

Westfield Carlsbad Specific Plan

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WESTFIELD CARLSBAD SPECIFIC PLAN

SP 09-01

APPROVED BY:

PLANNING COMMISSION RESOLUTION NO. 6982 ON JUNE 5, 2012

CITY COUNCIL ORDINANCE NO. CS-219 ON JULY 23, 2012

AMENDMENTS:

SP 09-01(A)

To remove all provisions allowing for digital signs.

Planning Commission Resolution No. 7068 on August 20, 2014

City Council Ordinance No. CS-263 on September 23, 2014

SP 09-01(B)

To include as permitted uses automobile dealerships (maximum of 2) for electric cars only and automobile service and repair of electric cars when ancillary to an existing automobile dealership.

Planning Commission Resolution No. 7069 on August 20, 2014

City Council Ordinance No. CS-264 on September 23, 2014

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of the Westfield Carlsbad Specific Plan (WCSP) is to provide a comprehensive set of development standards, guidelines, and implementation procedures to facilitate the redevelopment, revitalization and operations of Westfield Carlsbad (WC) consistent with the existing General Plan Designation of Regional Commercial. Westfield Carlsbad is a super regional shopping center with approximately 1,151,100 square feet of gross leasable area (1,348,500 square feet of gross floor area (including common access areas)) featuring major department stores, specialty retail shops and restaurants. The plan allows Westfield Carlsbad the flexibility to meet the progressive and changing commercial, entertainment and service needs of the residents of Carlsbad and coastal north county region. The plans and exhibits provided in this specific plan provide a framework for future development at Westfield Carlsbad. More detailed Site Development Plans or other entitlements may be required prior to actual development within the Specific Plan area.

The Westfield Carlsbad Specific Plan:

1. Identifies existing development;
2. Defines the allowable types and intensity of land uses;
3. Provides development and design guidelines;
4. Describes how the Specific Plan will be implemented and administered; and
5. Is compliant with all state laws and guidelines regarding the content and format of a specific plan.

City Council adoption of the WCSP establishes the development standards, design guidelines, and entitlement processes for development and land use within the specific plan area. Adoption of the WCSP will ensure that the subject property is developed and

redeveloped in accordance with the City of Carlsbad General Plan and the following regulations:

- General Plan (Regional Commercial) Designation (R)
- Carlsbad Municipal Code, Chapter 21.28 General Commercial (C-2)
- Zone 1 Local Facilities Management Plan per Chapter 21.90
- Carlsbad Municipal Code, Chapter 21.40 (Scenic Preservation Overlay) and El Camino Real Corridor Standards
- Carlsbad Municipal Code, Chapter 21.46 (Yards)
- Carlsbad Municipal Code, Chapter 21.41 (Signs)
- Carlsbad Municipal Code, Chapter 21.44 (Parking)
- Carlsbad Landscape Manual

In some instances, the requirements of the specific plan will be different than the zoning regulations. In cases where the specific plan and the zoning regulations are in conflict, the specific plan, and the development standards and guidelines contained herein, shall prevail.

Revitalization of Westfield Carlsbad under the Specific Plan may entail the remodel and reconfiguration of existing commercial buildings, new exterior oriented retail space, and new commercial pads.

The WCSP is adopted pursuant to the provisions of Government Code Sections 65450 et. seq., the Land Use Element of the City of Carlsbad General Plan, and the Carlsbad Municipal Code.

1.2 SPECIFIC PLAN GOALS AND OBJECTIVES

Goals

- Describe and codify the existing development at Westfield Carlsbad under the Specific Plan framework.
- Modernize and revitalize Westfield Carlsbad creating a contemporary, vibrant regional retail center, which enhances the shopping, entertainment and public gathering experience for Carlsbad residents and the surrounding community.
- Establish Westfield Carlsbad as a prominent regional retail center attractive to high quality retailers and fueling economic growth in the City while satisfying current consumer needs on a regional scale.
- Provide flexible development standards and review processes to allow for quick and efficient continuous improvements in response to market conditions.

Objectives

- To establish development standards to address landscaping, parking, uses, signage and maintain building design criteria to ensure future redevelopments are compatible with the Specific Plan and Carlsbad General Plan.
- To enhance Westfield Carlsbad as a safe location for visitors through enhanced lighting and security standards, with contemporary retail projects that optimize public safety.
- To utilize the Westfield Carlsbad Specific Plan to regulate development to create a mix of retail, restaurant and entertainment opportunities.
- To provide a codified set of development regulations, design standards and processing procedures for the site.
- To offer a full range of goods, services, and entertainment to the residents of Carlsbad and the surrounding community.
- To improve the overall pedestrian experience by creating enhanced pedestrian connections and upgrading landscaping within parking lots as redevelopment occurs overtime.
- To allow for the modernization of Westfield Carlsbad while architecturally integrating the new development with the existing buildings to provide an overall enhanced design.
- To ensure that the revitalized Westfield Carlsbad provides a variety of pedestrian walkways, landscaped parking lots, and the use of harmonious architecture in the design of buildings.

1.3 PROJECT LOCATION AND OWNERSHIP

Westfield Carlsbad is located in the northwest quadrant of the City of Carlsbad, in coastal North County San Diego (as shown in Figures 1 and 2). The entire Westfield Carlsbad site sits on a total of 96.66 acres immediately west of El Camino Real, and south of the Buena Vista Creek; approximately 14.05 acres is outside of the Specific Plan area in the City of Oceanside, and is located between Buena Vista Creek and the Carlsbad city limits boundary line. The majority of WCSP is located west of El Camino Real (approximately 1,100 feet of frontage), north of Marron Road (approximately 3,100 feet of frontage) and south of State Route 78 and Buena Vista Creek, and the city border with Oceanside. A 2.9-acre portion of Westfield Carlsbad is located south of Marron Road, at the southwest corner of El Camino Real and Marron Road. The Westfield Carlsbad Specific Plan (WCSP) boundary is depicted on Figure 3. The entire Specific Plan area is developed with regional commercial and appurtenant uses.

In close proximity to the Specific Plan area, local community-serving commercial developments border Westfield Carlsbad across El Camino Real to the east and across a small ring road serving Westfield Carlsbad to the west. Buena Vista Creek and State Route 78 run along the north side of Westfield Carlsbad, and a three-story multifamily housing complex is located atop a steep slope that is 50 to 70 feet high on the south side of Marron Road.

The 77.47-acre Specific Plan area is held through multiple owners, consisting of 27 separate legal parcels ranging in size from 0.06 acres to 29.23 acres. Plaza Camino Real, LLC owns the parcels developed with the center, most of the anchor store tenants own their own parcels, and the City of Carlsbad owns all of the parcels that comprise the parking lots.

The WCSP area is located within the City of Carlsbad, but abuts the jurisdiction of the City of Oceanside. The entire site is located outside the airport influence areas for McClellan-Palomar Airport and Oceanside Municipal Airport. The site is also outside of the Coastal Zone.

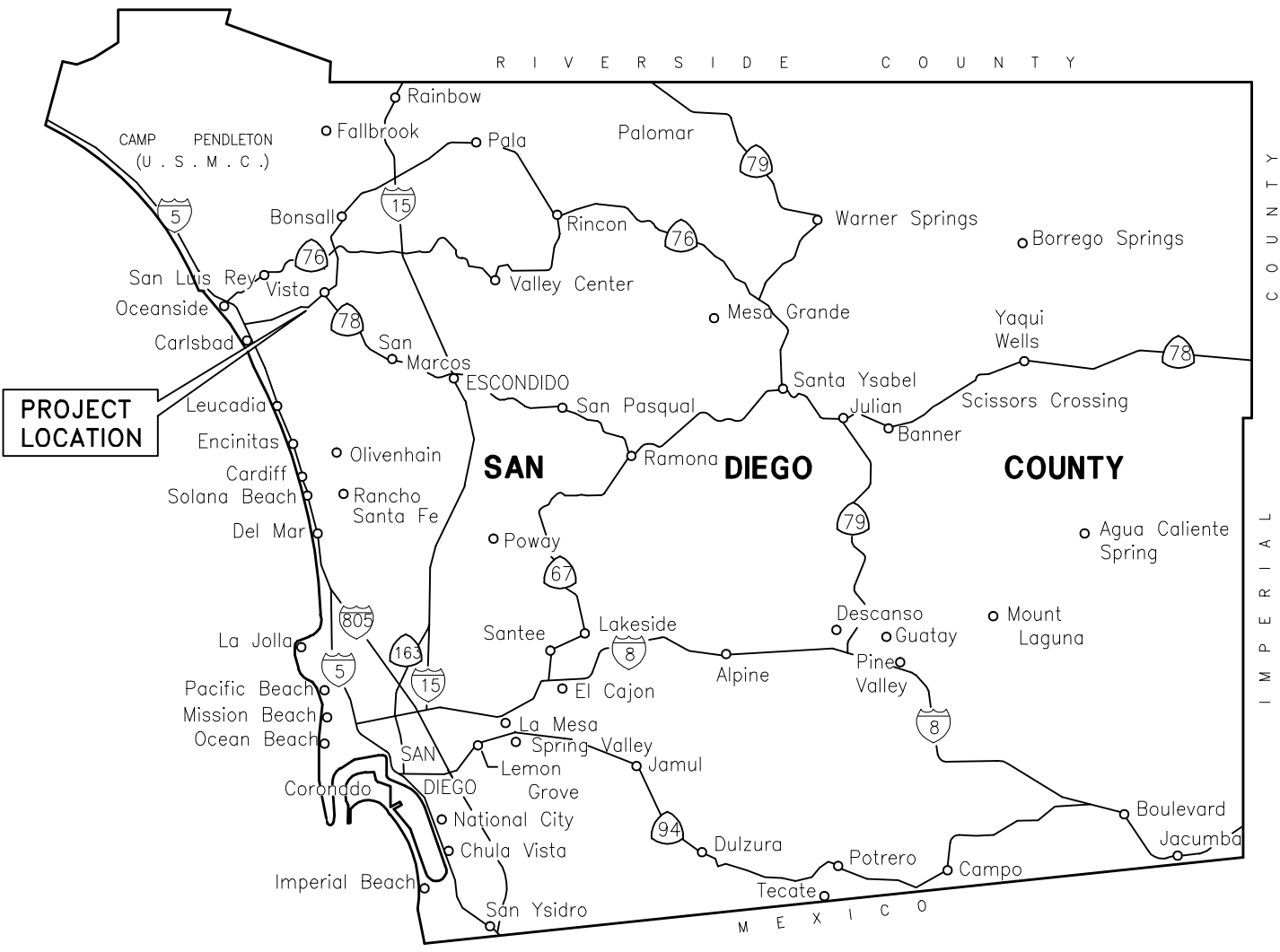
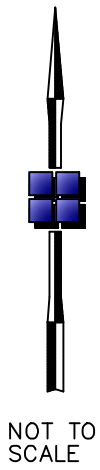
1.4 HISTORY

Westfield Carlsbad was originally constructed in 1969 as an indoor mall with approximately 306,000 square feet of anchor tenant space and approximately 176,000 square feet of specialty retail space. In 1975, an agreement was made between Plaza Camino Real LLC and the City of Carlsbad regarding future expansion of the center which ultimately resulted in the City Council approval of Precise Plan 24. Precise Place 24 allowed for the expansion of an additional 257,000 square feet of anchor buildings and approximately 146,000 square feet of specialty retail stores.

Over the years, other modifications were made to the shopping center through City review and amendments to PP 24. The amendments included expansion of center, reduction in overall site acreage, relocation and redesign of North County's Transit District's bus transfer station, and outdoor seating for dining establishments.

PP 24 and the subsequent amendments represent the evolution of the form of the regional mall, changing in response to consumer trends and demands.

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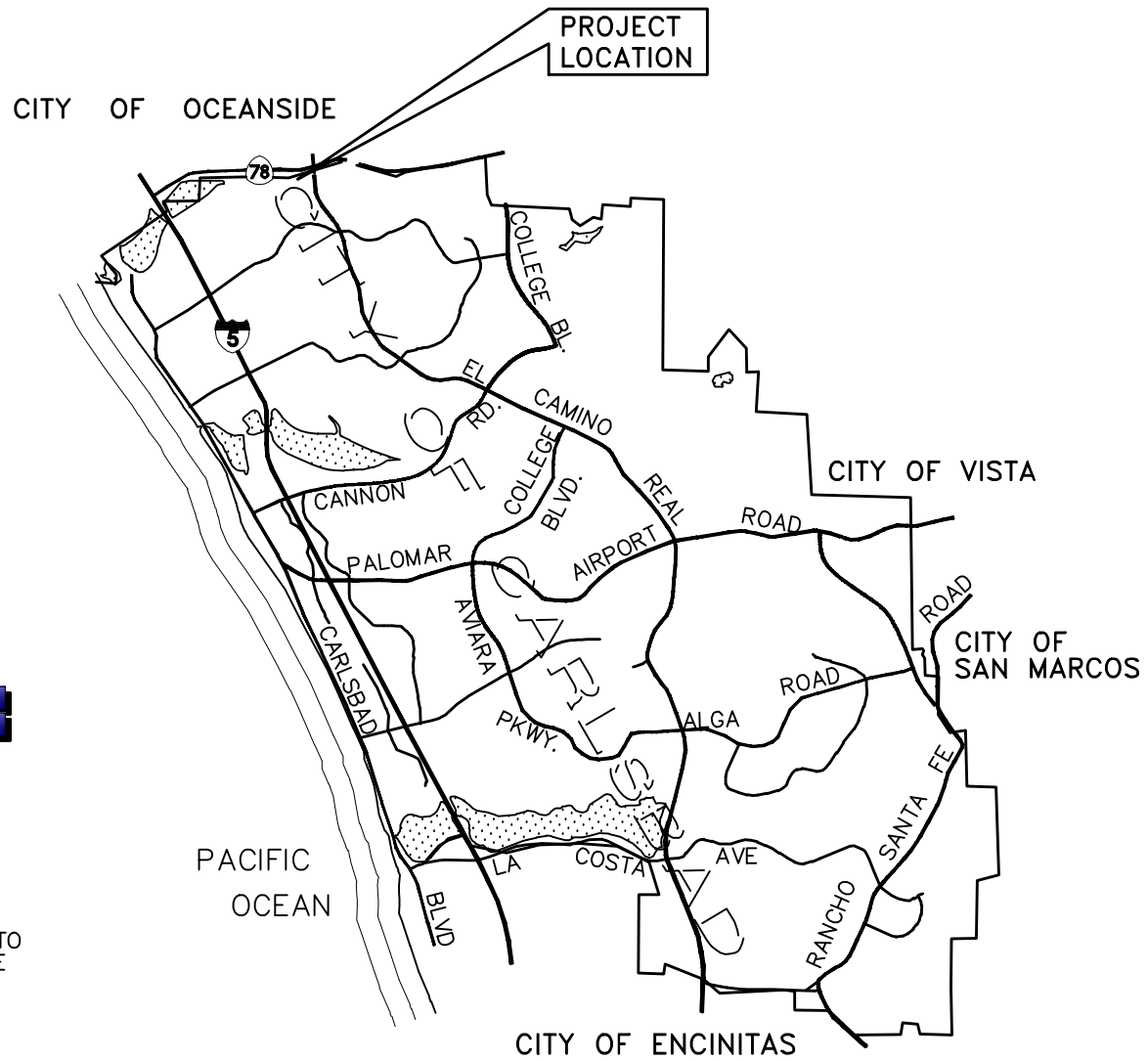


**SPECIFIC PLAN FOR
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2495 ELCAMINO REAL, CARLSBAD, CA 92009

**FIGURE 1
REGIONAL MAP**

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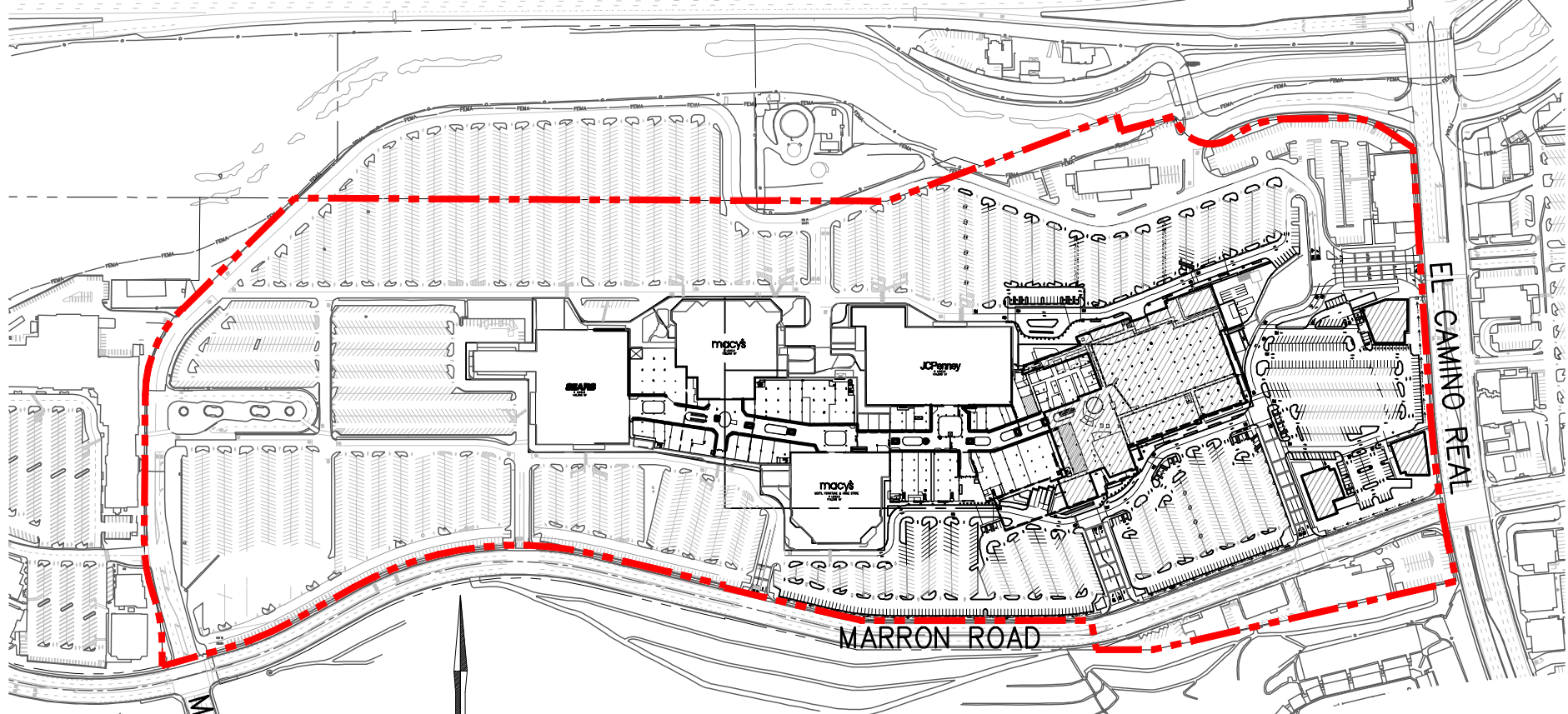


**SPECIFIC PLAN FOR
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**FIGURE 2
VICINITY MAP**



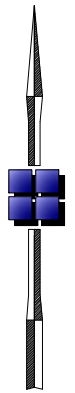
HIGHWAY 78



MONROE STREET

MARRON ROAD

EL CAMINO REAL



1" = 400'



SPECIFIC PLAN BOUNDARY



**SPECIFIC PLAN FOR
WESTFIELD CARLSBAD**

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FIGURE 3



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1.5 IMPLEMENTATION OF THE SPECIFIC PLAN AND SUBSEQUENT ACTIONS NECESSARY TO BE CONSISTENT WITH THE SPECIFIC PLAN

The Westfield Carlsbad Specific Plan (WCSP) implements the Regional Commercial (R) General Plan Land Use designation in conjunction with the General Commercial (C-2) zoning. Permitted uses are listed in Section 3.1 of this document. The provisions of the C-2 zoning district per Chapter 21.28 of the Carlsbad Zoning Ordinance (*e.g.* uses, development standards, development permit requirements, etc.) and any future amendments apply to the regulatory topics not covered within this specific plan.

Approval of the WCSP 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 work projects, tentative or parcel maps, discretionary acts, and zoning ordinance amendments that affect the plan area must be consistent with the WCSP. With City Council adoption of WCSP the standards and review processes of the specific plan replace the existing requirements/processes as the processing mechanism for all future entitlements, development and operations. All prior Precise Plan consistency determinations and amendments, including PP-24, amendments A-K, are consistent with the specific plan and are vested and remain in full force and effect, except as they may be modified by future approvals pursuant to this specific plan.

1.6 DEFINITIONS

The definitions contained in Chapter 21.04 of the Carlsbad Municipal Code, excluding those explicitly defined below, are to apply to the implementation of the Westfield Carlsbad Specific Plan.

Common Area

The term Common Area shall refer to and include all portions of the Westfield Carlsbad Specific Plan area which are available for the general non-exclusive use, convenience and benefit of the owners and their permittees. Examples of the common area would include but are not limited to the enclosed mall concourses, service areas in mall not for the exclusive use of one tenant, food court and parking lots and sidewalks.

Gross Leasable Area (GLA)

The term Gross Leaseable Area (GLA) shall refer to and include the total number of square feet of floor space of all floors contained within a building(s) located within Westfield Carlsbad Specific Plan, whether or not such building(s) shall then be occupied, measured from the exterior façade of the exterior walls (except party and interior walls as to which the center thereof, instead of the exterior faces thereof, shall be used) designed for tenant occupancy and exclusive use. Notwithstanding the foregoing, Gross Leaseable Area shall not include floor space:

- used exclusively to house mechanical, electrical, HVAC, telephone, computer/server and other such building systems equipment, including trash rooms and trash compacting and bailing rooms whether physically separated or otherwise required by building codes;
- occupied by truck facilities;
- occupied by mezzanine storage areas, “back office” and projection equipment;
- of emergency exit corridors or stairs between fire resistant walls required by building codes and not contained within any area exclusively appropriated for use by a single-occupant;

- of service corridors not contained within any area exclusively appropriated for use by a single occupant;
- any utility vaults of the respective stores;
- of telecommunications rooms;
- of computer rooms;
- occupied by outdoor patio shops, so long as they are not air-conditioned;
- of incidental outdoor dining areas;
- occupied by Common Area.

Food Court/Common Dining Area

The terms food court or common dining area refers to a shared area within a common boundary utilized by multiple vendors, (that may or may not contain exclusive dining seating) to provide a common area for self-serve dining. A food court may be accessed by multiple entrances and may be indoor or outdoors or a mix of indoor-outdoor seating, including patios or terraces.

Permittees

The term “permittee” shall refer to and include Developer and all Occupants and all of their respective officers, directors, employees, agents, contractors, customers, visitors, licensees, invitees, tenants, subtenants and concessionaires, and the respective officers, directors, employees, agents, contractors, customers, visitors, licensees and invitees of such tenants, subtenants and concessionaires.

