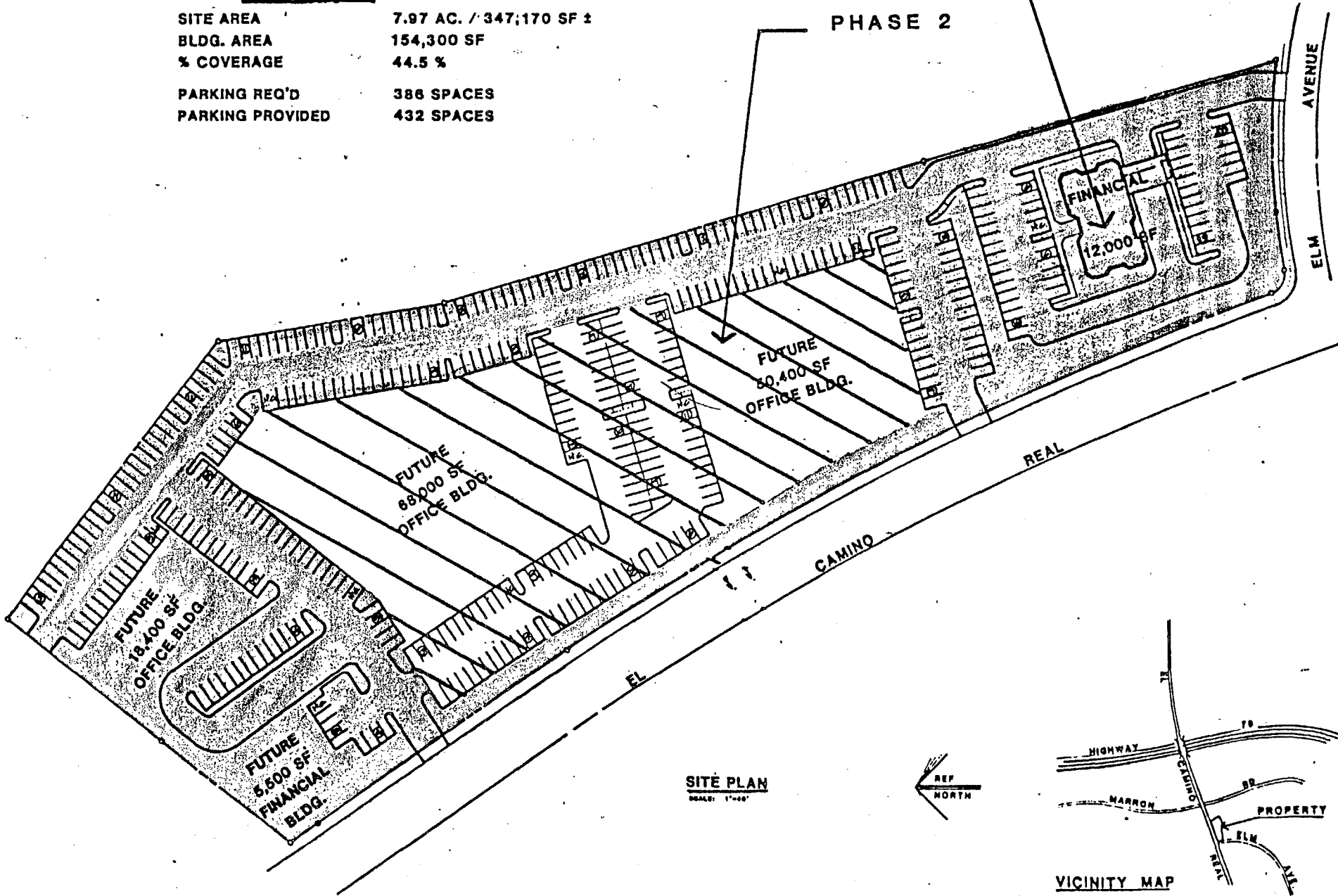
ELM PROPERTIES
Carlsbad, California

SITE DATA:

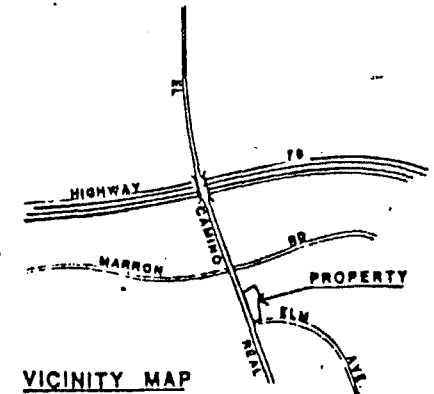
SITE AREA	7.97 AC. / 347,170 SF ±
BLDG. AREA	154,300 SF
% COVERAGE	44.5 %
PARKING REQ'D	386 SPACES
PARKING PROVIDED	432 SPACES

PHASE 1

PHASE 2



SITE PLAN
SCALE: 1"=40'



VICINITY MAP

LUSARDI
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ELM PROPERTIES
Carlsbad, California.