

SPECIFIC PLAN

SP-191

(To establish standards for development
which promote a rural estate atmosphere)

Approved by:

Planning Commission Resolution # 2361
November 28, 1984

City Council Ordinance # 9748
April 9, 1985

SUNNY CREEK SPECIFIC PLAN

INTRODUCTION

The purpose of the Sunny Creek Specific Plan is to establish standards for development which promote a rural estate atmosphere and which preserve the unique environmental resources of the area bounded by College Avenue, the ridge line south of Cannon Road, the Sunny Creek biological habitat and the Dawson Ecological Preserve (Exhibit 'A'). The Sunny Creek Specific Plan is intended to be consistent with all elements of the Carlsbad General Plan.

The Sunny Creek Specific Plan identifies the major environmental features of the site and specifies the permitted uses, development standards, design criteria and density pattern to ensure the protection of these environmental features. The intent of these standards is to maintain the rural/estate character of the Sunny Creek area.

I. ENVIRONMENTAL FEATURES

The Sunny Creek Specific Plan area contains and is bounded by significant environmental resources. The southern boundary is the Sunny Creek drainage basin. This is a well-developed riparian woodland which follows the Agua Hedionda Creek. The tree canopy is formed by willows, cottonwoods, western sycamore, and live oak. This habitat contains 39 observed bird species of which 29 are associated with the riparian woodland.*

The eastern boundary of the specific plan is the Los Monos Canyon containing the Dawson Ecological Preserve. This preserve contains rare plant species of mediterranean variety. A portion of this reserve was destroyed by a recent fire, however, the overall resource value of this preserve is still high. The Los Monos Canyon and Sunny Creek are part of the Agua Hedionda drainage basin.

The northern boundary of this area is the ridgeline south of the future alignment of Cannon Road and the Leisure World project in Oceanside.

* Source - Del Mar Financial EIR

III. DEVELOPMENT REGULATIONS

A. Permitted Uses

All uses, accessory uses, and conditional uses permitted in the R-E zone shall be allowed in the specific plan area. Notwithstanding any other provisions of the zoning ordinance, all development for residential purposes shall consist of single family detached units.

B. Development Standards

1. Building Height - No building in the specific plan area shall exceed a height of 35 feet.
2. Building Setbacks - Buildings shall be setback from property lines as follows:

FRONT SETBACK:

| <u>Lot Size</u> | <u>Through Streets*</u> | <u>Local, Cul-de-sac & Loop Streets</u> |
|-----------------|-------------------------|---|
| 1 + acres | 70 | 40 |
| 1/2 - 1 | 70 | 35 |

- in the case of private streets, setbacks shall be measured from a point 10 feet within the face of curb.

SIDE SETBACK:

| <u>Lot Size</u> | <u>Through Street Side</u> | <u>Local, Cul-de-sac & Loop Street Side</u> | <u>Interior Side</u> |
|-----------------|----------------------------|---|----------------------|
| 1 + acres | 50 | 30 | 20 |
| 1/2 - 1 acre | 50 | 25 | 20 |

- in the case of private streets, setbacks shall be measured from a point 10 feet within the face of curb.

REAR SETBACK:

| <u>Lot Size</u> | <u>Rear Yard</u> |
|-----------------|------------------|
| 1 + acres | 40 |
| 1/2 - 1 acre | 30 |

* Through streets are those streets within the Sunny Creek area that provide primary access from College Avenue and Cannon Road.

6. Street Improvements. All street improvements shall be required in accord with the Carlsbad Municipal Code and adopted policies and standards of the City of Carlsbad. In addition, the following street improvement standards are based on average daily trips (ADT) and shall apply in the Sunny Creek Specific Plan area:

| <u>Standard</u> | <u>500 ADT</u> | <u>500 - 2500 ADT</u> |
|----------------------------|----------------|-----------------------|
| Design Speed | 25 | 25 |
| Intersection Spacing | 150' | 300' |
| Minimum R.O.W. Width | 48' | 48' |
| Curb to Curb | 32' | 32' |
| Minimum Traffic Index | 5.0 | 6.0 |
| Minimum Structural Section | 3" AC 6" AB | 4" AC 6" AB |
| Stopping Site Distance | 160' | 160' |
| Minimum Horizontal Radius | 200' | 300' |
| Maximum Grade | 15% | 12% |
| Minimum Grade | 0.5% | 0.5% |