2.0 LAND USE DEVELOPMENT

2.1 EXISTING CONDITIONS

Westfield Carlsbad is a super regional shopping center with a two-level indoor mall connecting five main anchor buildings (Sears, Macy’s, Macy’s Men, JC Penney and the unoccupied former Robinson/May Stores) with numerous smaller retail shops. Surface parking lots ring the mall structure, providing over 6,000 parking spaces. Additionally, there are several out-buildings on the mall site and several south of the mall site across Marron Road.

General Plan and Zoning

The entire Westfield Carlsbad Specific Plan area falls within the Regional Commercial (R) General Plan Land Use designation and the General Commercial (C-2) Zone.

Table 1: Existing Development Summary

| | Existing Gross Leasable Area (square feet) |
|---------------------------------|--|
| Main Mall | |
| Anchor Stores | 708,544 |
| Retail Shops | 392,695 |
| Subtotal | 1,101,239 |
| Out-buildings | |
| North of Marron | 22,549 |
| South of Marron | 27,304 |
| Subtotal | 49,853 |
| | |
| Westfield Carlsbad Total | 1,151,092 |

2.2 CONCEPTUAL LAND USE PLAN

The Westfield Carlsbad regional retail center provides a blend of retail, restaurant, service, and entertainment to residents and visitors to the city. Under the Westfield Carlsbad Specific Plan (WCSP), portions of the east end of the existing mall structure and some out-buildings are planned to be removed, renovated and/or redeveloped, and new commercial space will be added.

Table 2 below details the maximum development proposed under the WCSP and notes the maximum net increase in Westfield Carlsbad square footage.

Table 2: Maximum Development Limits

| | Main Mall (sq. ft.) | Out-Buildings (sq. ft.) | Total (sq. ft.) |
|----------------------|---------------------|-------------------------|-----------------|
| Existing GLA | 1,101,239 | 49,853 | 1,151,092 |
| GLA to be demolished | (225,631) | 0 | (225,631) |
| Proposed New GLA | 234,748 | 26,300 | 261,048 |
| Total GLA Proposed | 1,110,356 | 76,153 | 1,186,509 |
| Net Change | 9,117 | 26,300 | 35,417 |

The table above breaks the square footage out between the mall and the outbuildings, but these numbers can shift between categories as long as the total GLA proposed and the net change are not exceeded.

LAND USE DEVELOPMENT

Table 3: Proposed Site Development Plan

Westfield Carlsbad Specific Plan provides the framework for future development/redevelopment of the site. The proposed site development plan that implements the elements laid out in the WCSP is conceptual at this stage and may change prior to final approval. Table 3 provides an idea of the proposed changes that will occur but does not reflect exact square footage. For purposes of the Specific Plan compliance, the site development plan must adhere to the maximum square footage limits and net change reflected in Table 2.

| | | | |
|------------------------------|---------|--------------------------------------|---------------------|
| Existing | | | 1,151,092 SF |
| Proposed | | | 261,048 SF |
| Movie Theater | | 54,000 SF | |
| Gym | | 41,145 SF | |
| Mini-Anchor | | 26,280 SF | |
| Mini-Anchor 2 Lvl | | 34,160 SF | |
| Grocer | | 24,135 SF | |
| Restaurants | | 21,929 SF | |
| | Level 1 | 3,104 SF | |
| | Level 2 | 18,825 SF | |
| Retail | | 16,239 SF | |
| | Level 1 | 10,941 SF | |
| | Level 2 | 5,298 SF | |
| Food Court | | 16,860 SF | |
| Pads | | 26,300 SF | |
| | NE | 10,000 SF | |
| | SE | 7,500 SF | |
| | SW | 8,800 SF | |
| Removed | | | (225,631) SF |
| Rob May | | (148,159) SF | |
| Existing Retail/Reconfigured | | (77,472) SF | |
| | Level 1 | (38,558) SF | |
| | Level 2 | (38,914) SF | |
| | | | |
| | | Total GLA after redevelopment | 1,186,509 SF |
| | | Net added total GLA | 35,417 SF |



LAND USE PLAN

FIGURE 4



2.3 PLANNING AREAS

The Westfield Carlsbad site has been divided into five planning areas to better define the improvements and overall vision for the shopping center. Below is a brief description of each planning area and the planning areas are depicted in Figure 5. More detailed information regarding specific development standards for the planning areas can be found in Section 5 of this document.

Planning Area 1

Planning Area 1 covers the eastern portion of the main mall building. The boundary of Planning Area 1 includes all areas of the main mall in which improvements are currently proposed. Changes anticipated to this area include the addition of a theater, gym, restaurants, and retail in the reconfigured and slightly expanded eastern footprint.

The landscape and entry areas around the building will be enhanced to create a more inviting experience. Facades will incorporate features to attract patrons such as awnings, displays, signage and architectural features.

Planning Area 2

Planning Area 2 is currently parking spaces on the eastern portion of the site. This area will see significant improvements, including the addition of three new outbuildings for commercial establishments.

The existing parking lot will be reconfigured to provide for a better layout with the proposed pads. The improvements to this parking area will include the addition of some trees in planting islands within the parking bays. This planning area also includes the main entries or “gateways” to the site. These areas will include landscaping and other features to create a focal point to draw the public into the site.

Planning Area 3:

Planning Area 3 encompasses the two existing outbuildings on the north end of site and the surrounding parking lots. No significant changes to the existing area are proposed at this time.

In the future, new tenants may come into the outbuildings and refurbish the existing buildings or demolish them and start from the ground up depending on the needs of the business and market demands.

The existing landscape is proposed to remain, including the landscape islands in the parking lots. The parking lots trees are part of an on-going tree maintenance program and any trees that are damaged or diseased will be replaced in kind.

Planning Area 4

Planning Area 4 is situated south of Marron Road from the main Westfield Carlsbad site. Marron Road creates a natural physical boundary to this planning area. No immediate changes are anticipated for this planning area. In the future as market conditions dictate, new tenants may choose to refurbish the existing buildings or demolish and construct new buildings to accommodate their needs.

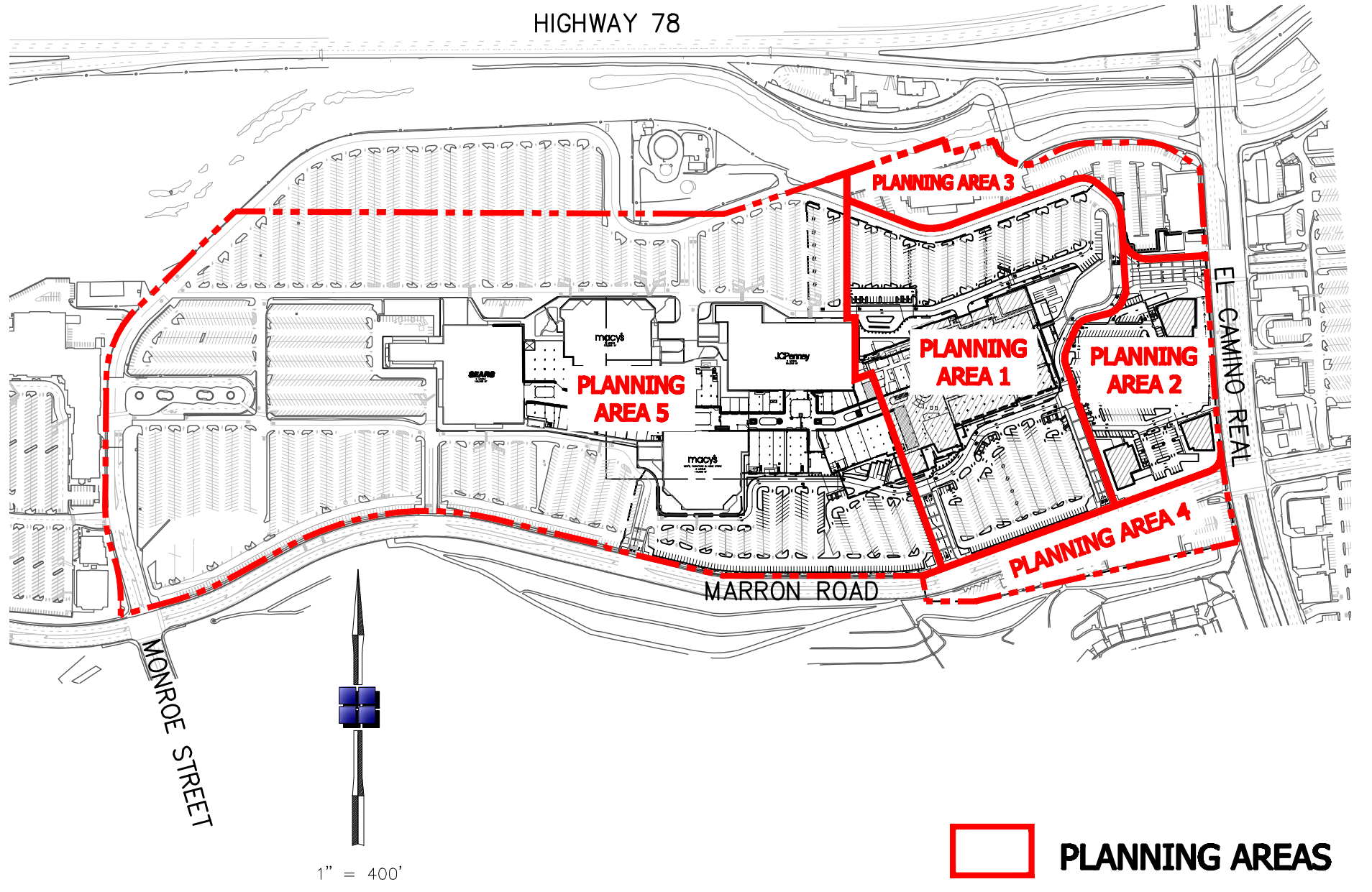
The existing landscaping will remain. If development requires the removal of landscape, new landscape will be providing from the plant palette included within this Specific Plan.

Planning Area 5

The boundary of Planning Area 5 follows the specific plan boundary along the north, south and west. The eastern boundary of this planning area cuts through the mall at the edge of the proposed improvements.

The existing parking and landscaping will remain. As market conditions allow for future improvements in this area, the landscaping adjacent to those areas will be improved.

HIGHWAY 78



 **PLANNING AREAS**



**SPECIFIC PLAN FOR
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FIGURE 5



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2.4 COMPATIBILITY WITH GENERAL PLAN

Land Use Element

The Westfield Carlsbad Specific Plan (WCSP) is consistent with the Land Use Element and the intent and characteristics of the Regional Commercial (R) Land Use designation. The Land Use Element cites tenant composition and specific characteristics as key factors in identifying a retail center type. Additional factors to consider in determining center type are building area, site size and trade area size. Below are a few key characteristics of Regional Commercial as described in the Commercial classifications section of the General Plan (C.3) followed by a compliance summary of how the specific plan complies with these characteristics.

- A regional commercial shopping center typically contains two or more department stores

The WCSP area currently has four department stores – Macy’s, Macy’s Men, JC Penney and Sears that serve as anchors to the shopping center.

- Secondary tenants include a range of specialty retail, restaurants and entertainment uses

In addition to the anchor tenants, the WCSP area includes a number of retail shops, restaurants and a multiplex theater.

- Regional centers draw customers from outside the City

Westfield Carlsbad is located along the City of Carlsbad’s northern border and is visible from Interstate 5 and State Route 78. This location provides the opportunity for a customer base to include City of Carlsbad residents, the residents of neighboring communities, and passersby.

In addition to being compatible with the Regional Commercial (R) General Plan Land Use designation, the WCSP helps further goals of the Land Use Element including the following:

- A City which provides for an orderly balance of both public and private land uses within convenient and compatible locations throughout the community. (Overall Land Use Pattern, Goal A.2)
- A City which provides for land uses which through their arrangement, location and size, support and enhances the economic viability of the community (Overall Land Use Pattern, Goal A.3)
- A City that achieves a healthy and diverse economic base by creating a climate for economic growth and stability. (Commercial, Goal A.1)

Located within a major commercial district with prime regional access, Westfield Carlsbad has contributed to the economic viability of the community since 1969. Development standards and guidelines within the WCSP promote the continued revitalization of Westfield Carlsbad, along with helping it remain modern, and continue as a vibrant regional activity center.

Circulation Element

The City of Carlsbad is a city approaching build out, which continues to be influenced by the demands of increased redevelopment activity and overall regional population growth. The Public Facilities portion of this Specific Plan (Section 7) describes the capacity of the existing circulation infrastructure, relative to this project. The General Plan Circulation Element Goals, Objectives, and Implementing Policies and Action Programs are integrated into this Specific Plan to meet the following:

- A City with a circulation system that promotes alternative transportation such as walking, bicycling and public transportation. Figure 4 identifies the mass transit center on site. (Streets and Traffic Control, Goal A.8)
- To provide an adequate circulation infrastructure concurrent with and prior to the actual demand for such facilities. (Streets and Traffic Control, Objective B.1)
- To provide safe, adequate and attractively landscaped parking facilities. (Streets and Traffic Control, Objectives B.5)
- Establish a network of truck routes throughout the city to provide for the safe movement of trucks into and out of commercial zones while reducing conflicts with traffic in residential, school and recreation areas. (Streets and Traffic Control, Implementing Policies and Action Programs C.2)
- Require new development to construct all roadways needed to serve the proposed development prior to or concurrent with the circulation needs created by the development (Streets and Traffic Control, Implementing Policies and Action Programs C.16)
- Encourage pedestrian circulation in commercial areas through the provision of convenient parking facilities, increased sidewalk widths, pedestrian-oriented building designs, landscaping, street lighting and street furniture. (Alternative Modes of Transportation, Implementing Policies and Action Programs C.2)
- Design pedestrian spaces and circulation in relationship to land uses and available parking for all new construction and redevelopment projects (Alternative

Modes of Transportation, Implementing Policies and Action Programs C.3)

The on-site mass transit service promotes the use of public transportation while reducing the need for parking. Multiple entries/exits allow for safe movement of vehicles throughout the plan area.

A traffic impact study, dated October 2009 was prepared by Gibson Transportation to identify and assess any associated impacts from the project and results of study can be found in EIR 09-02.

Public Safety Element

The Westfield Carlsbad Specific Plan satisfies Public Safety Element Goals and Objectives aimed at reducing the risks associated with recognized hazards for employees and visitors to the center by increased lighting and other security measures.

- A City which minimizes injury, loss of life, and damage to property resulting from crime. (Crime Hazards Goal A.)
- To encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development. (Crime Hazards Objectives B.4)

With the first phase of the project, the Developer will implement a new lighting scheme for all of the parking fields, drive paths and pedestrian paths within these fields. The upgrade will include new wiring, poles and LED fixtures. Existing concrete bases will be re-used for the majority of locations with adjustments made only to provide even coverage and to avoid landscape disruptions. The total height to the highest point will not exceed 35' and the average illumination will be approximately 2 foot candles measured at the

ground. The design elements contained herein promote improved public safety by incorporating increased lighting standards for outdoor areas used during the evening hours, creating defensible space and the use of low profile landscaping.

Housing Element

The City, in its Housing Element, has identified commercial centers citywide, including but not limited to, the Westfield Carlsbad site, as potential locations for residential mixed-use housing at a minimum density of 20 units per acre.

- New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth. (Housing Opportunities Goal 2)
- Ensure sufficient developable acreage in all residential densities to provide varied housing types for households in all economic ranges. (Housing Opportunities Policy 2.1)
- Encourage increased integration of housing with nonresidential development where appropriate. (Housing Opportunities Policy 2.6)
- The City will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. (portion of Housing Opportunities Program 2.3)

Housing is permitted under the Specific Plan. Any future plans for housing at the Westfield Carlsbad site would be subject to CEQA review and a discretionary permit process through the City of Carlsbad.

2.5 SPECIFIC PLAN RELATIONSHIP TO ZONING ORDINANCE

The Westfield Carlsbad Specific Plan (WCSP) shall serve as the zoning for the site. Unless otherwise modified in the Specific Plan, all development shall comply with the standards of the underlying General Commercial (C-2) zoning district of the Carlsbad Municipal Code (Chapter 21.28). In the event of a conflict between the Specific Plan and the Zoning Ordinance, the Specific Plan shall prevail.

2.6 REGULATORY PROVISIONS

CEQA – EIR 09-02

An Environmental Impact Report (EIR) has been prepared as part of the Specific Plan approval. The EIR shall be certified by the legislative body (City Council) prior to or concurrent with the adoption of the specific plan pursuant to CEQA Guidelines §15092. Future development will be required to comply with the mitigation measures contained in the certified Westfield Carlsbad Specific Plan EIR 09-02. The final EIR mitigation measures are contained in Appendix G.

Storm Water Provisions

The majority of the Westfield Carlsbad site is currently developed and the new/revitalized portions will meet current state and local storm water requirements. The project will incorporate low impact development principles to minimize impervious area, route water through planters and bioswales and maximize infiltration to reduce the development affects on run-off volumes and peak flows. To address the redevelopment areas, a Storm Water Management Plan has been prepared and is attached as Appendix B.

Non-conforming lots, structures and uses

Purpose and intent

A. The purpose and intent of this section is to:

1. Allow for the development of nonconforming lots that were legally created.
2. Establish procedures for the abatement of structures and uses that do not comply with all of the requirements and development standards of this Specific Plan and which may be adverse to the orderly development of the city and to the public health, safety, or welfare of persons or property.
3. Permit the continuation of uses and continued occupancy and maintenance of structures that were legally established but do not comply with all of the requirements and development standards of this title, in a manner that is not adverse to the public health, safety or welfare of persons or property.
4. Permit the repair, alteration, expansion or replacement of nonconforming structures subject to the requirements of this section.
5. Permit the expansion or replacement of nonconforming uses subject to the requirements of this section.

Applicability

A. The provisions of this section apply to:

1. Legally created lots which do not conform to the current requirements and development standards of the zone in which they are located.
2. Legally constructed structures and site development features (except for nonconforming signs which are addressed in Section 21.41.130 of the Carlsbad Municipal Code) which do not comply with the current requirements and development standards of the zone in which they are located.
3. Legally established uses which do not conform to the current permitted use regulations of the zone in which they are located.

General provisions

A. It shall be the responsibility of the owner of a nonconforming lot, structure or use to prove to the City Planner that such lot, structure or use was lawfully established, existed on the date of adoption or amendment of this section, and has existed continuously as defined herein.

B. Nothing in this section shall be deemed to prevent the rehabilitation, repair, alteration, strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by any city official charged with protecting the public safety, upon order of such official. Repairs and alterations may be made to restore a structure to the same condition that existed prior to damage or deterioration, provided that such repairs or structural alterations conform to the provisions of this section.

Nonconforming lots

A. A nonconforming lot may be developed, provided that the development is consistent with the General Plan and complies with all of the requirements and development standards of the zone, master plan, or specific plan in which it is located.

Nonconforming residential structures and uses

A. Specific Provisions.

1. A nonconforming residential structure and/or nonconforming residential use may be continued and the structure and/or use repaired, altered, expanded or replaced in accordance with the provisions of this section provided that the repair, alteration, expansion or replacement does not:
 - a. Result in an additional structural nonconformity; and,
 - b. Increase the degree of the existing nonconformity of all or part of such structure or use (i.e. the addition of a new dwelling unit to an existing over density residential use except as otherwise allowed by the General Plan); and,
 - c. Reduce the number and size of any required existing parking spaces.

2. Any expansion of floor area or the addition of a new dwelling unit that results in an increase in parking demand, pursuant to chapter 21.44 of the Carlsbad Municipal Code, shall provide additional parking to satisfy the increase in parking demand, in compliance with the parking requirements of Chapter 21.44 of the Carlsbad Municipal Code.

3. An existing single family residence which does not meet the required parking standard (i.e. a two car garage) may expand floor area if a minimum of two off-street parking spaces are provided on-site in a location consistent with Section 21.44.060(4) of the Carlsbad Municipal Code.

B. Repair or Alteration.

1. A nonconforming residential structure and/or a structure which is occupied by a nonconforming residential use may be repaired or altered, provided that the repair or alteration complies with all current fire protection and building codes and regulations contained in Titles 17 and 18 of the Carlsbad Municipal Code.

C. Expansion.

1. A nonconforming residential structure and/or a nonconforming residential use may be expanded, so as to occupy a greater area of land or more floor area subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted and the City Planner approves the findings of fact pursuant to the nonconforming construction permit section of this Specific Plan.

2. Where a single-family residential structure is nonconforming only by reason of substandard yards, the provisions of this chapter requiring a nonconforming construction permit for an expansion shall not apply provided that:

a. The area of expansion is not more than 40% of the existing floor space prior to the enlargement or a maximum of 640 square feet, whichever is less; and

b. The area of expansion, when combined with prior expansions of the nonconforming structure, does not exceed 40% of

the floor space that existed prior to any expansions or 640 square feet, whichever is less; and

c. The area of expansion shall comply with all current development standards including, but not limited to, setbacks, lot coverage and height limitations; and

d. Expansions that exceed the limits of this exception shall require a nonconforming construction permit.

D. Replacement in the Event of a Disaster.

1. A nonconforming residential structure and/or nonconforming residential use that is destroyed by fire, explosion, or other casualty or natural disaster, may be replaced subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted within two years of the date of the disaster and the City Planner approves the findings of fact pursuant to the nonconforming construction permit section of this Specific Plan. The City Planner may grant an extension to the above two-year application submittal limit upon demonstration of good cause by the applicant.

E. Voluntary Demolition and Subsequent Replacement.

1. A nonconforming residential structure and/or nonconforming residential use that is proposed to be voluntarily demolished may be replaced subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted and the City Planner approves the findings of fact pursuant to the nonconforming construction permit section of this Specific Plan prior to the date of the demolition.

Nonconforming non-residential structures

A. Specific Provisions.

1. A nonconforming non-residential structure may be continued and the structure repaired, altered, expanded or replaced in accordance with the provisions of this section provided that the repair, alteration, expansion or replacement does not:

a. Result in an additional structural nonconformity; and,

b. Increase the degree of the existing nonconformity of all or part of such structure; and

c. Reduce the number and size of any required existing parking spaces.

2. Any expansion of floor area that results in an increase in parking demand, pursuant to chapter 21.44 of the Carlsbad Municipal Code, shall provide additional parking to satisfy the increase in parking demand.

B. Repair or Alteration.

1. A nonconforming non-residential structure may be repaired or altered subject to issuance of all required discretionary and building permits, provided that the repair or alteration complies with all current fire protection and building codes and regulations contained in Titles 17 and 18 of the Carlsbad Municipal Code.

C. Expansion.

1. A nonconforming non-residential structure may be expanded, so as to occupy a greater area of land or more floor area subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted and the City Planner approves the findings of fact pursuant to the non-conforming construction permit section of this Specific Plan.

D. Replacement in the Event of a Disaster.

1. A nonconforming non-residential structure that is destroyed by fire, explosion, or other casualty or natural disaster, may be replaced subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted within two years of the date of the disaster and the City Planner approves the findings of fact pursuant to the non-conforming construction permit section of this Specific Plan.

E. Voluntary Demolition and Subsequent Replacement.

1. A nonconforming non-residential structure that is proposed to be voluntarily demolished may be replaced subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted and the City Planner approves the findings of fact pursuant to the non-conforming construction permit section of this Specific Plan prior to the date of the demolition.

Nonconforming non-residential uses

A. Specific Provisions.

1. A nonconforming non-residential use and/or structure which is occupied by a nonconforming non-residential use may be continued and the structure and/or use repaired, altered, expanded or replaced in accordance with the provisions of this chapter provided that the repair, alteration, expansion or replacement does not:

a. Increase the degree of the existing nonconformity of all or part of such structure or use; and,

b. Reduce the number and size of any required existing parking spaces.

2. Any expansion of a non-residential use and/or structure which is occupied by a nonconforming non-residential use that results in an increase in parking demand, pursuant to chapter 21.44 of the Carlsbad Municipal Code, shall provide additional parking to satisfy the increase in parking demand.

B. Repair or Alteration.

1. A structure which is occupied by a nonconforming non-residential use may be repaired or altered subject to issuance of all required discretionary and building permits, provided that the repair or alteration complies with all current fire protection and building codes and regulations contained in Titles 17 and 18 of the Carlsbad Municipal Code.

C. Expansion of Use.

1. A nonconforming non-residential use may be expanded, so as to occupy a greater area of land or more floor area within a

structure, subject to issuance of all required discretionary and building permits, provided that an application for a conditional use permit is submitted and the Planning Commission approves the findings of fact pursuant to Section 21.42.030(A) of the Carlsbad Municipal Code.

D. Relocation.

1. A nonconforming non-residential use may be moved, in whole or in part, to any other on-site structure, or to any other portion of the structure, lot or site within or upon which it is located, subject to issuance of all required discretionary and building permits and provided that an application for a conditional use permit is submitted and the Planning Commission approves the findings of fact pursuant to Section 21.42.030(A) of the Carlsbad Municipal Code.

E. Change of Use.

1. A nonconforming non-residential use may be changed to a use that is permitted in the zone in which the subject property is located, or may be changed to a use that is more conforming, subject to approval of the City Planner and the issuance of a business license.

F. Replacement of Use.

1. A nonconforming non-residential use may be replaced with the same or a similar use, as determined by the City Planner, so long as the replacement use does not expand or in any other manner increase the degree of nonconformity with the use regulations of this Specific Plan.

G. Discontinuance.

1. If a structure or parcel of land which is occupied by a nonconforming nonresidential use is, or hereafter becomes vacant and remains unoccupied for a continuous period of one year or more, the City Planner shall determine and shall notify the owner of the property, in writing, that the nonconforming use has been

discontinued and the nonconforming use may not be renewed or reestablished.

H. Reestablishment of a Nonconforming Use in the Event of a Disaster.

1. A nonconforming non-residential use that is destroyed by fire, explosion, other casualty or natural disaster, may be reestablished subject to issuance of all required discretionary and building permits and provided that an application for a conditional use permit is submitted within two years of the date of the disaster, and the Planning Commission approves the findings of fact pursuant to Section 21.42.030(A) of the Carlsbad Municipal Code.

I. Voluntary Demolition and Subsequent Reconstruction.

1. A nonconforming non-residential use that is proposed to be voluntarily demolished and subsequently reconstructed, may be reestablished subject to issuance of all required discretionary and building permits and provided that an application for a conditional use permit is submitted and the Planning Commission approves the findings of fact pursuant to Section 21.42.030(A) of the Carlsbad Municipal Code prior to the demolition.

Nonconforming construction permit

A. Authority.

1. The City Planner or his designee may approve, conditionally approve or deny a nonconforming construction permit as prescribed in this chapter, upon making the findings of fact listed in this section of the Specific Plan.

B. Findings of Fact.

1. A nonconforming construction permit shall be granted only if the following facts are found to exist in regard thereto:

a. The expansion/replacement of the structure and/or use would not result in an adverse impact to the health, safety and welfare of surrounding uses, persons or property.

b. The area of expansion shall comply with all current requirements and development standards of the zone in which it is

located, except as provided in *Non-conforming residential structures and uses* section (A)(3) of this Specific Plan.

c. The expansion/replacement structure shall comply with all current fire protection and building codes and regulations contained in Titles 17 and 18 of the Carlsbad Municipal Code.

d. The expansion/replacement would result in a structure that would be considered an improvement to, or complementary to and/or consistent with the character of the neighborhood in which it is located.

C. Application and Fees.

1. Application for a nonconforming construction permit may be made by the owner of the property affected or the authorized agent of the owner. Application shall be made in writing on a form provided by the planning division. The application shall state fully the circumstances and conditions relied upon as grounds for the application and shall be accompanied by adequate plans, a legal description of the property involved and all other materials as specified by the planning division.

2. At the time of filing the application, the applicant shall pay a processing fee in an amount as specified by City Council resolution.

D. Notices.

1. Upon the filing of an application for a nonconforming construction permit, the City Planner shall give written notice by mail or personal delivery to the project applicant, the owner of the subject real property or the owner's duly authorized agent and to all property owners as shown on the latest equalized assessment roll within three hundred feet of the subject property at least fifteen days prior to a decision on the application.

E. Decision-Making Process.

1. Applications for nonconforming construction permits shall be acted upon in accordance with the decision process identified below:

a. Any person so notified in accordance with section above may file written objections or a written request to be heard within ten days after the mailing or personal delivery of the notice. If a

written request to be heard is filed, the City Planner shall schedule an informal hearing and provide written notice to the applicant and the requestor at least five days prior to the hearing. The hearing is not a formal public hearing.

b. An application for a nonconforming construction permit may be approved, conditionally approved or denied by the City Planner based upon his/her review of the facts as set forth in the application and review of the circumstances of the particular case, and the City Planner may only approve, or conditionally approve, the nonconforming construction permit if all of the findings of fact in the Non-conforming construction permit section of this Specific Plan are found to exist.

F. Announcement of Findings and Decision.

1. Not more than twenty days following the termination of the proceedings for a nonconforming construction permit, the City Planner shall announce his/her findings by letter. The letter shall recite, among other things:

a. The facts and reasons which, in the opinion of the City Planner, make the granting or denial of the nonconforming construction permit necessary to carry out the provisions and general purpose of this Specific Plan;

b. That the nonconforming construction permit be granted or denied; and,

c. If the letter orders that the nonconforming construction permit be granted, it shall also recite such conditions and limitations as the City Planner may impose.

G. Mailing of Notice of Decision.

1. Not later than seven days following the announcement of a decision ordering that a nonconforming construction permit be granted or denied, a copy of the letter shall be mailed to the applicant at the address shown on the application filed with the City Planner.

H. Appeals.

1. In the case of nonconforming construction permits, the action of the City Planner may be appealed to the Planning Commission in accordance with Section 21.54.140 of the Carlsbad Municipal Code. The Planning Commission's action to approve, conditionally approve or deny is final.

I. Expiration Period.

1. Expiration of Permit if Not Exercised.

a. Any nonconforming construction permit becomes null and void if not exercised within twenty-four months of the date of approval.

2. Extension of Permit if Not Exercised.

a. Not more than ninety days or less than forty-five days prior to the expiration of a nonconforming construction permit the permittee may apply to the City Planner for an extension of the permit. The City Planner may extend the time, without public notice, within which the right or privilege granted under a nonconforming construction permit must be exercised for one additional year upon receipt of a written request from the applicant prior to the expiration of such nonconforming construction permit. In granting such extension the City Planner shall make a written finding that neighborhood conditions have not substantially changed since the granting of such nonconforming construction permit.

J. Amendment.

1. Any approved nonconforming construction permit may be amended by following the same procedure as for approval of a nonconforming construction permit and upon payment of the application fee contained in the most recent fee schedule adopted by the City Council.

Abatement of nonconforming structures and uses

A. If a nonconforming use and/or structure is determined by the City Planner to be adverse to the orderly development of the city and/or to the public health, safety, or welfare of persons or property, the City Planner shall schedule a public hearing before the Planning Commission to establish the conditions of abatement and the

abatement period. The abatement period shall start from the date of the applicable resolution and shall be:

1. For all Residential Uses.

a. Not less than one or more than five years.

2. For all Non-Residential Uses.

a. Not less than one or more than ten years.

3. For all Nonconforming Structures.

a. Not less than three years or more than twenty-five years.

4. Nothing in these provisions shall preclude abatement of a nuisance pursuant to Section 6.16.150 of the Carlsbad Municipal Code.

B. Public Hearing Notice.

1. Notice of said public hearing shall be given as required by Section 21.54.060 of the Carlsbad Municipal Code.

C. Public Hearing Evidence.

1. The Planning Commission shall consider at the public hearing, all pertinent data to enable it to arrive at an equitable abatement period which will protect the public health, safety or welfare of persons or property, yet will allow the owner of record, or lessee if applicable, sufficient time to amortize their investment.

2. The owner or lessee shall be allowed to present any evidence related to the case.

3. When setting the abatement period, the Planning Commission shall take into consideration the type of construction, age, condition, and extent of nonconformity of the structure or use in question; any structural alterations or expansions; and/or the installation of major equipment designed into the structure prior to the date of nonconformity.

D. Hearing Decision.

1. After the close of the public hearing, the Planning Commission shall determine and establish by resolution the abatement period, and shall set forth in said resolution all findings and facts upon which the date of such abatement period is based.

E. Notice of Decision to Owner.

1. The secretary of the Planning Commission shall formally notify the owner of the property of the action of the Planning Commission by mailing a copy of the resolution, via certified return receipt mail, within ten days following the date of its adoption by the Planning Commission.

F. Appeal.

1. The above action of the Planning Commission shall be final unless an appeal to the City Council is filed in accordance with the procedure provided in Section 21.54.150 of the Carlsbad Municipal Code.

G. Recordation.

1. The secretary of the Planning Commission shall transmit a final signed copy of the resolution of the Planning Commission or City Council, whichever is final, to the County Recorder of San Diego for recordation.

the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

2.7 GENERAL PROVISIONS

Regulation

Except as specifically stated in the Specific Plan, the requirements of the C-2 Zone and all other applicable provisions of the zoning, subdivision, grading and building codes (and any amendments thereto) of the City of Carlsbad shall apply.

Severability Clause

In the event that any regulation, condition, program, or portion of the Specific Plan is held invalid or unconstitutional by the State of California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and

3.0 USES

Regional shopping centers such as Westfield Carlsbad must provide the full depth and variety of contemporary retail, service, entertainment and dining uses to create a vibrant destination shopping and entertainment experience. Westfield Carlsbad continues to benefit from a diversity of commercial uses on a highly accessible regional site.

3.1 PERMITTED USES

The Westfield Carlsbad Specific Plan (WCSP) establishes a use classification framework to ensure continued grouping of diverse and compatible uses in Westfield Carlsbad, and to serve as an adaptable approach to land use administration within the specific plan boundaries. Each use classification contains one or more uses that have substantially similar characteristics. All possible uses are not listed in the use classifications but it provides framework for review of individual uses. The City Planner shall determine if a specific use is substantially similar to one of the uses in the classification, and therefore considered an allowed use.

Table 4 on the following page lists the use classifications, provides examples of some similar uses within each use classification, and notes whether the use classifications are permitted by right, require a conditional use permit or require a site development plan.

Table 4: Use Classifications

| | | |
|---------------------------------------|--|--------------|
| Accessory and Support Uses | | |
| Accessory facilities & activities | Facilities and activities customarily associated with or essential to permitted uses, and operated incidental to the principal use | P |
| Automobile Service and Repair | Service and repair of electric automobiles when ancillary to an existing automobile dealership. | P |
| Drive-in or drive-thru services | Drive-in, drive-thru or take-out services complimentary to and in support of a permitted principal use (excluding drive-thru restaurants) | P |
| Outdoor dining | Outdoor dining incidental to an eating establishment/restaurant pursuant to Section 21.26.013c of the Carlsbad Municipal Code | P |
| Parking | On-site parking (surface or underground) associated with a primary use | P |
| Temporary support facilities | On-site parking in above ground structures associated with a primary use Temporary event or construction facilities and services conducted as support to approved construction or temporary event, and in accordance with the provisions of the approval | M-SDP P |
| Educational and Religious Uses | | |
| Educational facilities and schools | Public or private facilities and institutions for educational purposes with a curriculum comparable to that required in public schools in the State of California, or business and trade schools (pre-professional and professional) limited to a total of 5,000 square feet of such use at one time. | CUP-PC |
| Religious Facilities and Assembly | Places of religious assembly for worship, prayer, religious education or other purposes thereof | CUP-PC |
| Entertainment Uses | | |
| Digital/multi-media & interactive | Facilities for the enjoyment of digital, multi-media and interactive entertainment, such as cinemas, arcades, and minor amusement rides (e.g. carousels) | P |
| Live entertainment | Indoor facilities for comedy, theater, live action shows Specially designed outdoor facilities for live comedy, theater, live action shows or petting zoo | P M-CUP |
| Recreation | Indoor facilities for court sports, and health/fitness Pool Halls (subject to CMC 21.42.140(B)(110) and Bowling Lanes (subject to CMC 21.42.140(B)(35)) | P CUP-PC |
| Medical Uses | | |
| Healing arts practitioners | Doctors, dentists, optometrists, chiropractors or others whether practiced during typical business hours primarily by appointment or by urgent as-needed basis primarily on an out-patient basis | P |
| Office Uses | | |
| Professional/general business offices | Offices of organizations providing professional, executive, management or administrative services such as law, investment, title company, real estate, engineering, planning, architectural, etc. | P |
| Public and Semi-Public Uses | | |
| Clubs and lodges | Meeting, recreational, or social facilities of a private profit or non-profit organization for use primarily by members or guests, including social clubs and youth and senior centers | CUP-PC |
| Governmental offices | Administrative, clerical or public contract offices of a government agency | P |
| Museums | Building or institution that houses artifacts for public viewing | P |
| Philanthropic/Charitable institutions | Institutions or organizations organized for and carrying out philanthropic and/or charitable purposes | CUP-PC |
| Wireless Communications Facilities | Primarily unmanned facilities and structures providing infrastructure for wireless communications networks (subject to CMC Section 21.42.140 (B)(165)) | M-CUP/CUP-PC |
| Residential Uses | | |
| Multi-family | Multi-family residential buildings | SDP - PC |
| Mixed-use | Residential uses located above the ground floor of a multi-story commercial building | SDP - PC |
| Retail Uses | | |
| Animal sales & services | Shops and facilities for animal care products, services and medical care, such as pet sitting, pet supplies, veterinary care, grooming, and pet sales | P |
| Artists studios | Work and display space for artists and artisans practicing applied art or craft | P |
| Automobile Dealerships (Maximum of 2) | Electric cars only at this location, and up to 10 outside parking spaces for display and test driving purposes and a maximum 45 outside parking spaces for inventory at a secured location. Site design, location and fencing for inventory parking shall be subject to City Planner review and approval. In no event can inventory parking replace required parking spaces for shopping center customers. | P |
| Building materials / home improvement | Retailing, wholesaling or rental of building / construction supplies / materials / equipment, and retailing of goods / products to be used for home improvement and / or the furnishing of homes | P |
| Eating & drinking establishments | Business providing for the preparation and service of food and beverage for consumption on or off-site including off-site catering Bars/Cocktail Lounges (subject to CMC 21.42.140(B)(20)) | P CUP-PC |
| Food & beverage sales | Retail sale of food and beverages for on or off-site preparation and consumption, including alcoholic beverages | P |
| Retail sales | Retail sale of merchandise, whether new or re-sale, products, and goods, such as clothing, furniture, consumer packaged goods, toys, hobby, tobacco, jewelry, consumer electronics, home wares, sporting goods, hardware, appliances, paint, carpeting, office | P |
| Gas stations | Automobile services stations including sale of auto fuel and convenience items (subject to CMC 21.42.140(B)(65)) | CUP-PC |
| Service Uses | | |
| Business center | Businesses providing general business support services, such as shipping, computing, and printing | P |
| Child care | Child day care centers subject to the provisions of Chapter 21.83 of the Carlsbad Municipal Code | P |
| Personal finance institutions | Banks, credit unions and other institutions / organizations providing personal financial services | P |
| Personal services | Businesses providing variety of personal services, such as laundromat, dry cleaners, locksmith, auto hand-wash / detailing, tailor, massage (subject to CMC 5.16), and travel | P |
| Visitor accommodations | Hotels and motels (subject to CMC 21.42.140(B)(80)) | CUP-PC |
| Transportation Uses | | |
| Transit passenger terminal | Outdoor or indoor facilities for passenger loading/unloading for mass transit systems | CUP-PC |

P = permitted by right

M-CUP = permitted with Minor Conditional Use Permit

CUP - PC = permitted with Conditional Use Permit approved by Planning Commission

CUP - CC = permitted with Conditional Use Permit approved by City Council

M-SDP= permitted with a Minor Site Development Plan

SDP-PC = permitted with a Site Development Plan approved by Planning Commission.

3.2 TEMPORARY USES

Temporary Parking Lot Events

Westfield Carlsbad’s significant parking lot space (over 50 acres) and efficient regional access (*e.g.* from State Route 78, El Camino Real, and an on-site mass transit center) offer ample opportunity for temporary events. Properly programmed and managed events maximize both the use of the site and benefits to area residents, visitors and businesses contributing significantly to the overall vibrancy of the regional shopping center.

The following temporary events are allowed subject to the requirements as described in Section 6.3 of the specific plan:

- Automotive Demonstrations/Product Awareness with local Carlsbad dealers (excluding tent sales and used car sales)
- Bike/Skate Demonstration or Show
- Christmas Tree Lot
- City-wide Events (such as 4th of July Celebration or other holiday/seasonal events, MS Bike Ride, Carlsbad Marathon, etc)
- Farmers’ Markets
- Pumpkin Patch
- Seasonal Garden Centers
- Other similar events subject to mutual agreement between Plaza Camino Real, LLC and the City of Carlsbad

In conjunction with the temporary events listed above, retail stores at Westfield Carlsbad shall be able to setup and operate temporary booths/stalls in support of any events. The products/services offered in the temporary booths/stalls shall be complimentary and compatible with the primary special event, and the number and size of the booths/stalls shall be limited, such that they remain incidental and subordinate to the primary temporary event use.

All temporary events are to occur within one of the designated areas shown in Figure 6.

Any temporary events occurring within the public right-of-way may be allowed if they meet City of Carlsbad Police definition for Special Event per Section 8.17.020, and an application for a Special Event Permit is filed with and approved by the City of Carlsbad.

3.3 PROHIBITED USES

The following uses are prohibited from the Westfield Carlsbad Specific Plan:

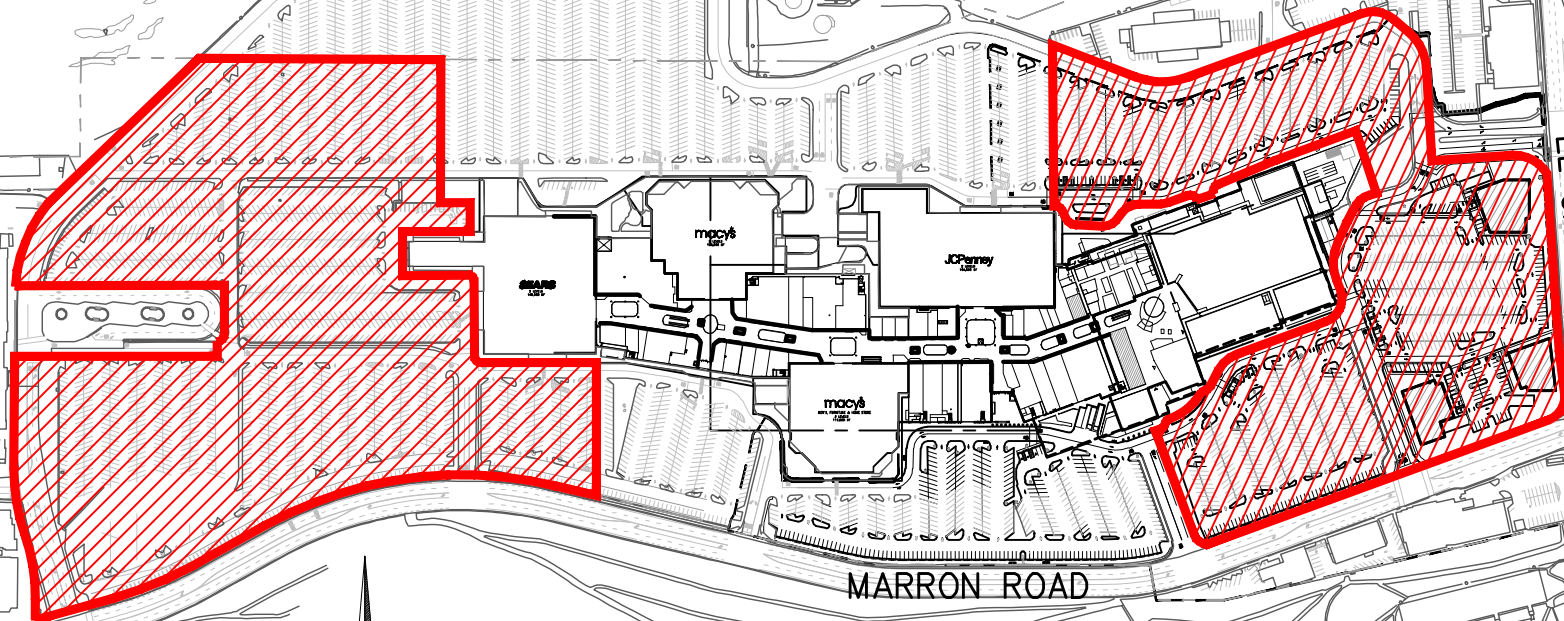
- Tattoo parlors
- Pawn shops

HIGHWAY 78

EL CAMINO REAL

MARRON ROAD

MONROE STREET



1" = 400'



TEMPORARY PARKING LOT EVENT AREAS

M:\Engineering - Projects\Westfield\Drawing\Exhibits\SPECIFIC PLAN\OSP-PARKING\LOT EVENT.dwg 03/28/2012 09:05



**SPECIFIC PLAN FOR
WESTFIELD CARLSBAD**
2495 ELCAMINO REAL, CARLSBAD, CA 92009

FIGURE 6

Hofman
Planning & Engineering
www.hofmanplanning.com

4.0 DESIGN GUIDELINES

The Westfield Carlsbad Specific Plan (WCSP) design guidelines allow for the design of a recognizable regional shopping center while integrating development with the current and future Carlsbad urban fabric. Design guidelines presented in this section promote a regional scale of development for a center located within a major commercial district with prime regional access from major transportation corridors, and the creation of vibrant activity nodes and consistent community interface.