The following standards shall apply to all streets within the Sunny Creek Specific planning area:

- (a) Eliminate sidewalks or reduce sidewalks to one side of street as per the requirements of the City Engineer and Land Use Planning Manager.
- (b) Provide curbs and gutters.
- (c) On-street parking is permitted on one side of a street.
- (d) The city's cul-de-sac policy shall apply to all projects.
- (e) At T intersections, the tangent section on a through street may be eliminated when the intersecting street enters on the outside of the curve. Otherwise, a 50' tangent measured from the back of curb return shall be provided.
- (f) On reverse curves, a minimum 50' separation tangent shall be provided.
- (g) All curb returns shall have a minimum radius of 20'.
- (h) Cross gutters may be P.C.C. darkened.
- (i) Street lights shall be provided at each intersection and shall be designed to retain a rural/estate appearance.
- (j) Street trees within any development shall be planted in such a way as to preserve a rural/estate character, subject to the approval of the Land Use Planning Manager.

- 4) Grading, except to provide public or private streets, shall not be permitted on any land which has a slope of 25% or greater.

B. Building Orientations

Building orientations shall comply with the following design standards:

- 1) The orientation of buildings within a subdivision shall relate to the natural topography;
- 2) Unique features of individual sites (e.g., mature trees, rock outcroppings, mounds, etc.) shall be preserved;
- 3) Buildings shall be spaced and oriented in such a way as to project a sense of openness and randomness and, in so doing, keeping with the intent of maintaining a rural character;
- 4) Buildings shall have a desirable visual appearance from all practical view points, adjoining developments, streets, trails and other view corridors.

C. Streetscape

Streetlights, street signs, bus benches and all other street furniture shall be of a rustic character. Detailed plans for said street furniture showing the types of materials and colors shall be submitted to and approved by the Land Use Planning Manager prior to the issuance of the first building permit within the specific plan area.

BH/ar
10/17/84

AT 83-36
CP 273

REPLACEMENT WORDING FOR SUNNY CREEK SPECIFIC PLAN SLOPE RESTRICTIONS

Wherever development restrictions on hillsides with slopes of 25% or greater appear in the Sunny Creek Specific Plan the following language shall apply.