This Specific Plan recognizes that department stores are under separate ownership and that circumstances will occur in which department stores may not be able to implement all the design guidelines in the WCSP. In those cases, staff will review individual requests on a case by case basis for design that may differ.

4.1 ARCHITECTURE

To become a vibrant and viable retail center, Westfield Carlsbad must continue to evolve over time to implement up to date architectural elements, technological developments and building materials. As redevelopment progresses over time, existing architecture should be replaced, altered and enhanced by new designs. It is the intent of this Specific Plan to permit and encourage these changes to occur over time.

Creative and innovative design measures shall be used to form a contemporary regional shopping center that conforms to the criteria within this Specific Plan.

Building Form And Massing

A variety of building mass, form and height is encouraged along the main building edifice and outlying buildings to create interesting silhouettes and facades. The design should be composed and articulated by a series of proportionate simple geometric forms and avoid the appearance of a singular mass. Articulation and modulation of storefronts, both vertically and horizontally, as well as architectural features including but not limited to tower, roof, and open air courtyard elements that provide building and roof articulation, contrast, and diversity are encouraged. Building penetrations, such as windows and doors shall be recessed to emphasize themselves, create interesting shadow lines, as well as express the integrity and mass of the facade wall.



Architectural Elements

Building designs shall be generally compatible with the overall design scheme. Ground level facades shall be rich in architectural detail and quality materials. Accent architectural features including but not limited to columns, arcades and awnings are required.

Building Materials

The quality of materials should convey a sense of permanence and durability. The use of materials such as stucco, masonry, stone, concrete, iron, and heavy timber is highly encouraged. Variations in textures, finishes, and materials should be utilized especially where a change in plane or building mass occurs. A similar approach should be used in the selection of more decorative or ornamental elements such as tile for wall features or fountains, richly detailed gates, railings, awnings, patio structures, or signage armatures. The use of glass should be used to foster direct visual interactions between indoor and outdoor areas.

Exterior walls and roof colors should be compatible with adjacent buildings and design elements. While lighter colored walls and surfaces should dominate the overall color scheme, accent color(s) is encouraged for key architectural building forms and details. Colors shall be attractive, complement the architecture, and shall reflect the communities and lifestyles of the region.

Entries And Pedestrian Scale

Throughout the development, it is essential to utilize elements that help to define a pedestrian scale. Architectural elements including but not limited to awnings, canopies, trellises, arcades, and patios that help to create an intimate scale are highly encouraged. Courtyards and plazas of various scales are essential to creating a development that is intimate and welcoming.

Primary entrances shall be established using attractive architectural and landscape features, as well as utilizing special entry hardscape, awnings and/or canopies. Entrances shall be distinctive and inviting, and shall include decorative exterior illumination to complement the architectural design and aesthetic. Emphasis on creating an experience for visitors by providing areas where patrons can interact is required. Public-oriented spaces, such as fountains and plazas, are strongly encouraged. Building facades should limit large expanses of blank walls, and instead incorporate features that are proportional to pedestrians, such as windows, awnings, displays, signage and architectural features with an attention to detail at the ground floor level.



Screening

Rooftop Equipment And Ground-Mounted Equipment

In order to ensure a high quality architectural aesthetic for Westfield Carlsbad, all rooftop and ground-mounted equipment (*e.g.*, satellite dishes, access ladders, condensing units, etc.) shall be either

integrated into the building and site design or screened. If screened, rooftop equipment including air conditioning, rooftop access, ladders or other rooftop/structural features may be screened by parapet walls that are at least as tall as the profile of the equipment and are designed to be architecturally consistent with and integrated into the building design. Roof plans with cross sectional details shall be required as part of the applicable permit process.

Service Areas

Similarly, all new service and loading areas and the equipment within these areas (e.g. trash enclosures, compactors, etc.) shall be screened from main public view corridors with either integrated building structures, enclosures, or with screen walls, landscape, or gates and fences. Adequate details showing the design intent for the screening of the service areas shall be provided as part of the applicable permit process.



4.2 LANDSCAPE

The landscape design within the Westfield Carlsbad Shopping Center will create the fabric in which the buildings, parking lots and other improvements unite. This fabric will provide both integration as well as distinction, formulate the nature of the outdoor spaces and weave the shopping center into the overall pleasant environment that will serve the City of Carlsbad and the entire north county region. The landscape design will also promote sustainability, including storm water management, infiltration, reduce water demand for plant material, microclimate control and solar mitigation.

The purpose of these landscape guidelines is to establish a metric for landscape development within the Westfield Carlsbad Shopping Center. It is intended that these guidelines will provide a guide for future development of the site and serve as a tool to measure compliance for that development. These guidelines shall be used in concert with the Landscape Manual prepared by the City of Carlsbad but shall supersede the manual as it relates to streetscape, parking lot landscape, building frontage design and plant zones,

The design approach to the landscape improvements is important to center's success just as the design of building facades and sign package are critical to promoting the long-term viability of the development. These elements must speak the same language within the confines of the roadway, parking layout and the City of Carlsbad's Engineering Standards. The resultant space that falls between the buildings, city streets and parking areas will be considered for their functional, environmental and aesthetic characteristics. The landscape area will be further defined as a series of outdoor rooms and corridors, each contributing to the overall shopping experience.

The "rooms" and "corridors" are envisioned as:

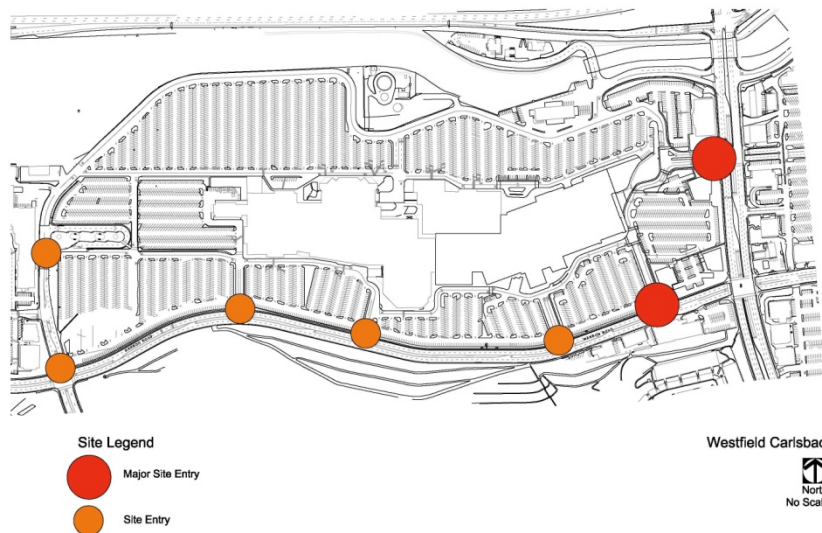
- Gateways
- Streetscape
- Parking Fields
- Building Frontage
- Building Entry



Gateways

The gateways identify the shopping center’s entries from the city street grid. Gateways provide the visual cues along the streets that signify thresholds into the center. The shopping center is primarily an auto oriented center with a preponderance of the center’s guests arriving from the El Camino Real corridor on the eastern boundary of the site. As a result, a majority of the initial shopping center’s site improvements are proposed for the eastern portion of the facility. As the center’s success builds in the future, additional zones of the site will be improved as well.

There are a total of seven gateways into the center. Two gateways are located in the eastern portion of the site and are well used and highly visible to people that travel the El Camino Real corridor. These two gateways are most significant to the success of the center and therefore will be designed to a higher standard than the other five gateways into the center.



The two major gateways are located on El Camino Real midway between Marron Road and State Route 78; at the corner of Marron Road and El Camino Real; and on Marron Road and the first entry west of El Camino Real. Each plays a major role in announcing the center to the visitors and passerby's. The remaining five gateways are also important to the center's viability but have a less significant role due to their distance from the El Camino Real corridor.

Vision

Each gateway will be designed to emphasize the portal into the shopping center. They will function as the invitation to join in the experience to each visitor that travels along the El Camino Real and Marron Road corridors. The gateways must express the excitement and quality of the Westfield shopping experience planned for Westfield Carlsbad.

Existing Conditions

While each gateway location will be similar in its role of inviting the public to experience the shopping center, the specific design of each will vary due to its unique location and set of existing conditions. Existing roadway design and hardscape may be utilized for a majority of the gateways while others may receive a complete redesign because of their location and importance to the success of the center. In all locations, plant material will be adjusted to incorporate elements of the new planting palette. In some cases existing trees near the gateways may be relocated for use elsewhere on the site and existing mature site trees maybe be relocated for use at the gateways. As detailed plans are produced and permit applications are made, each gateway design will be detailed and specific designs will be presented to the City for consideration. Many of the gateways are currently accented by large Olive trees that will be incorporated into the redesigned gateways. Additional Olive trees exist elsewhere on the site and will be relocated to the gateways that are currently devoid of Olive trees.

Design

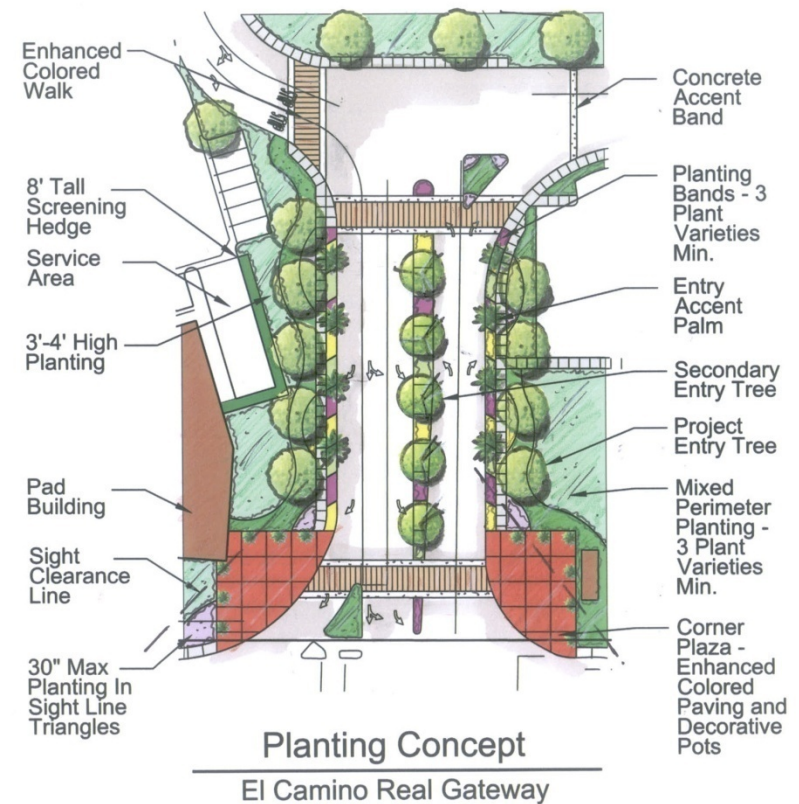
Each gateway will be distinguished from the adjacent streetscape by the incorporation of a distinct landscape design. The design should open the view into the site creating a breath or pause in the rhythm of the streetscape pattern. Scored concrete hardscape material will be used to reinforce the importance of the gateway to the shopping center. Where there appears to be rationale to maintain a portion of the existing plant material, or any existing roadway design and hardscape in the gateways, the future designs will reflect that rationale. However, the two more significant gateways mentioned previously will be redesigned with the initial phase of improvements planned for the center.

The two major gateways share some key attributes. Each will be designed to make a statement as to the quality of the experience to be found at Westfield Carlsbad and of Westfield's commitment to and permanence to the City of Carlsbad and the region's citizenry. These gateways will convey that this center is here to serve the public and to do its best to improve the quality of life along the El Camino Real corridor.

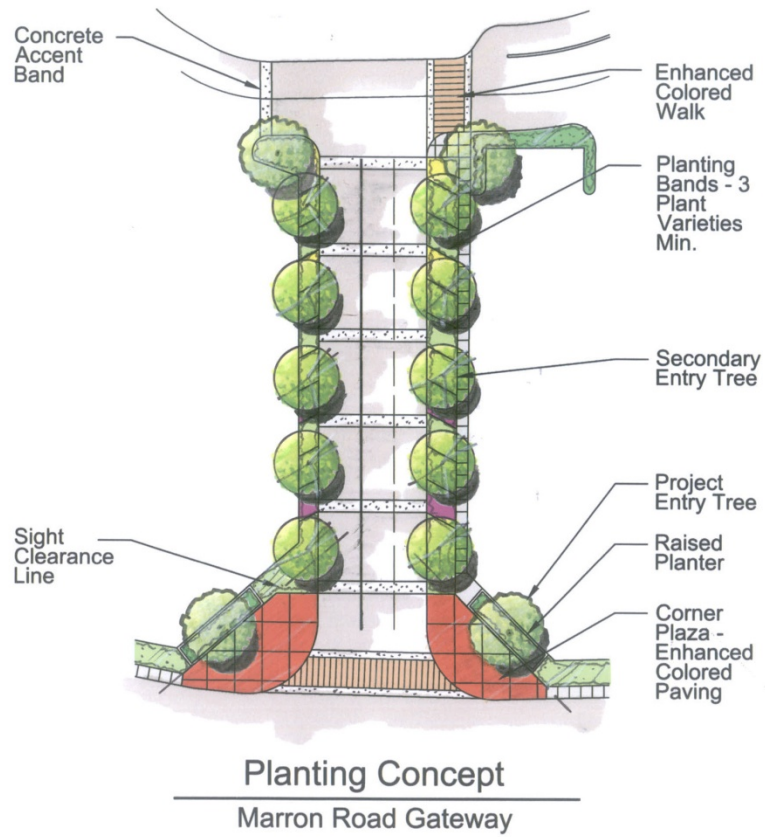
The primary access into the site is vehicular but pedestrians also visit the center albeit at a very limited number. The gateway on El Camino Real between Marron Road and State Route 78 will be enhanced with redesigned vehicular and pedestrian access to create clear and distinct paths of travel for each and to make the arrival experience easier, safer and more enjoyable. Accent trees will rest in the shade of tall palms and add a layer of interest to the arrival sequence. An understory of shrub and groundcover will further distinguish the gateway from the surrounding landscape.

Furniture will be introduced within eddies to promote gathering and waiting along the pedestrian access to further define a comfortable pace desired for the walkable connection of the gateway sequence. Benches, trash receptacles, and perhaps other amenities will be utilized to encourage the use of the pedestrian access into the center. Directional and informational signage, defined in a separate

sign program approved by the City, will be introduced within the pedestrian passage ways. Specimen plant material will be highlighted during the evening hours with specialty accent lighting utilizing ground-mounted uplights to illuminate the branching pattern of the specimen.



The second major gateway on Marron Road, as defined previously, will create a pedestrian connection through the portal and introduce new plant material within the entry area.



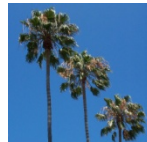
Materials and Standards

Gateway planting shall provide year-round interest as well as accent each portal to the center. Existing Mexican Fan Palms create a skyline / higher plane visual signal to visitors approaching the facility from the north on State Route 78 and from the south on El Camino Real. While it is recognized that Mexican Fan Palms can be invasive, the mature nature and historical significance of the existing trees makes them a valued asset to remain. No new Mexican Fan Palms will be introduced however. A Project Entry tree will be selected and used at all Gateways and at locations near the major building entries to provide an identifiable accent for these primary nodes. Secondary entry trees on a lower plane shall be added at the entries to announce and define the entry portal. A smaller tree will also be utilized to provide a pedestrian scale tree line. The smaller tree will create a seasonal visual accent and help to define the gateway year-round. An understory of shrubs and groundcover will further soften the gateway for shoppers visiting the center.

Gateway Plant Material

Selections for the project will be made from the following list:

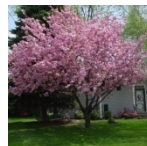
- Existing Skyline Trees
- Mexican Fan Palm



- Entry Accent Trees with 10' of brown trunk
- California Fan Palm
- King Palm
- Queen Palm



- Project Entry Trees as 24" box size
- Olive
- Chinese Evergreen Elm
- Zelkova

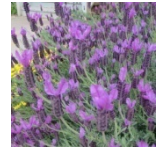


Secondary Entry Trees as 24" box size

- Crape Myrtle
- Little Gem Magnolia
- Flowering Pear
- Strawberry Tree

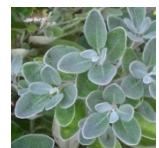
Shrubs as a combination of 5 and 1 gallon containers (approximately 50/50%)

- Grass plant varieties
- Kangaroo Paw
- Butterfly Bush
- Little John Bottlebrush
- Ceanothus varieties
- Rockrose
- Grevillea
- Lavender
- Tobira
- Indian Hawthorn
- Salvia
- Rosemary
- Ligustrum



Groundcover as flat plants spaced at approximately 18" on center

- Natal Plum
- Primrose
- Rosemary
- Myoporum
- Carpet Rose
- Island Snapdragon
- Senecio
- Carpet Jade
- Sedum



In the event that additional species of plants are required to enhance the project, the additional varieties will be similar to the species identified above, subject to approval of the City Planner.

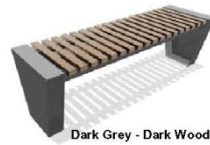
Potential Gateway Paving
Roadway Paving
Scored/Textured Concrete



Pedestrian Paving
Scored /Textured Concrete

Potential Gateway Furniture
Site furnishings shall be high quality and commercial grade selected from the manufacturers below, subject to approval of the City Planner:

Benches
Urban Fab
Urban Accessories
Landscape Forms



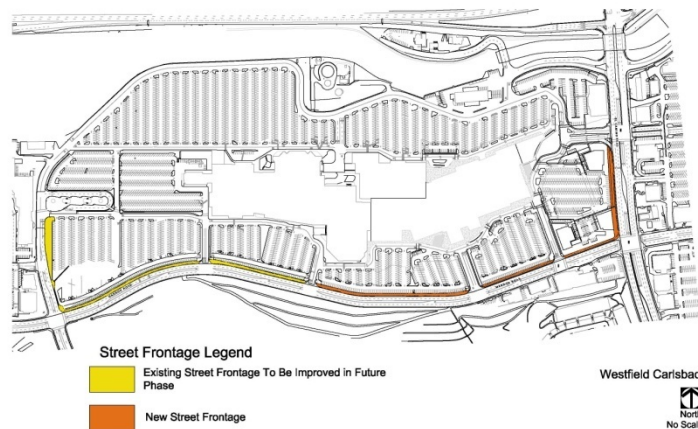
Trash Receptacles
Concept Site Design
Urban Accessories
Landscape Forms



Streetscape

The intent of the streetscape treatment is to transition Westfield Carlsbad into the street grid fabric established by the surrounding neighborhood. The proposed refurbishment of the streetscape shall accentuate positive, natural, and historic elements of Carlsbad specifically related to the vicinity of Westfield Carlsbad. The streetscape shall provide an aesthetically pleasing and safe pedestrian and vehicular experience. It shall be understood that maintenance of the streetscape shall follow the policy statements of the City's Landscape Manual.

The streetscape design shall establish a consistent theme surrounding the center to create a Westfield Carlsbad identity. Parking areas beyond the streetscape setback shall be screened from street view using plantings with a variety of height and spacing within a minimum 10' wide planting area at Marron Road and a minimum 15' planting area adjacent to El Camino Real contiguous to the public sidewalk. Landscape within sight clearance zones at street / road intersections shall be kept to below a height of 30". The plantings used in the setbacks will be chosen to provide visual interest, as well as some screening to the parking field beyond while maintaining view corridors to the mall frontage.



Vision

The streetscape is envisioned as a “green street” in that it will utilize low to moderate water requiring plant material that needs limited maintenance or upkeep. Portions of the streetscape setback planting may also provide an opportunity for storm water filtering and retention in an effort to satisfy state and local stormwater requirements for the project. Berming may be incorporated where feasible to create additional screening of parking lots. Street trees will be placed to reinforce a tree lined edge to the development and to blend the project into the existing streetscape patterns of El Camino Real and Marron Road. Street trees on El Camino Real will be spaced at 40' on center or less, with a total number along the street equivalent to 1 tree to 40 lineal feet of street frontage, consistent with the City of Carlsbad's Streetscape Program. Street trees on Marron Road will be placed at 80' on center or less with a total number along the street equivalent to 1 tree per 80 feet of street frontage.

Existing Conditions

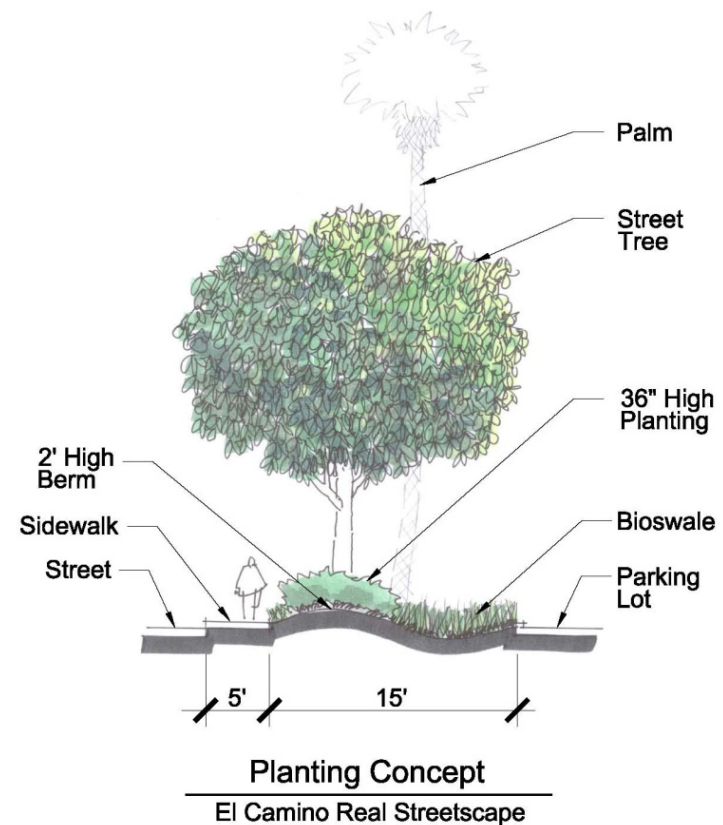
Mexican Fan Palms placed in a line with inconsistent spacing serve as the existing street trees along El Camino Real within a planting setback of roughly 10'. The understory consists of low shrubs and groundcover without any real distinction. The planting along Marron Road is comprised of a variety of tree and shrub species that generally serves to screen the parking located outside of the right-of-way within the private parking lot. Pedestrian access is limited to vehicular intersections into the center. One mass transit facility exists on the western portion of the parking lot (west of Sears) and provides pedestrian access from the transit area provided to the center. The new design for the streetscape may incorporate some of the existing fan palms along El Camino Real. Portions of the existing Indian Hawthorn and Natal Plum shrub material that provides an effective low screen to the parking lot along Marron Road may be incorporated into the redesigned streetscape.

Design

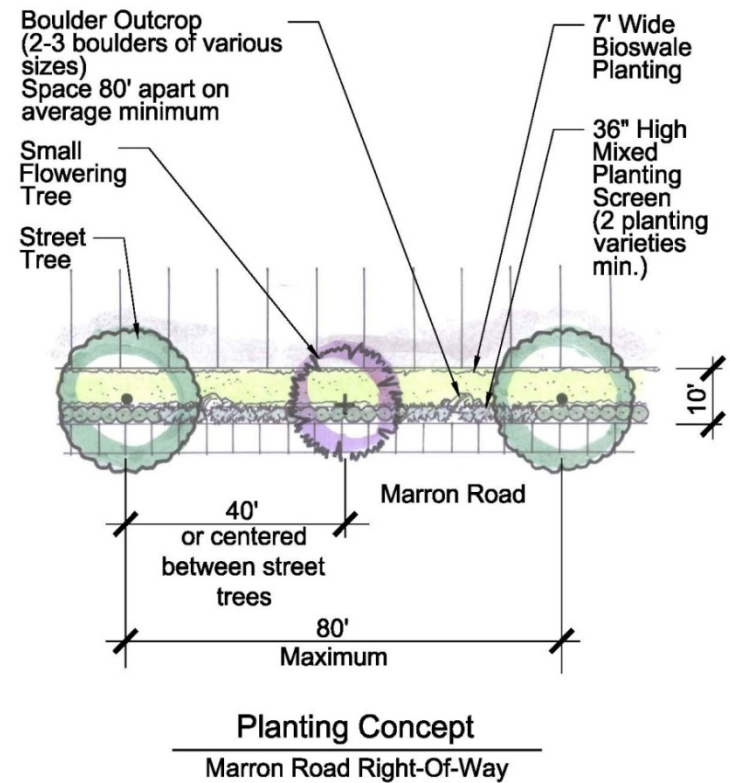
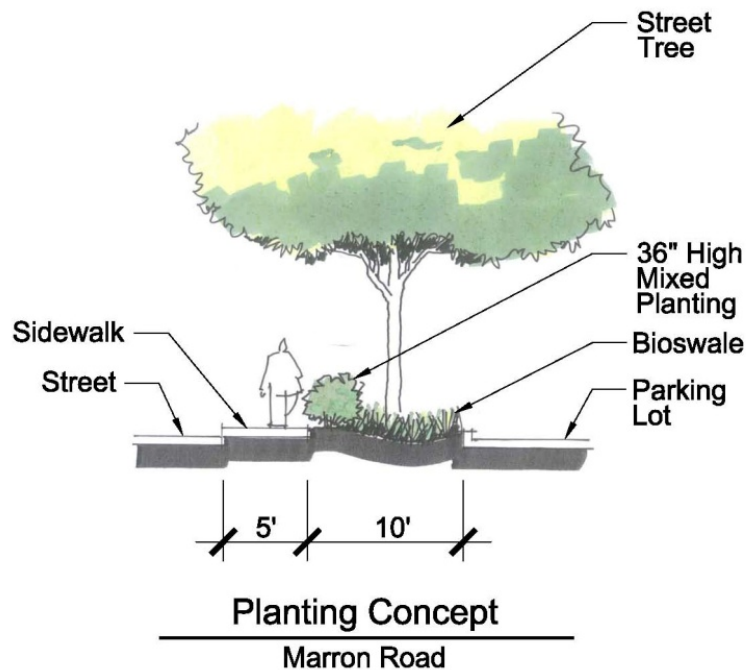
The design of the streetscape will create a transition from the street grid planting scheme and the shopping center's landscape theme. The planting design will be distinct from the gateway planting and shall serve to screen parking lots and service areas of buildings located adjacent to the streetscape zone. The streetscape along El Camino Real will include a minimum 15' planting setback from the property line. Trees will be planted in the quantity of 1 tree for every 40' lineal feet of street frontage. The trees may be planted in groupings or as standards with the total number of trees totaling a 1 per 40 lineal feet.

The understory of shrubs and groundcover within the streetscape will be used to help screen the parking lots and service areas of buildings and may incorporate berms and / or landscape walls to ensure screening to a minimum of 36" above the parking lot surface. Screen planting will vary in height and material and will be placed to create a dynamic and interesting landscape.

The planting material and streetscape design may also incorporate stormwater and retention design elements to help cleanse storm water draining off of the parking lot surface and to encourage evapotranspiration, increase root uptake, and to reduce the impacts of urban runoff to downstream locations. Bioswales and retention basins will contain cobblestone and grass species alone and in combination to create an aesthetically interesting appearance. These measures will be incorporated into the streetscape design to create a seamless appearance to the overall design of the landscape.



The streetscape design along Marron Road may incorporate portions of the existing tree and shrub material of the current streetscape but will be further enhanced to coincide with the updated landscape of the shopping center. Street trees will be planted in the quantity of 1 tree for every 80 lineal feet of street frontage. Small flowering trees may be used between the street trees to add variety. The streetscape setback along Marron Road will be a minimum of 10' extending from the corner of El Camino Real to the project entry (gateway) at the Macy's building for the first phase of development. The streetscape west from that entry will remain as is until it is improved as part of a future phase of development. Screen planting will vary in plant material and will be designed to create a dynamic and interesting landscape. In the event trees or shrubs need to be added to bridge an obvious gap in the planting, the plants shall be selected from the following list.



Materials and Standards

Streetscape planting shall provide a transition from the public street grid and the center. The material will create a clean and well kept appearance to the center and promote an upscale development along the El Camino Real and Marron Road corridors.

Streetscape Plant Material

- El Camino Real Trees as 24" box size
 - Southern Magnolia
 - California Fan Palm (15' brown trunk)
 - Brisbane Box



Marron Road Trees as 24" box size

- Evergreen Elm
- Strawberry Tree
- Magnolia



Small Flowering Trees as 24" box size

- Strawberry Tree
- Crape Myrtle
- Flowering Pear

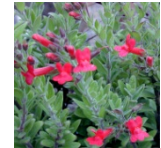
Shrubs as a combination of 5 and 1 gallon containers (approximately 50/50%)

- Grass plant varieties
 - Kangaroo Paw
 - Butterfly Bush
 - Little John Bottlebrush
 - Ceanothus varieties
 - Rockrose
 - Grevillea
 - Lavender
 - Tobira
 - Indian Hawthorn
 - Salvia
 - Rosemary
 - Ligustrum



Groundcover as flat plants spaced at approximately 18" on center

- Natal Plum
- Primrose
- Rosemary
- Myoporum
- Carpet Rose
- Island Snapdragon
- Senecio
- Carpet Jade



In the event that additional species of plants are required to enhance the project, the additional varieties will be similar to the species identified above, subject to approval of the City Planner.

Parking Fields

The shopping center’s existing parking fields were constructed when the center was established and do not meet the tree planting standard now required by the City’s Landscape Manual. A portion of the existing parking field will be redesigned to better serve the future pad building(s) proposed for the eastern portion of the site. The remaining parking fields will not be redesigned until they are part of a future phase of development, but as part of the center’s on-going maintenance program trees within the parking field will be added as needed to replace trees that are dead or have previously been removed.


Vision

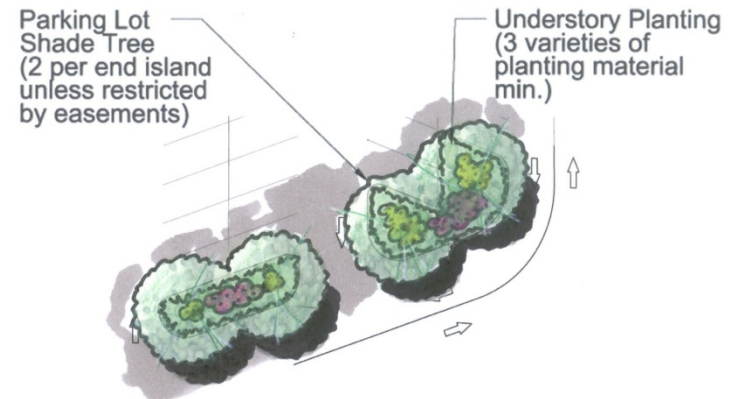
The parking field within the eastern portion of the site will place trees and understory shrubs in enhanced planting islands at the end of each parking bay. Emphasis will be placed on enhancing edges and corners of the parking lots. Additional trees will be placed within the parking field with emphasis placed on visibility within the parking area and to the mall entrances. Added trees will be placed between parking stalls without reducing the total number of vehicle spaces. The trees will create a large shade canopy over the parking field and the shrub understory within the planting island. Replacement trees within the remaining parking field areas will be of the same or similar species as those they replaced.



Parking Fields Legend

- Existing Parking Fields To Remain
- Phase 1 Parking Field Improvements

Westfield Carlsbad

 North
 No Scale



Landscape Concept
 Parking Lot End Islands

Existing Conditions

Carrotwood trees are the predominate trees used within the parking fields at Westfield Carlsbad. These trees, and any other large mature trees, will remain in place unless proposed improvements demand they be removed. The existing parking fields will not be addressed until such time as the owner determines to refurbish the parking field or any part of the parking field. The existing light standards locations shall generally remain in place with adjustments made as needed to enhance site lighting.

Design

The parking lots shall be designed to provide ease of circulation and maximize the number of parking spaces available to the guests of Westfield Carlsbad. Two large canopy trees will be placed at the end islands of each parking row. Where end islands currently contain a single large mature tree, that tree may remain until such time as it requires removal due to disease or other maintenance. At that time,

the existing tree shall be replaced with two new box trees. The enhanced shrub and groundcover planting below the trees will soften the view to the parking bays by using material that will be maintained to a height of approximately 36". Trees within the parking fields will be placed in rows that visually soften the expanse of the parking lot, while still allowing visibility throughout the parking lot and the mall entrances. Tree row spacing shall divide parking fields equally as much as possible, and be placed per the 'Parking Lot Tree Spacing' exhibit. The landscape area within the parking field shall be 5% of the total area with the parking field, excluding drive aisles. Lower shrub material shall be utilized at drive-aisle intersections to provide improved sight-lines for pedestrian and vehicular movements. The parking lot end islands shall not contain shrub planting higher than 30" and tree canopies lower than 6' in height in order to provide a view corridor for drivers and pedestrians transversing the parking lot.



Landscape Concept

Parking Lot Tree Spacing

Materials and Standards

Parking Field planting shall provide a shade canopy for portions of the parking field.

Selections for the project shall be made from the following list:

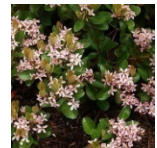
Potential Parking Field Plant Material
Eastern Zone Trees as 36" box size

- African Sumac
- Australian Willow
- Brisbane Box
- Carrotwood Tree
- Chinese Evergreen Elm
- Chinese Flame Tree
- Fern Pine
- Holly Oak
- Southern Magnolia
- Southern Oak
- Tipu Tree
- Torrey Pine
- Zelkova



Shrubs as a combination of 5 and 1 gallon containers (approximately 50/50%)

- Grass plant varieties
- Kangaroo Paw
- Butterfly Bush
- Little John Bottlebrush
- Rockrose
- Grevillea
- Lavender
- Tobira
- Indian Hawthorn
- Salvia
- Rosemary
- Ligustrum



Remaining Zones Trees as 24" box size

- African Sumac
- Australian Willow
- Brisbane Box
- Carrotwood Tree
- Chinese Evergreen Elm
- Chinese Flame Tree
- Coral Tree
- Fern Pine
- Holly Oak
- Southern Magnolia
- Southern Oak
- Tipu Tree
- Torrey Pine
- Zelkova

Groundcover as flat plants spaced at approximately 18" on center

- Natal Plum
- Primrose
- Rosemary
- Myoporum
- Carpet Rose
- Island Snapdragon
- Senecio
- Carpet Jade



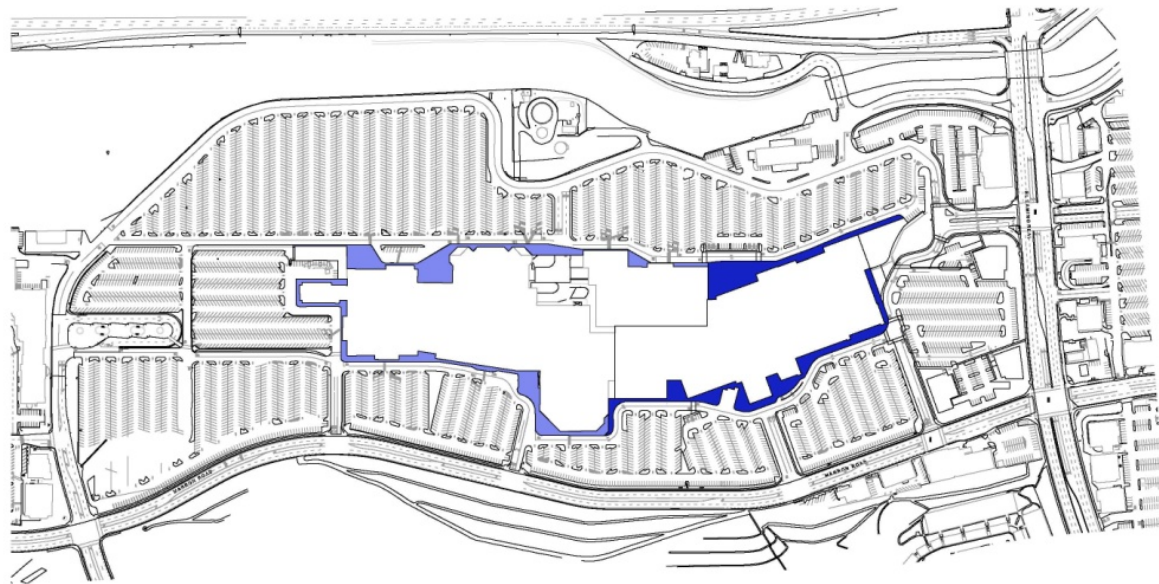
In the event that additional species of plants are required to enhance the project, the additional varieties will be similar to the species identified above, subject to approval of the City Planner.

Building Frontage



The building frontage is the space between the building façade and the loop road surrounding the building footprint. The frontage consists of pedestrian hardscape, passenger drop-off areas, planting, street furniture, signage and ties the building entries to one another. The frontage on the eastern portion of the site will be refurbished with the initial improvement project. The remainder of the frontage will be addressed as the shopping center's success builds and additional monies are made available for future improvements.

Vision

The building frontage is envisioned as a pedestrian scale streetscape complete with trees, textured concrete paving, benches, decorative light standards, accent planting and interesting building facades. The frontage will provide pedestrians a connection from the parking field to building entry. The frontage will also expand the shopping center visitor's interaction to areas outside of the interior mall space, providing exterior social gathering spaces to compliment the proposed improvements.



Building Frontage Legend

-  Phase 1 Building Frontage
-  Future Phase Building Frontage

Westfield Carlsbad

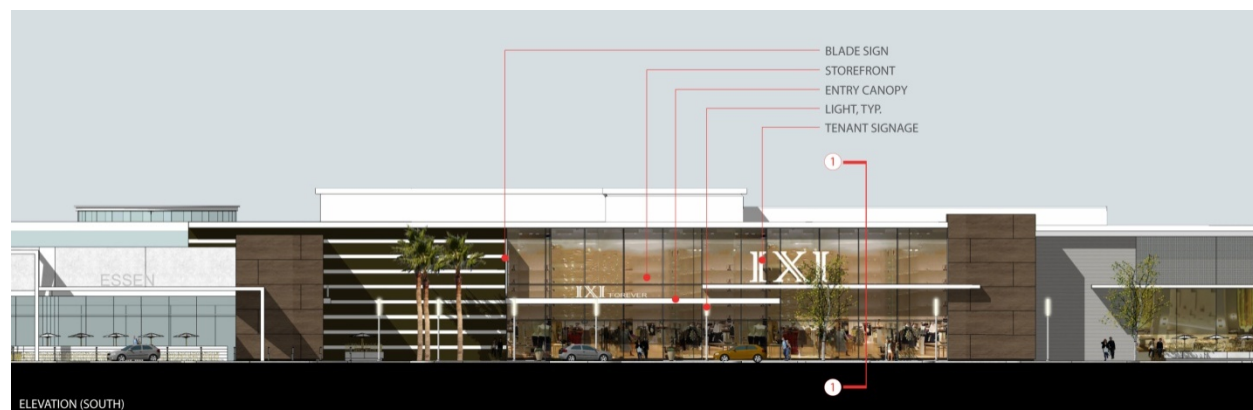
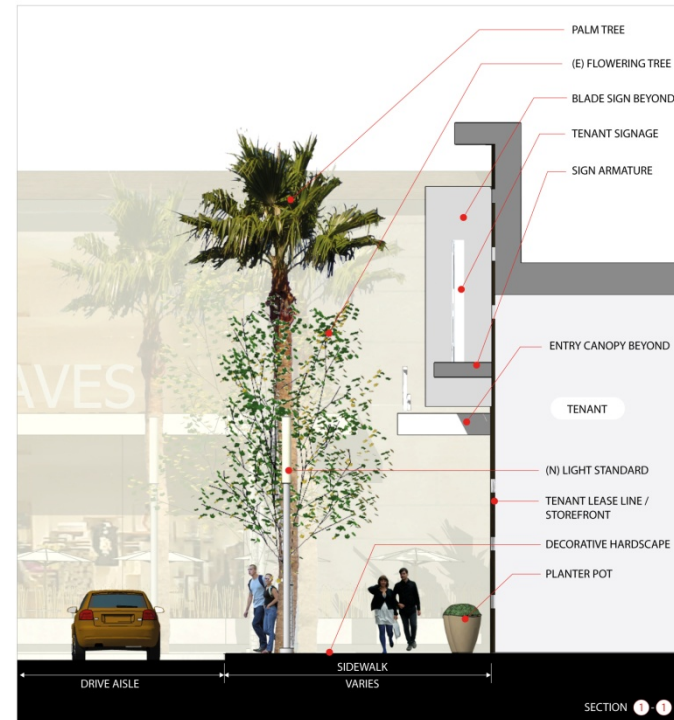


Existing Conditions

The existing condition of the building frontage includes uncolored concrete walkways with planting beds at the base of the building. Benches, signs, and trash receptacles and bike racks provide amenities to the current frontage.

Design

The building frontage streetscape will carry pedestrians from their point of arrival into the shopping center's interior space. Along the way they will experience shaded walkways, textured hardscapes, trash receptacles, and accent planting. The trees will be selected to add interest to the building façade and pedestrian interaction, while being carefully positioned to allow exposure to merchant signage, entries, and iconic architectural features.



Materials and Standards

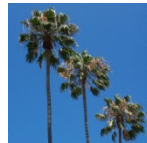
Building frontage planting shall provide year-round interest to the center while complimenting the architectural design of the building facade. The material will soften the buildings and create a pedestrian scale to the frontage.

Building Frontage Plant Material

Selections for the project will be made from the following list:

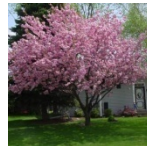
Palms with 10' of brown trunk

- King Palm
- Queen Palm
- California Fan Palm



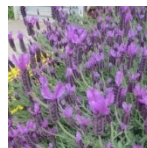
Building Frontage Trees as 36" box size

- Ornamental Pear
- Strawberry Tree
- Magnolia
- Crape Magnolia



Shrubs as a combination of 5 and 1 gallon containers (approximately 50/50%)

- Grass plant varieties
- Kangaroo Paw
- Butterfly Bush
- Little John Bottlebrush
- Ceanothus varieties
- Rockrose
- Grevillea
- Lavender
- Tobira
- Indian Hawthorn
- Salvia
- Rosemary
- Ligustrum



Groundcover as flat plants spaced at 12" on center

- Natal Plum
- Primrose
- Rosemary
- Myoporum
- Carpet Rose
- Island Snapdragon
- Senecio
- Carpet Jade



In the event that additional species of plants are required to enhance the project, the additional varieties will be similar to the species identified above, subject to approval of the City Planner.

Potential Building Frontage Paving

- Pedestrian Paving
- Scored Uncolored Concrete

Potential Building Frontage Furniture

Site furnishings shall be high quality and commercial grade selected from the manufacturers below, subject to approval of the City Planner:

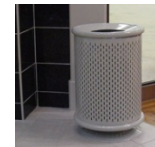
Benches

- Urban Fab
- Urban Accessories
- Landscape Forms



Trash Receptacles

- Concept Site Design
- Urban Accessories
- Landscape Forms



Bicycle Racks
Concept Site Design
Urban Accessories
Landscape Forms



Building Entries

The building entries identify the portals into the interior mall space at Westfield Carlsbad and provide visual cues to visitors arriving at the center. The entries will provide room where appropriate for drop-off and pick-up of passengers and will be distinct and complimentary to the building frontage landscape. The entry space will provide clarity to the mall threshold as experienced by visitors.

Vision

Each entry will be designed to emphasize the portal into the interior space of the center. Their warm character will welcome guests to the center and function as the invitation to join into the experience that is Westfield Carlsbad. Visitors will feel comfortable waiting for companions within the building entries and will feel safe moving through the space, day or night.

Existing Conditions

There are multiple entries into Westfield Carlsbad. The major entries usher guests into the common interior of the mall space while other entries are thresholds to individual retail spaces. The proposed improvements will address the 5 entries into the common mall space. Two of these are located near the eastern portion of the center and will be improved with the initial development leaving the remaining three entries to be improved as future phases of the site's refurbishment are established.