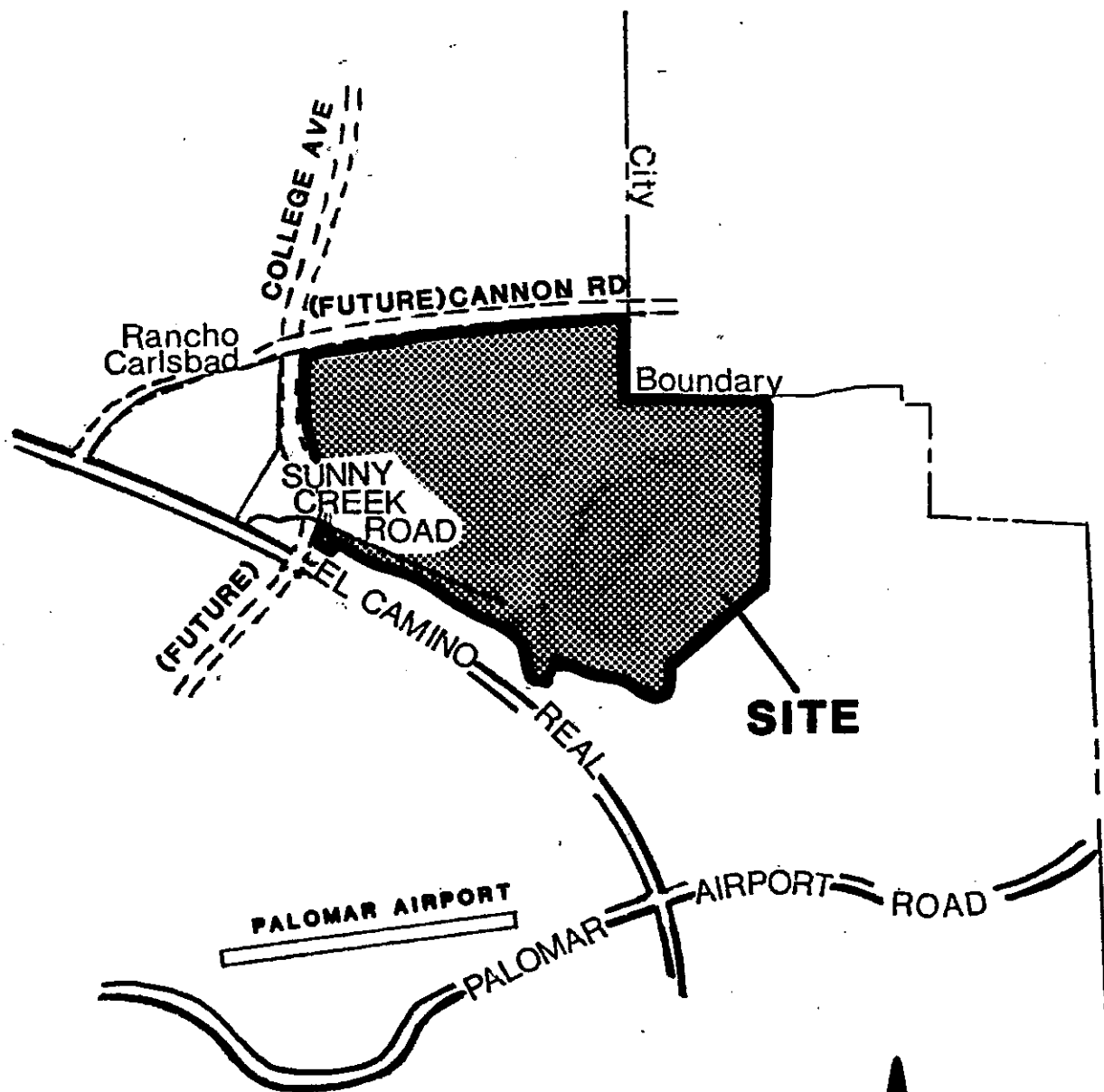
Those slope areas which are completely restricted from disturbance may on a case by case basis be reviewed to allow exceptions. To allow exceptions to the disturbance restriction the City Council must make findings of fact, regarding slope disturbance as a part of the issuance of a coastal permit.

The following are mandatory findings to allow exceptions.

1. A soils investigation conducted by a licensed soils engineer has determined the subject slope area to be stable and grading and development impacts mitigatable for at least 75 years, or life of structure.
2. Grading of the slope is essential to the development intent and design.
3. Slope disturbance will not result in substantial damage or alteration to major wildlife habitat or native vegetation areas.
4. If the area proposed to be disturbed is predominated by steep slopes and is in excess of 10 acres, no more than one third of the total steep slope area shall be subject to major grade changes.
5. If the area proposed to be disturbed is predominated by steep slopes and is less than 10 acres, complete grading may be allowed only if no interruption of significant wildlife corridors occurs.
6. Because north-facing slopes are generally more prone to stability problems and in many cases contain more extensive natural vegetation, no grading or removal of vegetation from these areas will be permitted unless all environmental impacts have been mitigated. Overriding circumstances are not considered adequate mitigation.