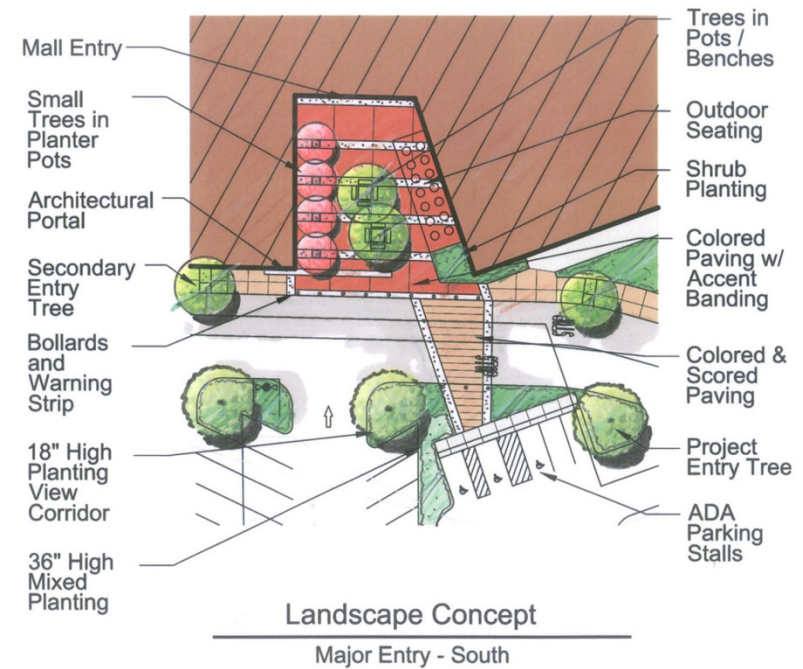
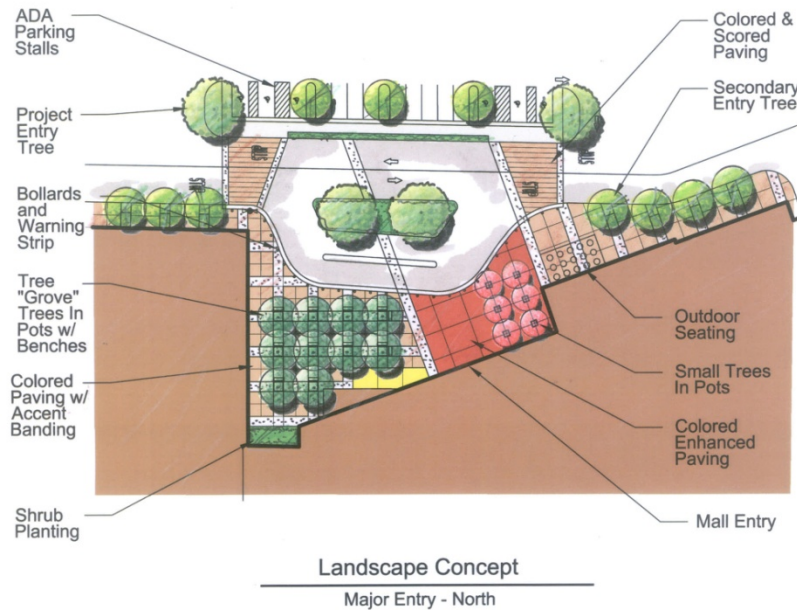
- Building Entry Legend**
- Primary Building Entry
 - Secondary Building Entry

Westfield Carlsbad
North
No Scale

Design

The entries design will incorporate elements that compliment the style of the proposed architecture for the improvements. Each entry will make a strong landscape statement that reflects the permanence of Westfield Carlsbad within the economic fabric of Carlsbad.

Concrete paving patterns will create a carpet that leads the guests into the mall and will reflect the design intent of the interior flooring material and / or pattern. Benches will rest upon the paving and provide visitors the opportunity to gather, people watch and wait for companions before they continue on with their shopping. Informational and directional signage will assist shoppers in locating their destination quickly and clearly. Planting will be used as an architectural design element with emphasis placed on plant form and structure. Plant material will be selected and carefully placed to compliment the architecture, while remaining attentive to signage, entries, and iconic architectural features.

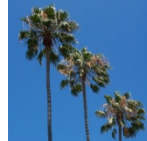


Materials and Standards

Building Entry planting may be limited to maintain a sense of openness at the threshold to the mall. If planting is used, it will utilize the material suggested below.

Entry Plant Material

- Palm Trees with 10' of brown trunk
- King Palm
- Queen Palm
- California Fan Palm



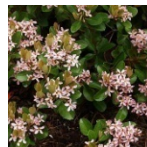
Smaller Trees as 36" box size

- Olive
- Crape Myrtle
- Ornamental Pear
- Little Gem Magnolia



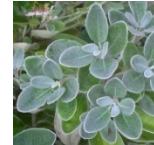
Shrubs as a combination of 5 and 1 gallon containers (approximately 50/50%)

- Grass plant varieties
- Kangaroo Paw
- Butterfly Bush
- Little John Bottlebrush
- Ceanothus varieties
- Rockrose
- Grevillea
- Lavender
- Tobira
- Indian Hawthorn
- Salvia
- Rosemary
- Ligustrum



Groundcover as flat plants spaced approximately 12" on center

- Natal Plum
- Primrose
- Rosemary
- Myoporum
- Carpet Rose
- Island Snapdragon
- Senecio
- Carpet Jade



In the event that additional species of plants are required to enhance the project, the additional varieties will be similar to the species identified above, subject to approval of the City Planner.

Potential Entry Paving

- Pedestrian Paving
- Scored /Textured Concrete
- Concrete Pavers
- Colored Concrete
- Stone

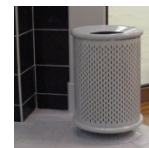
Potential Entry Furniture

Site furnishings shall be high quality and commercial grade selected from the manufacturers below, subject to approval of the City Planner:

- Benches
- Urban Fab
- Urban Accessories
- Landscape Forms



- Trash Receptacles
- Concept Site Design
- Urban Accessories
- Landscape Forms



Bollards

- Urban Fab
- Bega
- Calliente



Planter Pots

- San Diego Precast
- Quick Crete
- Old Town Fiberglass



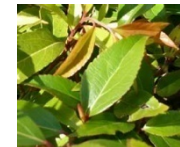
Service Areas and Utilities

Above ground utilities will be screened with shrubs, berming, and/or walls to the extent that they provide required access and view corridors.

Trash enclosures and delivery areas will be screened within the architecture, by landscape planting, and/or walls. Where service areas can be viewed from the perimeter of the project, and a screen wall is not used, dense screen planting will be used within the perimeter planting area to block views to the service area. Exterior trash enclosures will be screened with 6' high walls. A minimum 30" wide planting area will be provided on the exterior of these screen walls for the inclusion of vines and other planting materials. Screening plant material for the project will be selected from the following list and will be of a size adequate to provide screening within two years of planting:

Shrubs as 15 gallon containers

- Heavenly Bamboo
- Indian Hawthorn
- Privet
- Photinia
- Shiny Xylosma
- Yew Pine



Vines as 15 gallon containers attached to wall by wire or trellis

- Violet Trumpet Vine
- Cat's Claw Vine
- Lilac Vine



4.3 VEHICLE CIRCULATION

The design of site will preserve and enhance vehicle circulation through the Westfield Carlsbad by encouraging the following:

- On-site transit service will enhance the viability of the center by transporting visitors and workers to the area and thereby reducing the need for parking.
- Multiple entries/exits that support public safety measures by shortening emergency response time.
- Design that provides for adequate circulation for visitor and public safety vehicles through the site.
- Directional signage that provides clarity regarding path of travel.

4.4 PEDESTRIAN CIRCULATION

Pedestrian oriented building and parking lot design shall be applied to encourage pedestrian flow, walk ability and avoid conflict between vehicles and pedestrians. Figure 7 illustrates the main pedestrian circulation on site and the design features to encourage pedestrian safety and views are listed below:

- Sidewalks shall be continuous and widened where possible, especially within parking lots, to allow for increased pedestrian flow.
- Sidewalks should meander where possible, to provide visual interest and relief.
- Outdoor seating areas shall be provided to allow for interaction between people and opportunities to rest.
- Attractive landscaped areas and corridors shall be provided to clearly define pedestrian space from vehicular space.

- Appropriately scaled pedestrian lighting shall be located along pedestrian routes and within parking areas to provide safety and encourage the use of pedestrian sidewalks.
- Benches, raised planters, trellis, and other street furniture that provide interest between circulating traffic and the sidewalk are encouraged.
- Pedestrian access to the transit station should be safe, direct, and barrier free.

4.5 OUTDOOR LIGHTING

Outdoor lighting creates a visual atmosphere as well as provides an important safety element to the center. The lighting guidelines for Westfield Carlsbad are intended to not only ensure that the development offers a safe and usable environment for its visitors and guests, but also to provide criteria that utilizes lighting as a means for enhancing the character and appearance of the architecture.

The design of the lighting for Westfield Carlsbad shall:

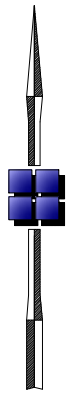
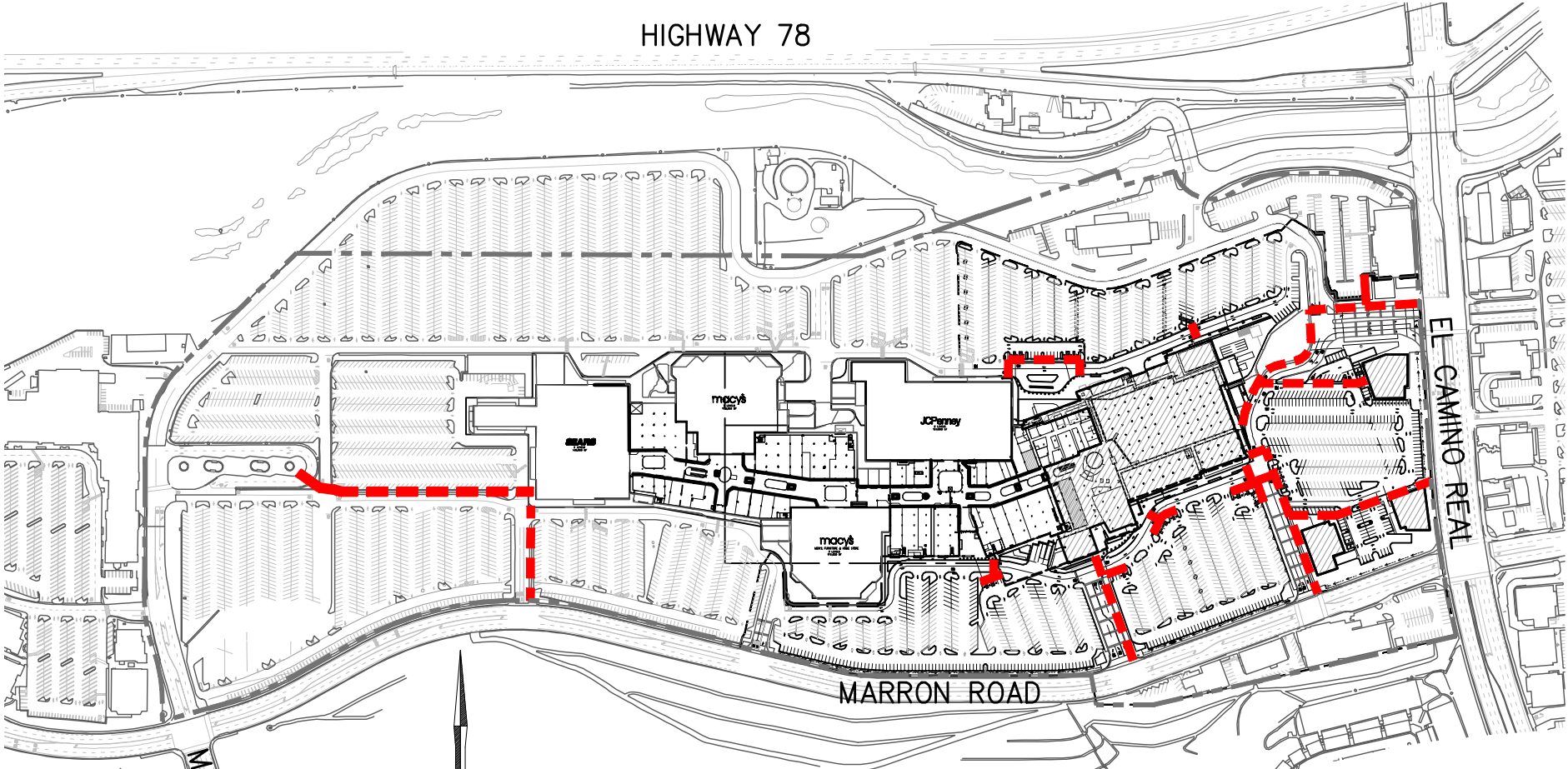
- Ensure lighting provides a sense of safety and security. Special consideration shall be given to lighting at entries, stairs, pedestrian/vehicular intersections, and other areas of potential hazards. All pathways, sidewalks, and intersections throughout the premises shall be illuminated for increased public safety.
- Provide pedestrian-scaled lighting at pedestrian pathways, sidewalks, and intersections throughout the premises. Pedestrian scaled lighting shall be utilized in areas of heavy pedestrian traffic to maintain proportionality with pedestrians.

HIGHWAY 78

EL CAMINO REAL

MARRON ROAD

MONROE STREET



1" = 400'

--- PEDESTRIAN CIRCULATION

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**SPECIFIC PLAN FOR
WESTFIELD CARLSBAD**
2495 ELCAMINO REAL, CARLSBAD, CA 92009

FIGURE 7

Hofman
Planning & Engineering
www.hofmanplanning.com

- Be compatible with the overall architectural style of the center and shall maintain consistency with respect to design, materials, color and color of light.
- All lighting shall be designed and directed downward to minimize impacts on adjacent properties and public right-of-way.
- Employ dramatic lighting that enhances the massing and character of the architecture. Employ indirect lighting of buildings and landscaping for additional accent.
- Specify fixtures and standards that complement the architectural design and aesthetic.
- Lighting shall incorporate energy efficient design where possible.

Additional light features are encouraged to add visual interest in the site, such as

- Concealing light features within buildings and landscaping,
- Lighting at entries, plazas, outdoor patio areas, and other areas where evening activity is expected to occur, and
- Indirect illumination of buildings and landscaping.

4.6 PUBLIC SAFETY

A goal of the Westfield Carlsbad Specific Plan (WCSP) and revitalization is to improve public safety. Surveillance features should be incorporated into the overall design to create a sense of space and improve natural surveillance. Special consideration should be given to stairways, elevators and areas used during the evening hours such as parking areas and exterior pedestrian walkways.

The following design elements will further optimize public safety:

Lighting

- Lighting shall be incorporated into parking and pedestrian design and shall be maintained for public safety.
- Lighting of site will be provided from dusk to dawn.
- See “Outdoor Lighting” Design Guidelines

Defensible Space

- Design center to prevent people from entering unauthorized areas.
- Design space to increase the perception of natural surveillance.
- Avoid floor space that facilitates crime in context of regional retail use.

Landscaping

- Space between the bottom of trees and the top of shrubs is encouraged.
- Low-profile shrubs in parking areas should be incorporated into the planting design.

4.7 SUSTAINABILITY

The reduction of Greenhouse Gas Emissions (GHG) has become a national objective with local and regional implementation. The overall assessment of a project's GHG emissions and related measures to control, monitor and reduce such emissions is becoming commonplace for new projects, and is becoming a required element of environmental review through current and pending CEQA (California Environmental Quality Act) provisions. Reducing GHG emissions is also assessed for projects that involve redevelopment of existing square footage.

Given the proposed project to redevelop and increase square footage at the Westfield Carlsbad shopping mall, opportunities to identify and facilitate GHG reduction measures are incorporated into the specific plan via this chapter.

There are four primary areas in which GHG emissions can be reduced via the proposed project and the overall operations of the Westfield Carlsbad shopping center:

- Mass Transit
- Structure Design/Passive Renewable Options
- Construction/Energy Efficiency Measures
- Landscape Design and Operation

The intent of this chapter is to provide a guide for the review and approval of development permits, landscape plans, and building permits that may be able to implement or operationalize various elements outlined below. Future amendments to this specific plan may be required to comply with state or federal provisions that are not formalized at this time with regards to GHG reductions and promoting sustainable developments.

Therefore, the following elements are identified at the specific plan level, with the objective of maximizing opportunities to reduce GHG

emissions associated with the continued operation of Westfield Carlsbad, and more specifically, the reduction of GHG emissions and introduction of sustainable/water conserving features that may be feasible given the proposed project to redevelop/increase square footage.

Mass Transit

The Westfield Carlsbad shopping center is a regional resource for entertainment, retail shopping and employment. Its location positions the shopping center for this regional role that involves shoppers, visitors and employees from within and outside the City of Carlsbad. Therefore, the combined vehicle emissions of all traffic generated by Westfield Carlsbad business and operations can be highly significant when assessed on a wholesale basis.

The presence and continued operation of the Mass Transit Center, located at the west end of Westfield Carlsbad, is a significant component of the shopping center's ability to reduce GHG emissions that would otherwise be generated if mass transit was not adequately provided onsite. The Mass Transit Center will remain an important element of Westfield Carlsbad, including after the proposed improvements are made to the east end of the mall.

Structure Design/Passive Renewable Options

The proposed project has opportunities to introduce sustainable materials and design elements, which will assist with overall GHG emission reductions at Westfield Carlsbad. These opportunities should be strategically assessed and implemented where feasible by the project team.

The applicable elements of Design and the range of Passive Renewable Options include, but are not limited to:

Water Conservation

- Encourage Tenant use of waterless urinals and dual flush toilets via tenant improvement criteria and corresponding manual for tenant build-outs.
- Metered and/or aerated lavatory faucets in mall common areas

Use of Daylight

- Optimize use of natural daylight to minimize energy to generate illumination and lighting needs
- Maximize use and location of light pipes, clerestories and skylights
- Optimize solar protection via screening, reflective colors, entry treatments

Building Re-Use

- Full building demolition eliminates the opportunity to re-use existing building materials and reduces the benefit of the natural resources used to generate the existing structures; building re-use is a better option when feasible from sustainability and GHG emission reduction standpoint
- Exploiting the thermal mass of existing concrete block buildings provides free cooling opportunities

Construction/Energy Efficiency Measures

The proposed project has opportunities to introduce sustainable construction and energy efficiency elements, which will assist with overall GHG emission reductions at Westfield Carlsbad. These opportunities should be strategically assessed and implemented where feasible by the project team.

The applicable elements of Construction and the range of Energy Efficiency Measures include, but are not limited to:

Construction/Demolition Waste

- Recycle or re-use a minimum of 50% of demolition and construction-generated waste
- Implement construction waste management plan

Recycling

- Exhaust opportunities to use/re-use recycled materials

Increasing Energy Efficiency

- Achieve energy efficiency that exceeds provisions of Title 24
- Improve tank and pipe insulation
- Provide cavity wall insulation
- Replace all existing HVAC units that are outdated and/or inefficient
- Improve draft proofing; and thermal controls for existing inefficiencies
- Convert parking lot lighting to LED fixtures
- "Cool Roofs"

Improvement and building plans submitted to the city for plancheck review and approval shall outline any GHG reduction measures and related sustainability measures, compliant and pursuant to this specific plan.

Landscape Design and Maintenance



The landscape proposed for the Westfield Carlsbad improvements will follow the tenets championed by LEED, Assembly Bill 1881 (Water Efficient Landscape Ordinance) and state and local storm water requirements.

The enhancement of environmental quality and the conservation of natural resources are important aspects of sustainable landscapes. The creation of these naturally efficient landscapes involves a holistic approach to

landscape design and includes considerations for a wide range of natural ecosystem variables, including: plant water-use efficiency; soil physical and biological characteristics; solar orientation and microclimate; biodiversity and native plant species; hydrology and storm water management; land forms and topography. Equally important to the success of a natural landscape are functional and aesthetic design principles, which include: irrigation design and efficiency; planting design for energy efficiency; erosion control; landscape maintenance and safety considerations; plant layout and spacing; and the creation of visually appealing plant material combinations that suit local surroundings. In successful combination, all the variables are inter-dependent upon each other to support the environmental and resource conservation goals of a sustainable landscape design.

Given the fact that the landscape at Westfield Carlsbad was established over 30 years ago and the planned improvements for the center are not envisioned as a “start from scratch” effort, future design efforts shall focus on weaving sustainable principles into the existing fabric of the center.

Natural / Eco-System Design Variables

Plant Water Use Efficiency

In order to maximize water use efficiency, appropriate plants shall be selected for the designated landscaped areas. The use of “drought tolerant” plants is essential to reducing the quantity of water consumed to support the landscape. Furthermore, plants that are



regionally native or naturalized are more adapted to the area and generally require less water, and should be selected whenever possible. In the case where a predominate species of non-native plants exist and have been deemed appropriate for the designated use, new plants of the same species shall be added as necessary to bring continuity to the site landscape.

The proposed project will incorporate plant material choices with known characteristics to perform well under local growing conditions, with minimal supplemental water. The planting design will feature the use of ornamental accent plants in areas of high visibility and pedestrian activity. The use of turf, which is a high water consuming plant, shall be replaced with lower water consuming plant material.

When feasible, plant materials shall be obtained from local nurseries with similar growing conditions as the project site to facilitate plant adaptation, and to reduce the amount of energy used to transport the resources.

Soil Physical and Biological Characteristics



Healthy soils provide sufficient nutrients, support biological activity, retain sufficient moisture and provide adequate drainage. Soil quality and character significantly affect the growth and health of plants and can greatly affect water quality; all of

which should be major considerations in the design of sustainable landscapes. When possible, the use of native (on-site) soils is preferred as a growing medium for new plants, especially native and naturalized plant species from the same region.

Adding organic compost and other soil amendments such as gypsum can greatly improve the soil texture and increase the efficiency of the soil to provide the requirements for healthy soils. Soil tests for particle size (texture), organic matter and nutrient content will be provided before the addition of any amendments. The test results can indicate what nutrients are lacking in addition to how much compost or other organic material should be added to increase the soils ability to sustain healthy plant life.

The proposed project will require agricultural suitability testing of the soils within various different planting zones to ensure that proper growing conditions are established prior to planting. Properly prepared soils will aid in the growth of healthy plants. Likewise, having knowledge of specific site soil types will aid in the selection of plants that are best suited to local conditions, thus reducing the need for additional fertilizers and maintenance, while also discouraging diseases, pests and impacts to water quality through erosion.

Solar Orientation

A successful sustainable landscape takes full consideration of solar orientation to ensure proper exposures for specific plant types and efficient use of the sun's energy. Plants types shall be grouped and

planted according to environmental exposures, and sited to provide the best and most-efficient use of sun and shade.

The proposed design will limit the use of high-water demanding plant materials in areas of the site where high sun exposures will dry out soils, creating the need for additional resource expenditures to maintain the landscape. Likewise, in heavy shade areas the proposed design will provide plantings that require less sunlight and adapt well to moist soils.

Hydrology and Storm Water Management

Most development projects cover large area of the ground with impervious surfaces such as roads, parking lots, sidewalks and the new buildings themselves, which prevent rainwater from soaking into the ground. These surfaces often increase the speed and amount of stormwater that runs into nearby waterways, carrying pollutants and sediment each time it rains. The results of the increased run-off negatively affect water quality for the surrounding environment.



Sustainable landscape design seeks to reduce or divert storm water away from drainage infrastructure and direct it to areas where it can benefit the environment, such as: infiltration areas to recharge groundwater supplies; collection area for reuse in underground holding tanks or retention basins; or landscaped areas where it can be evapotranspired by plant material.

In addition, the use of pervious paving systems such as concrete unit pavers or porous concrete can reduce the amount of urban run-off from hardscaped surfaces. Green roof systems can also be an ideal means of reducing stormwater run-off from buildings.

The project will incorporate sustainable landscape design principles to reduce stormwater run-off through the use of collection areas, pervious paving systems and infiltration areas.