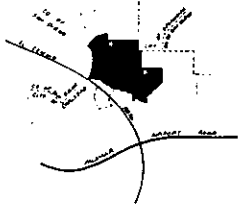
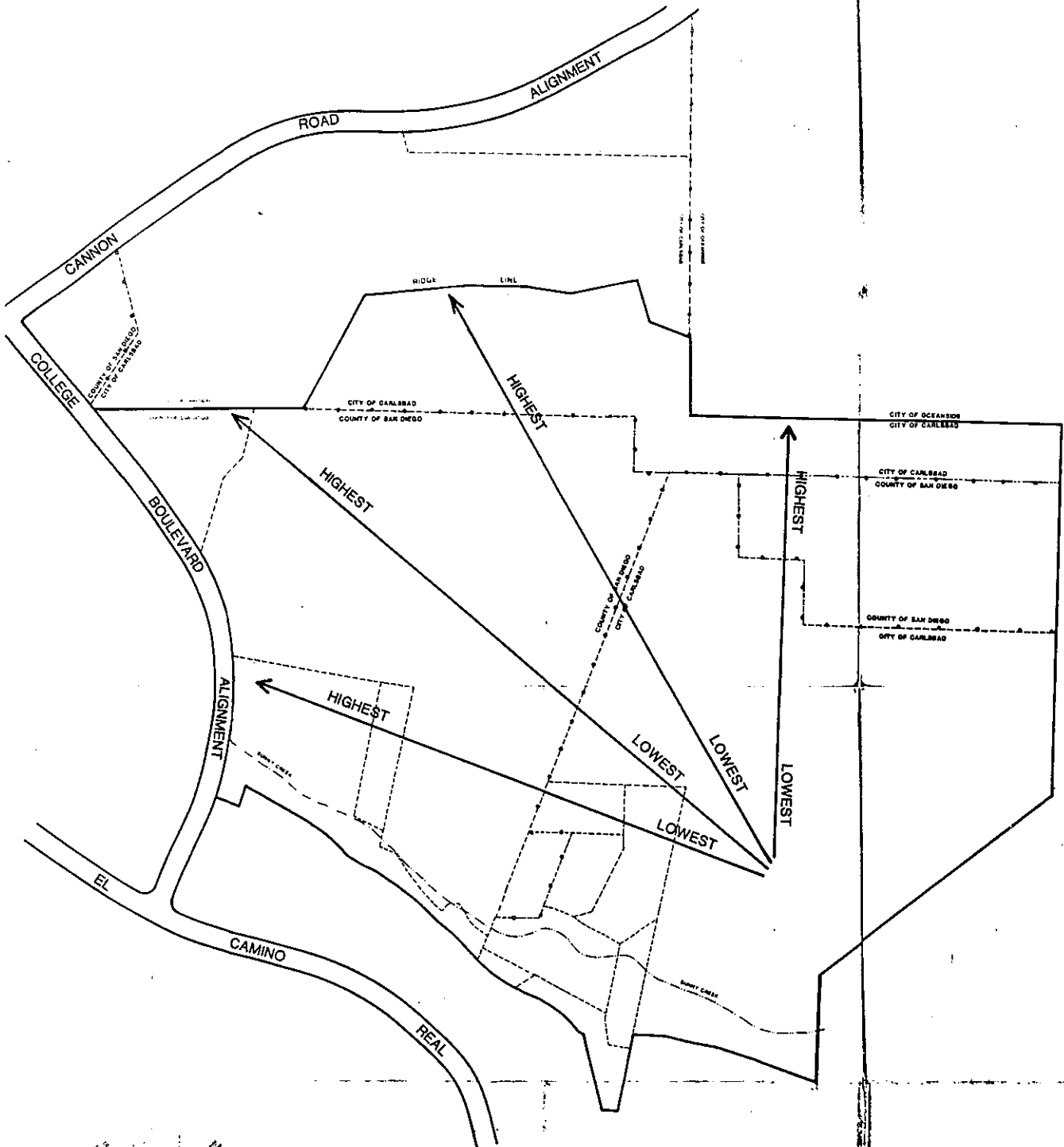
EXHIBIT A