Functional Design Variables

Irrigation Design and Efficiency

The intention of the irrigation system for the proposed developed project site is to be water-efficient and to minimize the demand on the municipal potable water source. This can be accomplished by establishing approximately how much supplemental water must be provided by the irrigation system to promote a healthy growing environment. The first step in this process is to prepare Daily Water Use Calculations and then design an efficient designed system combined with tested water conservation products.

Daily Water Use Calculation

The purpose of the Daily Water Use Calculation is to determine the average daily water needs, in gallons, within the proposed developed portion of the project site. The calculation takes several factors into consideration:

- The total landscaped area of the site
- Hydrozones
- Evapotranspiration
- Annual rainfall data
- Plant material and crop coefficient
- Distribution Uniformity

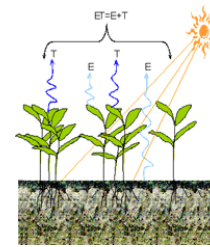
Total Landscape Area

The total landscaped area within the proposed developed area can be calculated by completing an area take off of the proposed developed portion of the project site and subtracting the various non-planted features such as hardscape, roadways and buildings.

Site Hydrozones

Hydrozones consist of areas that have plant material with similar water needs.

Evapotranspiration



Evapotranspiration (Eto) is the loss of water into the atmosphere by way of evaporation and transpiration from plants. This loss of water differs greatly among the many different climatic conditions that exist across the State of California. Weather stations have been established across the State by C.I.M.I.S. (California Irrigation Management Information Systems) who constantly monitor climatic conditions. The rate of evapotranspiration is measured in inches and comes in the form of historical data collected by C.I.M.I.S.

Annual Rainfall

Typically, to provide a more accurate calculation, the amount of annual rainfall is subtracted from the annual Eto. The difference represents the annual deficit to be supplied by the irrigation system.



Plant Material

Plant material plays a key role in determining daily water needs due to the fact that different types of plants have different water requirements. For that reason, crop coefficients have been established to categorize plants according to the amount of ETo that individual plants need to remain healthy.

Distribution Uniformity

Distribution uniformity (DU) refers to the efficiency of a particular method of irrigation and is an indication of how evenly water is applied over the landscape area.

- **Conventional rotor heads**
The use of rotor heads for large expanses is the industry standard due to the ability to distribute large volumes of water over greater distance in a timely manner.

- **Low Precipitation, Multi-Stream Spray Heads**

In areas of high visibility, where more traditional, ornamental plant material is installed and moderate water use is required.



Another benefit is the delivery of precipitation at lower rates than a conventional spray head, thereby reducing the amount of run-off onto hardscape surfaces.

The ability to add more heads per valve can help to reduce up-front costs by reducing the number of valves, valve manifolds, and manifold isolation valves and possibly lower the cost of the automatic irrigation controllers whose prices are partially driven by the number of total stations installed.

- **Conventional Spray Heads**



Conventional spray heads work much like the Multi-Stream product with the exception of the spray pattern. Distribution occurs as a constant fan of water which is the source of its

higher precipitation rate which can ultimately lead to wasted water in the form of runoff. Through good design and proper irrigation management, conventional spray heads can effectively keep landscape material healthy with minimal run-off.

- **Drip Irrigation**
In areas where low-moderate, drought tolerant plant material is installed, a pressure regulating drip irrigation system will be utilized as the typical method of irrigation.

There are several benefits to drip irrigation including lower installation costs for on grade installation, smaller lateral sizes, and smaller valves. Performance wise, drip irrigation is the most efficient method due to its ability to put water exactly where it's needed with almost no run off onto hardscape. The use of point to source drip irrigation also allows the flexibility to move emission points as plants grow, putting water in the ideal location in proximity to the root ball.



Calculation of Daily Water Use

Once all of the above mentioned factors have been considered and determined, the numbers are entered into the daily water use formula. Once the formula has been calculated, the next step of the process involves translating the water requirement from average inches per day to average gallons per day. This can be accomplished by multiplying the average daily inches, the area of the particular hydrozone area and a constant of 0.623. The result is the amount of gallons of supplemental water required on an average daily basis for the specified hydrozone.

Landscape Maintenance

Millions of dollars are spent each year designing, implementing, and maintaining urban landscapes. But, when these landscapes require excessive amounts of water, energy, labor, and other resources to maintain, the environmental and economic costs of these landscapes begin to outweigh many of the natural benefits that these areas provide.

In contrast, sustainable landscapes feature healthier, longer-lived plants that rely less on chemical pesticides and fertilizers, minimize water use, and reduce waste generation and disposal. They also require less maintenance and alleviate groundwater and air pollution problems.



There are varying ways and means to achieve a sustainable landscaping project. By definition, these projects should balance the desire for an attractive environment with the local climate and geography; require minimal energy and resource inputs, such as fertilizer, pesticides and water; and compliment the natural surrounding environment. A well-designed sustainable landscape reflects a high level of self-sufficiency. Once established, it should grow and mature virtually on its own — as if nature had planted it.

Recycling green waste in the form of mulches and soil amendments (compost) will help to retain soil moisture and temperature, which encourages plant growth, prevents soil erosion and blocks out competing weeds.



To ensure success, the landscape for this project will be designed with environmental sustainability and long-term maintenance in mind. By working with the existing environment and site ecology rather than trying to impose a design foreign landscape aesthetic to the project, the end result will be a landscape that is well suited with its natural surroundings, healthier and easier to maintain. Project costs to implement a design that is easy to maintain are negligible and result in a long-term savings, both economical and environmental.

5.0 DEVELOPMENT STANDARDS

The following section lays out the applicable development standards contained in this specific plan. The section is organized into two parts "General Development Standards" and "Planning Area Requirements". The General Development standards apply to the entire Westfield Carlsbad site and include parking, grading, lighting and signage standards. The Planning Area requirements describe standards that apply to each individual planning area.

The development standards established within the WCSP shall serve as the implementing zoning for the site. Unless otherwise modified in the Specific Plan, all development shall comply with the standards of the underlying General Commercial (C-2) zoning district of the Carlsbad Municipal Code (Chapter 21.28), and Chapter 21.44 - Parking.

5.1 GENERAL DEVELOPMENT STANDARDS

Parking

The parking provided includes all parking lots and structures within the Specific Plan area, and the parking lot parcel located just north of the Specific Plan boundary, south of the Buena Vista Creek. This area holds 613 parking stalls constructed within the City of Oceanside, owned by the City of Carlsbad, and by agreement used solely for public parking.

As a regional shopping center Westfield Carlsbad contains a variety of commercial uses including anchor and specialty retail, restaurants, and a theater. Shared parking dynamics in such a situation are well documented and support the following parking ratios which represent parking standards for Westfield Carlsbad established by the Specific Plan:

- 4 spaces/1,000 square feet of gross leasable area (GLA).

Based on standard above and the maximum allowable square footage for the total site of 1,186,509 square feet per Section 2.2:

| | |
|-------------------|--------------|
| Parking Required | 4,746 spaces |
| Parking Provided: | 5,931 spaces |
| Surplus/(Deficit) | 1,185 spaces |

The number of parking spaces provided is based on the current proposal for the site development plan. While this is anticipated to remain the same, if changes to proposed layout/development occur, the final number may vary slightly. For purposes of compliance with this specific plan, the number of parking spaces provided must meet the required minimum based on the standard of 4/1,000 sf.

In addition to the parking standard, the following criteria shall apply:

- Parking spaces for all permitted and ancillary uses shall be provided consistent with the parking ratios set forth in the Specific Plan.
- Minimum parking stall size for any new standard parking stalls shall be 8.5' by 19' (2' overhang can be included in the 19 ft. length) Existing stalls are permitted to remain as provided.
- Compact parking is permitted and minimum parking dimensions shall be 8' by 15'. Up to 25% of the required parking spaces may be compact spaces. No overhang permitted.
- Parking for motorcycles shall be allowed, and shall be counted toward the total required parking up to a

maximum of 1 percent of the total parking required. Minimum parking stall size for motorcycles shall be 3.5' by 7'.

- Parking lot landscaping shall conform to the guidelines in Section 4 of this specific plan.

Grading

Emphasis shall be placed on retaining the natural topography of the site, with exception to landscape areas where topographic mounding is encouraged. No cut or fill exceeding 15 feet from the existing grade shall be permitted; except cut or fill for the construction of below grade parking structures is permitted. Earthwork outside of the setback areas may exceed this amount in isolated areas, as a result of extreme, localized topographic conditions, or for the provision of public streets. A concept grading plan, processed with required discretionary entitlement, shall depict the proposed cut/fill amount and area. Temporary changes in grade are exempt from the above requirements if the grading is performed as remedial grading recommended by a soils / geotechnical report.

Outdoor Lighting

An exterior lighting plan consistent with this specific plan shall be required as a condition of any Site Development Plan or other entitlement approval that proposes new exterior lighting, subject to the approval of the City Planner. The required lighting plan shall include the proposed location of all exterior lights, a standard drawing or drawings of the light design(s) to be utilized including color and height of standard, light coverage information indicating foot-candle levels and a plan for replacement and maintenance of the lights.

The exterior lighting plan should take into account the following:

- Parking lot light standards shall be allowed up to 35 feet in height maximum, measured from the ground to the tallest point of the fixture.
- Parking lot lights shall be located, designed, and directed downward to minimize direct glare beyond the parking lot area.
- Parking lot lights shall be positioned over vehicles rather than over drive aisles.
- Pedestrian scaled lighting with light standards that are 15 feet or less in height, bollard style lighting, or combination thereof shall be utilized throughout the project premises to illuminate pedestrian sidewalks and connecting pathways identified in Figure 7 "Pedestrian Circulation".
- Lighting shall incorporate energy efficient design where possible.
- Additional light features are encouraged to add visual interest in the site, such as
 - Concealing light features within buildings and landscaping,
 - Lighting at entries, plazas, outdoor patio areas, and other areas where evening activity is expected to occur, and
 - Indirect illumination of buildings and landscaping.

Signs

Signage is an important component for a successful retail center. The purpose of a sign program is to integrate signs with building, site and landscaping design to form a unified architectural statement.

Applicability

This specific plan supersedes the following sections of C.M.C. Chapter 21.41 - Sign Ordinance:

- 21.41.050 Application permits and procedures
- 21.41.080 Sign design standards
- 21.41.095 Permitted permanent signs
- 21.41.130 Nonconforming signs

When a conflict occurs between the WCSP and C.M.C. Chapter 21.41, the Specific Plan shall govern.

Definitions

The following definitions are intended to supplement the definitions contained in C.M.C. Section 21.41.020 and to provide greater clarity to the types of signs that are allowed within the Westfield Carlsbad Specific Plan.

- “Directional Sign” means a sign intended to guide both pedestrians and vehicles around the Westfield Carlsbad site. An example would include signage in parking areas that directs visitors to an anchor store.
- “Facia Sign” means a wall sign attached to a wall surface, unless otherwise noted, that does not project or extend more than ten inches from the wall. Fascia signs are intended to only have one display surface. The following categories of display are permitted on the fascia signs within the Westfield Carlsbad Specific Plan:

- Westfield ID signs will be located throughout the center. These signs can be affixed to walls and other architectural features as defined in the Westfield Carlsbad Sign Program.
- Anchor Store signs will be located on the major anchor buildings.
- Mini-Anchor Store signs will be distinguished from other tenant signs and located adjacent to those spaces.
- Cinema signs will advertise the onsite movie theater.
- Restaurant signs will advertise the onsite restaurants, both within the main complex and the pad sites.
- Tenant signs will advertise individual tenants within the center.
- “Monument Sign” means a freestanding sign that has a wider base of which the display or copy is an integral part of the design. A monument sign would typically be located near the main entrances of the site, identifying overall location of the center and possibly major and minor anchor stores
- “Partnership Marketing Sign” means a sign that is typically located on the building face, advertising an onsite retailer or product. An example could include a retail jewelry store ad displaying a watch or other item sold at that store.
- “Projecting Sign” means a sign located on a building that projects outwards more than 10 inches generally at 90 degrees from the building face. It is the intent that visitors

would see the sign above them as they walk alongside the building.

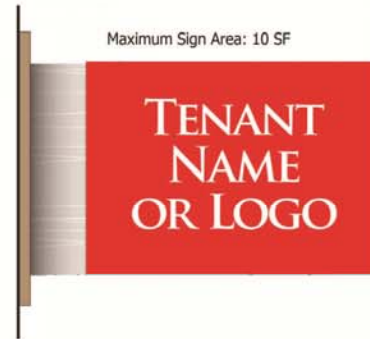
- “Pylon Signs” means a freestanding sign intended to advertise the Westfield Carlsbad center along with other anchor/mini-anchors within the shopping center. The Pylon sign is intended to identify the center from the major intersections and the 78 Freeway.
- “Static Display” means a non-digital display area on a Pylon or Monument sign that has interchangeable copy. This display can contain individual tenant displays of product or services.

A graphic example of some of the typical sign types are provided on the following page.

Graphic example of sign types



PYLON SIGN (NON-DIGITAL)



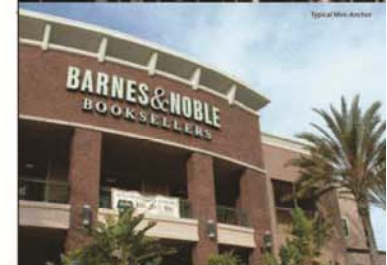
PROJECTING SIGN



MONUMENT SIGN



DIRECTIONAL SIGN



Maximum Sign Area: 672 SF



PARTNERSHIP MARKETING SIGN

Maximum Sign Area: 120 SF



TENANT MONUMENT SIGN

Maximum Sign Area: 200 SF



CINEMA SIGN



Allowed Sign Sizes and Quantities

Each of the specific sign types has a corresponding maximum size with limitations on height and/or area. The maximum size and number of signs for each sign type is presented in Tables 5a and 5b. Table 5a provides the parameters for signage for the area north of Marron Road while Table 5b provides for signage south of Marron Road. Future sign program approval for these areas will be required to implement these specific plan provisions.

Sign Program

A detailed sign program shall be prepared subject to approval of the City Planner prior to the construction of any new signs. This sign program shall demonstrate how signs will be integrated with buildings, circulation and landscaping to form a coordinated architectural statement. The Sign Program shall also include specific locations for each proposed sign and shall be consistent with the heights, quantities and maximum areas shown on Tables 5a and 5b.

Sign Standards

The detailed sign program shall include all of the following general standards:

1. No roof mounted signs shall be allowed.
2. Facia signs shall be no greater in area than 1 sf per lineal foot of store front up to a maximum size as stated in Tables 5a and 5b.
3. Design, color and materials of all signs shall be included and reviewed through the detailed sign program.

4. For those buildings located on the south side of Marron Road, each business shall be allowed one fascia tenant sign, however, only one sign can occupy a building face which fronts onto a public street.
5. Off premise signs shall not be allowed.
6. Signs shall not be located within a line of sight corridor that would impact traffic circulation.
7. The sign area for all freestanding signs (i.e, pylon, monument and directional) as illustrated in this specific plan shall be computed by measuring the entire area contained within the frame, cabinet, monument, monument base, or fixture (including voids).

Nonconforming Signs

Except for normal repair and maintenance and any modification required for NEC compliance, no nonconforming sign shall be expanded, structurally or electrically altered (not including a change in sign face or sign copy), moved or relocated, unless it is brought into conformance with all current provisions of this specific plan. When a sign, which was in compliance with all applicable laws in effect at the time it was originally erected, is physically damaged, whether by vandalism, forces of nature or other causes, the sign may be repaired or restored to its original size, shape, height, orientation and message; however, the repair or restoration must be done in a manner which complies with current building and electrical codes.

**Table 5a:
Allowed Sign Sizes and Quantities for area north of Marron Rd**

| SIGN TYPE | MAXIMUM HEIGHT | MAXIMUM AREA ¹ | QUANTITY |
|--------------------------------------|----------------|---------------------------|----------|
| FREESTANDING SIGNS | | | |
| DIRECTIONAL SIGNS | 8'-6" | 55 SF | 25 |
| TENANT MONUMENT SIGNS | 15'-0" | 120 SF | 2 |
| MONUMENT SIGNS | 6'-0" | 50 SF | 4 |
| PYLON SIGN (STATIC) | 45'-0" | 1000 SF | 1 |
| WALL/BUILDING SIGNS | | | |
| FASCIA WESTFIELD ID | | 200 SF | 7 |
| FASCIA ANCHOR SIGN | | 400 SF | N/A |
| FASCIA MINI-ANCHOR SIGN | | 150 SF | N/A |
| CINEMA SIGN | | 200 SF | 1 |
| FASCIA RESTAURANT SIGN | | 150 SF | N/A |
| FASCIA TENANT SIGNS | | 150 SF | N/A |
| FASCIA TENANT SIGNS PADS | | 150 SF | N/A |
| PROJECTING SIGNS | | 10 SF | 20 |
| PARTNERSHIP MARKETING SIGNS - TYPE 1 | | 672 SF | 2 |
| PARTNERSHIP MARKETING SIGNS - TYPE 2 | | 380 SF | 3 |

**Table 5b:
Allowed Sign Sizes and Quantities for area south of Marron Rd**

| SIGN TYPE | MAXIMUM HEIGHT | MAXIMUM AREA ¹ | QUANTITY |
|----------------------------|----------------|---------------------------|----------|
| FREESTANDING SIGNS | | | |
| MONUMENT SIGN | 6'-0" | 50 SF | 1 |
| WALL/BUILDING SIGNS | | | |
| FASCIA TENANT SIGN | | 150 SF | N/A |

¹ Multi-Faced Signs. The sign area for a two-sided or multi-faced sign shall be computed by adding together the area of all sign faces visible from any one point. When two sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same structure, the sign area shall be computed by the measurement of one of the faces. In the case of a sign of spherical or cylindrical shape, the area of the sign shall be one-half of the surface area.

5.2 PLANNING AREA REQUIREMENTS

Planning Area 1: Main Mall - East

Building Placement

- 15 ft minimum building setback as measured from the back of sidewalk along Marron Road
- 0 ft building setback for all other areas

Building Coverage

- No maximum building coverage

Building coverage will be a factor of market conditions, parking and setbacks and determined on a case by case basis.

Landscape Setback

- 10 ft minimum landscape setback as measured from the back of sidewalk along Marron Road

Additionally:

Entry monuments, parking overhang, pedestrian connections and project driveways shall be permitted within all setback areas.

Parking Areas

Improvements to surface parking areas shall include the installation of lighting standards in the reconfigured area, repaving/restriping of the parking areas, parking lot landscaping including the addition of trees at end of parking lot islands and on-going landscape maintenance. Parking areas shall comply with the landscape guidelines in Section 4.

Building Height

It is the intent of this Specific Plan that a maximum building height of 75 feet measured from the finished floor elevation of the lower level (30.30' elevation) be established as the maximum building height for the entire main building in this Planning Area. Given the two levels of the main building, it is difficult to apply the city's standard height definition to establish a 75' building height standard. For that reason, building height for the entire main building in this planning area will be measured as a set elevation above sea level. Therefore, the maximum height for this Planning Area shall be as follows:

- The maximum height for any portion of the main building shall not exceed 105.30 feet above mean sea level.
- The maximum height for any future detached buildings shall not exceed 45' as measured using the City's standard building height definition as defined in Section 21.04.065 of the Carlsbad Municipal Code.

Additionally:

Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, architectural features or towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected up to 10 ft above the height limits, but no roof structure or any other space above the height limit shall be allowed for the purpose of providing additional floor space, or be taller than the minimum height requirement to accommodate or enclose the intended use.

Planning Area 2: Outbuildings along El Camino Real

Building Placement

- 15 ft minimum building setback as measured from the back of sidewalk along El Camino Real
- 15 ft minimum building setback as measured from the back of sidewalk along Marron Road
- 0 ft minimum for all other building setbacks

Additionally:

Landscaping, incidental outdoor dining areas, pedestrian connections, entry monuments, and project driveways shall be permitted within all setback areas.

Building Coverage

- No maximum building coverage

Building coverage will be a factor of market conditions, parking and setbacks and determined on a case by case basis.

Landscape Setback

- 15 ft minimum landscape setback as measured from the back of sidewalk along El Camino Real
- 10 ft minimum landscape setback as measured from the back of sidewalk along Marron Road

Additionally:

Entry monuments, parking overhang, pedestrian connections and project driveways shall be permitted within all setback areas.

Parking Areas

Improvements to surface parking areas shall include the addition of new landscaping, reconfiguration of current parking and the creation of an inviting entry and connections to new buildings per the Landscape Design Guidelines in Section 4.

Building Height¹

- 35 ft maximum for all buildings within 300 ft of El Camino Real
- 45 ft maximum for all other buildings within Planning Area 2²

Additionally:

Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, architectural features or towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected up to 10 ft above the height limits, but no roof structure or any other space above the height limit shall be allowed for the purpose of providing additional floor space, or be taller than the minimum height requirement to accommodate or enclose the intended use.

¹ All buildings shall comply with the building height definition in Section 21.04.065 of the Carlsbad Municipal Code.

² City Council may approve a height limit in excess of 45 ft to a maximum of 55 ft through a Site Development Plan if the following findings can be made:

- (1)The height of the buildings will not adversely affect surrounding properties;
- (2)The buildings will not be unduly disproportional to other buildings in the area;
- (3)The building does not contain more than three levels;
- (4)An increased area in contiguous heavily landscaped open space is provided adjacent to and outside of the building perimeter and/or the parking lot. The property owner agrees not to develop the open space in the future. The increased area to be provided will be computed as follows: (x) feet increase in vertical height above thirty-five feet multiplied by one percent of the site's building coverage square footage;
- (5)The building conforms to the requirements of Section 18.04.170 of the C.M.C.; and
- (6)The site must develop with a regional commercial use that would accommodate large anchor tenants.

**Planning Area 3:
Outbuildings on northern edge of Westfield Carlsbad**

Building Placement

- 15 ft minimum building setback as measured from the back of sidewalk along El Camino Real for any new buildings
- 0 ft minimum for all other building setbacks

Existing buildings are permitted to remain at existing setbacks, and if modifications are made the requirements of the non-conforming section (Section 2.6) of this specific plan shall apply.

Additionally:

Landscaping, incidental outdoor dining areas, pedestrian connections, entry monuments, and project driveways shall be permitted within all setback areas.

Building Coverage

- No maximum building coverage

Building coverage will be a factor of market conditions, parking and setbacks and determined on a case by case basis.

Landscape Setback

- 15 ft minimum landscape setback as measured from the back of sidewalk along El Camino Real

Existing landscape associated with existing building to remain at existing landscape setback, unless area is redeveloped.

Additionally:

Entry monuments, pedestrian connections and project driveways shall be permitted within all setback areas.

Parking Areas

Improvements to surface parking areas shall be limited to repaving/restriping of the parking areas and on-going landscape maintenance unless new development/expansion is proposed in Planning Area 3. Parking areas shall comply with the landscape guidelines in Section 4.