LOCATION MAP

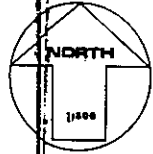


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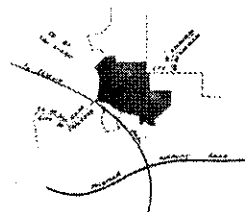
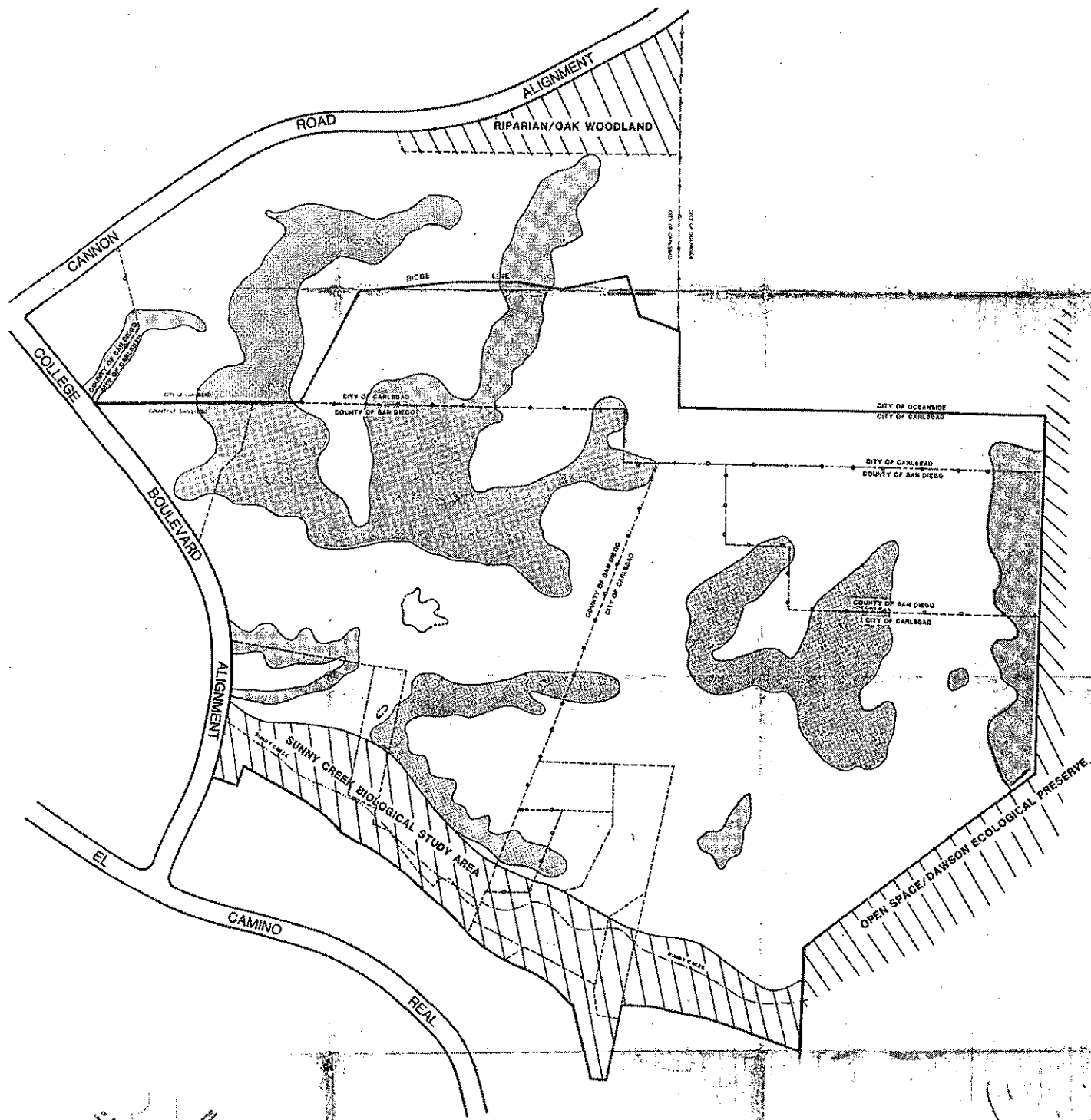


VICINITY MAP
NO SCALE

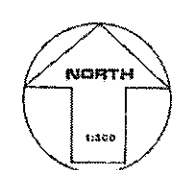


DENSITY

DENSITY TRANSITION



VICINITY MAP
NO SCALE



City of Carlsbad
Planning Commission
EXHIBIT B
Case No. 14-32-017
Public Hearing Date: 10/27/14
Date: 10/27/14

ENVIRONMENTAL CONSTRAINTS MAP

SLOPE: 25% OR MORE

EXHIBIT B