Building Height³

- 35 ft maximum for all buildings within 300 ft of El Camino Real
- 45 ft maximum for all other buildings in Planning Area 4⁴

Additionally:

Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, architectural features or towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected up to 10 ft above the height limits, but no roof structure or any other space above the height limit shall be allowed for the purpose of providing additional floor space, or be taller than the minimum height requirement to accommodate or enclose the intended use.

³ All buildings shall comply with the building height definition in Section 21.04.065 of the Carlsbad Municipal Code.

⁴ City Council may approve a height limit in excess of 45 ft to a maximum of 55 ft through a Site Development Plan if the following findings can be made:

(1)The height of the buildings will not adversely affect surrounding properties;

(2)The buildings will not be unduly disproportional to other buildings in the area;

(3)The building does not contain more than three levels;

(4)An increased area in contiguous heavily landscaped open space is provided adjacent to and outside of the building perimeter and/or the parking lot. The property owner agrees not to develop the open space in the future. The increased area to be provided will be computed as follows: (x) feet increase in vertical height above thirty-five feet multiplied by one percent of the site's building coverage square footage;

(5)The building conforms to the requirements of Section 18.04.170 of the C.M.C.; and

(6)The site must develop with a regional commercial use that would accommodate large anchor tenants.

Planning Area 4: Outbuildings south of Marron Road

Building Placement

- 15 ft minimum building setback as measured from the back of sidewalk along El Camino Real for any new buildings
- 5 ft minimum for all other building setbacks

Existing buildings are permitted to remain at existing setbacks, and if modifications are made the requirements of the non-conforming section (Section 2.6) of this specific plan shall apply.

Additionally:

Landscaping, incidental outdoor dining areas, pedestrian connections, entry monuments, and project driveways shall be permitted within all setback areas.

Building Coverage

- No maximum building coverage

Building coverage will be a factor of market conditions, parking and setbacks and determined on a case by case basis.

Landscape Setback

- 15 ft minimum landscape setback as measured from back of sidewalk along El Camino Real
- 5 ft minimum landscape setback as measured from back of sidewalk along Marron Road for any new development

Existing landscape associated with existing building to remain at existing landscape setback.

Additionally:

Entry monuments, parking overhang, pedestrian connections and project driveways shall be permitted within all setback areas.

Parking Areas

Improvements to surface parking areas shall be limited to repaving/restriping of the parking areas and on-going landscape maintenance unless new development/expansion is proposed in Planning Area 4. Parking areas shall comply with the landscape guidelines in Section 4.

Building Height⁵

- 35 ft maximum for all buildings within 300 ft of El Camino Real
- 45 ft maximum for all other buildings in Planning Area 4⁶

Additionally:

Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, architectural features or towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected up to 10 ft above the height limits, but no roof structure or any other space above the height limit shall be allowed for the purpose of providing additional floor space, or be taller than the minimum height requirement to accommodate or enclose the intended use.

⁵ All buildings shall comply with the building height definition in Section 21.04.065 of the Carlsbad Municipal Code.

⁶ City Council may approve a height limit in excess of 45 ft to a maximum of 55ft through a Site Development Plan if the following findings can be made:

- (1)The height of the buildings will not adversely affect surrounding properties;
- (2)The buildings will not be unduly disproportional to other buildings in the area;
- (3)The building does not contain more than three levels;
- (4)An increased area in contiguous heavily landscaped open space is provided adjacent to and outside of the building perimeter and/or the parking lot. The property owner agrees not to develop the open space in the future. The increased area to be provided will be computed as follows: (x) feet increase in vertical height above thirty-five feet multiplied by one percent of the site's building coverage square footage;
- (5)The building conforms to the requirements of Section 18.04.170 of the C.M.C.; and
- (6)The site must develop with a regional commercial use that would accommodate large anchor tenants.

Planning Area 5: Main Mall - West

Building Placement

- 15 ft minimum building setback as measured from back of sidewalk along Marron Road
- 0 ft building setback for all other areas

Additionally:

Landscaping, incidental outdoor dining areas, pedestrian connections, entry monuments, and project driveways shall be permitted within all setback areas.

Building Coverage

- No maximum building coverage

Building coverage will be a factor of market conditions, parking and setbacks and determined on a case by case basis.

Landscape Setback

- 10 ft minimum landscape setback as measured from the back of sidewalk along Marron Road for new development that occurs in close proximity. Existing landscaping setback to remain until building improvements occur within planning area.

Additionally:

Entry monuments, parking overhang, pedestrian connections and project driveways shall be permitted within all setback areas.

Parking Areas

Improvements to surface parking areas shall be limited to repaving/restriping of the parking areas and on-going landscape

maintenance unless new development/expansion is proposed in Planning Area 5. Parking areas shall comply with the landscape guidelines in Section 4.

Building Height

It is the intent of this Specific Plan that a maximum building height of 75 feet measured from the finished floor elevation of the lower level (30.30' elevation) be established as the maximum building height for the entire main building in this Planning Area. Given the two levels of the main building, it is difficult to apply the city's standard height definition to establish a 75' building height standard. For that reason, building height for the entire main building in this planning area will be measured as a set elevation above sea level. Therefore, the maximum height for this Planning Area shall be as follows:

- The maximum height for any portion of the main building shall not exceed 105.3 feet above mean sea level.
- The maximum height for any future detached buildings shall not exceed 45' as measured using the City's standard building height definition as defined in Section 21.04.065 of the Carlsbad Municipal Code.

Additionally:

Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, architectural features or towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected up to 10 ft above the height limits, but no roof structure or any other space above the height limit shall be allowed for the purpose of providing additional floor space, or be taller than the minimum height requirement to accommodate or enclose the intended use.

6.0 DEVELOPMENT REVIEW PROCESSES

The dynamic nature of a regional shopping center requires flexibility in the development and operation at Westfield Carlsbad. In order to facilitate the necessary management flexibility, the Westfield Carlsbad Specific Plan (WCSP) includes a multi-level development review process. The multi-level development review process includes review and approval for the largest of development projects by the Planning Commission, review and approval of medium-scale development projects by the City Planner, and staff review and approval for small development projects.

The specific categories and associated processes are described in this section.

Table 6: Development Review Processes

| Category | Development Review Process | Thresholds |
|---|----------------------------|-------------------------------|
| Main Shopping Center Edifice¹ | | |
| Change in square footage | Staff Approval | 0 - 500 square feet |
| | Minor SDP | 501 - 2,500 square feet |
| | SDP | Over 2,500 square feet |
| Structure height change | Staff Approval | 0 to 10% increase/decrease |
| | Minor SDP | >10% to 15% increase/decrease |
| | SDP | >15% plus increase/decrease |
| Mall and/or vehicle Entry change | Staff Approval | |
| Façade change | Staff Approval | |
| Landscape change | Staff Approval | |
| Incidental outdoor dining | Staff Approval | |
| Interior Tenant Improvements | Staff Approval | |
| Out-Buildings¹ | | |
| New Change in square footage | SDP | |
| | Staff Approval | 0 to 10% increase/decrease |
| | Minor SDP | >10% to 15% increase/decrease |
| | SDP | >15% plus increase/decrease |
| Structure height change | Staff Approval | 0 to 10% increase/decrease |
| | Minor SDP | >10% to 15% increase/decrease |
| | SDP | >15% plus increase/decrease |
| Façade change | Staff Approval | |
| Landscape change | Staff Approval | |
| Incidental outdoor dining | Staff Approval | |
| Interior Tenant Improvements | Staff Approval | |
| Parking lot | | |
| Number of spaces change | Staff Approval | |
| Landscape change | Staff Approval | |
| Drainage | Staff Approval | |

¹Any increase/decrease in GLA of Main Shopping Center Edifice, or Out-Buildings shall not cause the cumulative development to exceed 1,186,509 sf of GLA pursuant to the maximum development cap of the WCSP.

**SITE DEVELOPMENT PLAN/
MINOR SITE DEVELOPMENT PLAN**

Application and fees

An application for a minor site development plan or site development plan may be made by the owner of the property affected or the authorized agent of the owner. The application shall:

1. Be made in writing on a form provided by City Planner.
2. State fully the circumstances and conditions relied upon as grounds for the application
3. Be accompanied by adequate plans, a legal description of the property and all other materials as specified by the City Planner.

At the time of filing the application, the applicant shall pay the application fee as contained in the most recent fee schedule adopted by the City Council.

Notices and hearings

At least ten days prior to a decision on the application for a minor site development plan, the City Planner shall give written notice of the application (by mail) to the project applicant, the owner of the subject real property or the owner's duly authorized agent and to all property owners as shown on the latest equalized assessment role within three hundred feet of the subject property.

The application for a site development plan shall be considered at a public hearing and the City Planner shall give notice of the public hearing in accordance with Chapter 21.54 of the Carlsbad Municipal Code.

Decision-making process

Applications for minor site development plans or site development plans shall be acted upon in accordance with one of the processes identified below.

Minor Site Development Plan – City Planner

Any person so notified as described in the Notices section of this chapter may file written comments or a written request to be heard within ten calendar days of the date of the notice. If a written request to be heard is filed, the City Planner shall:

1. Schedule an administrative hearing (not a formal public hearing); and
2. Provide written notice to the applicant and the requestor at least five calendar days prior to the date of the administrative hearing.

An application for a minor site development plan may be approved, conditionally approved or denied by the City Planner based upon his/her review of the facts as set forth in the application and review of the circumstances of the particular case, and evidence presented at the administrative hearing, if one is conducted.

The City Planner may approve or conditionally approve the minor site development plan if the following findings of fact are found to exist:

- (1) The requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the general plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;

- (2) That the site for the intended use is adequate in size and shape to accommodate the use;
- (3) That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained;
- (4) That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.

Site Development Plan – Planning Commission

An application for certain site development plans, as identified elsewhere in this Specific Plan, may be approved, conditionally approved or denied by the Planning Commission at a public hearing noticed in accordance with Chapter 21.54 of the Carlsbad Municipal Code.

The Planning Commission shall hear the matter, and may approve or conditionally approve the site development plan if, from the evidence presented at the hearing if the following findings of fact are found to exist:

- (1) The the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the general plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;
- (2) That the site for the intended use is adequate in size and shape to accommodate the use;

- (3) That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained;
- (4) That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.

Site Development Plan – City Council

An application for certain site development plans, as identified elsewhere in this chapter, may be approved, conditionally approved or denied by the City Council at a public hearing noticed in accordance with Chapter 21.54 of the Carlsbad Municipal Code.

Before the City Council decision, the Planning Commission shall hear and consider the application for a site development plan and shall prepare a recommendation and findings for the City Council, including all matters set out in the findings of fact within this section. The action of the Planning Commission shall be filed with the city clerk, and a copy shall be mailed to the applicant.

The City Council shall hear the matter, and after considering the findings and recommendation of the Planning Commission, may approve or conditionally approve the site development plan if, from the evidence presented at the hearing, if the following findings of fact are found to exist:

- (1) The the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the general plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;

- (2) That the site for the intended use is adequate in size and shape to accommodate the use;
- (3) That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained;
- (4) That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.

Announcement and findings of fact

The City Planner shall announce in writing (by letter) his/her decision and findings for a minor site development plan.

The Planning Commission or City Council shall announce its decision or findings by formal resolution.

The announcement of a decision and findings for a minor site development plan or site development plan shall include:

1. A statement that the minor site development plan or site development plan is granted or denied;
2. The facts and reasons which, in the opinion of the City Planner, Planning Commission or City Council, make the granting or denial of the minor site development plan or site development plan necessary to carry out the provisions and general purpose of this title;
3. Such conditions and limitations as the City Planner, Planning Commission or City Council may impose in the approval of a minor site development plan or site development plan.

Mailing of notice of decision

Following the announcement of a decision approving, conditionally approving, or denying a minor site development plan or site development plan, a copy of the announcement of decision shall be mailed to the applicant at the address shown on the application filed with the planning division, and to any person who requested or spoke at an administrative hearing for the minor site development plan, and any person who has filed a written request for a notice of decision.

Appeals

The actions of the City Planner or Planning Commission may be appealed in accordance with Sections 21.54.140 and 21.54.150 of the Carlsbad Municipal Code.

Expiration period

Any minor site development plan or site development plan becomes null and void if not exercised within two years of the effective date of approval, unless extended as set forth below in the Extensions section of this chapter.

Extensions

The City Planner may administratively, without a public hearing or notice, extend the time within which the right or privilege granted under a minor site development plan or site development plan must be exercised, subject to the following:

1. The applicant shall submit a written request for a time extension, along with payment of the application fee contained in the most recent fee schedule adopted by the City Council prior to the expiration of such minor site development plan or site development plan.

2. The City Planner shall extend a minor site development plan or site development plan for a period of two additional years if the following findings are made:
 - Conditions have not substantially changed since the approval of the minor site development plan or site development plan; and
 - The project remains consistent with the general plan and this Specific Plan, and the findings of fact as set forth in this section of the Specific Plan.
3. The City Planner may grant no more than three, two-year extensions, for a total cumulative time extension of six years.
4. In granting an extension of a minor site development plan or site development plan, the City Planner may impose new conditions and may revise existing conditions.

The City Planner shall announce in writing (by letter) his/her decision to grant or deny an extension of a minor site development plan or site development plan. A copy of the letter announcing the City Planner's decision shall be mailed to the applicant at the address shown on the application filed with the planning division and to any person who has filed a written request to receive such notice of decision.

Amendments

Any approved minor site development plan or site development plan may be amended by following the same procedure as for approval of a minor site development plan or site development plan, and upon payment of the application fee contained in the most recent fee schedule adopted by the City Council.

In granting an amendment, the decision maker may impose new conditions and may revise existing conditions.

Final site development plan

After approval the applicant shall submit a reproducible copy of the minor site development plan or site development plan which incorporates all requirements of the approval to the City Planner. Prior to signing the final minor site development plan or site development plan, the City Planner shall determine that all applicable requirements have been incorporated into the plan.

The final signed minor site development plan or site development plan shall be the official site layout plan for the property and shall be attached to any application for a grading and/or building permit on the subject property.

6.1 STAFF APPROVAL – ADMINISTRATIVE REVIEW

Proposed development that qualifies in a category requiring only staff approval is not subject to discretionary review and findings are not required to be made, instead the Planning staff shall review the associated materials (*e.g.* sign permit, building permit, landscape construction change, etc.) for compliance with the relevant development and design guidelines of the Westfield Carlsbad Specific Plan.

6.2 TEMPORARY PARKING LOT EVENTS PERMIT

Those uses listed in Section 3.2 “Temporary Uses” of specific plan shall be applied for and processed in accordance with the provisions of Chapter 8.17 (Special Events) of the Carlsbad Municipal Code. In addition to the requirements of Chapter 8.17, applications for a Temporary Use shall be subject to the following limitations and requirements:

- Total duration of not more than 60 days for seasonal events, such as but not limited to Christmas tree lots and pumpkin patches
- Total duration of not more than 10 days for non-seasonal events
- Location within the pre-approved areas shown in Figure 3 of this specific plan

When a business or property owner plans an outdoor event on private property that is not a Special Event as defined in C.M.C. Chapter 8.17, the business or property owner may apply for a permit to hold such an event to the Community and Economic Development Director or his or her designee in accordance with the application requirements of the City of Carlsbad’s Community & Economic Development Policy 8 – Minor Special Events on Private Property.

6.3 SIGN APPLICATION AND PERMIT PROCEDURES

Prior to the issuance of any new signage for Westfield Carlsbad, a comprehensive sign program shall be prepared for review and approval by the City Planner. The submitted and approved Sign Program shall be in conformance with the provisions of this specific plan chapter. Any conflicts between the municipal code and this specific plan shall be resolved by the provisions of this specific plan and pending sign program which implements the signage allowances available to Westfield Carlsbad.

Sign Program Purpose

The purpose of the Westfield Carlsbad sign program is to review and approve signage that is integrated with the shopping center’s existing and planned buildings, proposed improvements, site characteristics and landscaping to form a unified architectural statement. The sign program also allows tenants as well as the public to benefit from a uniform set of standards and allowances with regards to Westfield Carlsbad signage.

Application and fees

The sign permit application for a sign program shall be made in writing on the form provided by the planning division. The application shall be accompanied by the required fee. Such application shall include the following information:

1. A copy of the approved Westfield Carlsbad specific plan area drawn to scale showing the location of property lines, rights-of-way, adjacent streets, sidewalks and on-site buildings, landscaped areas, off-street parking and vehicular access points.
2. A drawing to scale showing the design of each sign type allowed, including north arrow, dimensions (height and width), sign size (area), colors, materials, method of

attachment, source of illumination and location of each sign on any building, structure or property within the specific plan and distance to the property line(s) for all proposed free standing signs.

3. Computation of the total number of signs, sign area for individual signs, total sign area and height of signs for each existing and proposed sign type.
4. A materials board or sign sample that is an accurate representation of proposed colors, material and style of copy

A filing fee in the amount established by City Council resolution shall be paid to the planning division when the Sign Permit application is filed.

Decision Making Process

After receipt of a complete application for the Westfield Carlsbad sign program, the City Planner, or designee, shall render a decision to approve, approve with modifications, or deny such sign program application within 30 calendar days. The decision of the City Planner is final, but is appealable to the Planning Commission.

Required Findings for Sign Program Approval

The following Findings must be made by the City Planner prior to approval of the Westfield Carlsbad sign program, consistent with this Specific Plan:

1. Compliance with this specific plan is achieved regarding signage type, size, location, mounting, lighting and landscaping as appropriate.
2. Any relevant building and electrical codes are in compliance based on review by city departments as part of the sign program request review.
3. Sign program approval and subsequent sign permit approvals conform to the construction standards of the latest adopted building and electrical codes.

4. Any amendments to the sign program shall be processed in the same manner as an original application for sign program, with corresponding compliance with this specific plan demonstrated.
5. After sign program approval, all signs subject thereto shall be erected, constructed, installed, displayed, altered, placed or maintained only in conformance with Westfield Carlsbad's sign program.

Standard of Review for Westfield Carlsbad Sign Program Approval

The required Sign Program cannot exceed nor be inconsistent with the signage allowances as outlined in the Westfield Carlsbad Signage Provisions and Standards of this Specific Plan.

Amendments

Any approved sign program may be amended by following the same procedure as for approval of the sign program and upon payment of the application fee contained in the most recent fee schedule adopted by City Council.

7.0 PUBLIC FACILITIES/GROWTH MANAGEMENT COMPLIANCE

Specific plans are required under California Government Code §65451(a)(2) to identify proposed major components of infrastructure needed to support planned land uses, as well as financing mechanisms. The Westfield Carlsbad Specific Plan (WCSP) area lies entirely within Local Facilities Management Zone 1 (LFMP 1). LFMP 1 is a public infrastructure / growth management plan that includes financing mechanisms for this specific area of the City of Carlsbad. LFMP 1 capacity planning included the Westfield Carlsbad regional shopping center in its base calculations, and as such planned public facilities are already based on the presence of the regional shopping center within the WCSP area. Additionally all public facilities required by LFMP 1 have also been constructed, since the shopping center and other development within LFMP 1 area have already been developed. Thus, the public facility requirements for the WCSP are fully addressed within the LFMP 1. LFMP 1 covers the following facilities:

- Drainage
- Wastewater Treatment
- Circulation
- Sewer Collection
- Water Distribution
- City Administration
- Library
- Parks
- Fire
- Open Space
- Schools

7.1 DRAINAGE

Performance Standard

Drainage facilities must be provided as required by the City concurrent with development.

Facility Planning and Adequacy Analysis

The Westfield Carlsbad Shopping Center is currently developed. The change in impervious surface for the proposed additions, and thus any change in drainage runoff, will be equal to or less than the existing condition. By employing low impact development techniques, impervious surface will be decreased through a possible combination of increased landscape square footage and an increase in pervious pavement in the parking area. Therefore, drainage from the site will be decreased, lessening the impacts to the existing drainage facilities.

Inventory

The Westfield Carlsbad Shopping Center drains into the Buena Vista Creek Watershed. Drainage from the north side of the area is directed to the rock lined drainage channel. Drainage from the south side of the area is directed to storm drains in Marron Road.

Adequacy Findings

The Westfield Carlsbad Shopping Center does not create any new drainage impacts. By employing low impact development techniques, impervious surface will be decreased through a possible combination of increased landscape square footage and an increase in pervious pavement in the parking area. Therefore, drainage from the site will be decreased. Thus the adopted performance standards will continue to be met.

Phasing

No new facilities are required or proposed either by the development or per the City Master Drainage Plan.

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

No special funding mechanisms are required.

7.2 WASTEWATER TREATMENT

Performance Standard

Wastewater treatment plant capacity is adequate for at least a five year period.

Facility Planning and Adequacy Analysis

Inventory

Sewer service is provided by the City of Carlsbad through the Encina Water Pollution Control Facility (EWPCF). The Phase V expansion was recently completed providing the Carlsbad Sewer Service Area with additional capacity. The Carlsbad Municipal Water District (CMWD) has a capacity ownership of 10.26 million gallons per day (MGD).

Adequacy Findings

Current flow from CMWD to the EWPCF is approximately 8.12 MGD with an estimated flow at build out of approximately 10.0 MGD. Therefore the performance standards are met for sewer plant capacity.

Phasing

With the increase in capacity from the Phase V expansion, no additional phasing or capacity is anticipated. No new facilities are required.

Mitigation

None required.

Financing

No special funding mechanisms are required.

7.3 CIRCULATION

Performance Standard

No road segment or intersection in the zone nor any road segment or intersection outside the zone which is impacted by development within the zone shall be projected to exceed a Service Level C during off-peak hours, nor Service Level D during peak hours. Impacted is when twenty percent or more of the traffic generated by the Local Facilities Management Zone will use the road segment or intersection.

Facility Planning and Adequacy Analysis

This analysis determines whether or not the circulation system serving the Westfield Carlsbad Specific Plan area conforms to the adopted performance standard. The study area includes a geographic area approximately 2.1 miles (north-south) by 1.8 miles (east-west). This approximately 3.8 square-mile study area was established in consultation with the City of Carlsbad and City of Oceanside staff and by reviewing the travel patterns and the potential impacts of Project traffic. The study area is bounded by Fire Mountain Road/Skyline Drive on the north, Carlsbad Village Drive on the south, Rancho del Oro Road on the east, and the I-5 on the west. The study area was designed to ensure all potentially significantly impacted intersections and/or street segments, prior to any mitigation, were analyzed, and it was adjusted, as necessary, to confirm that there were no significant impacts at or outside the boundary of the study area by reviewing the project traffic's travel patterns. A total of 17 intersections and 15 street segments have been selected for detailed analysis in the study area.

Inventory

The existing street system in the Westfield Carlsbad Specific Plan study area consists of a regional roadway system including freeways, prime and major arterials, secondary arterials and collectors, and sub-collector streets. The prime, major, and secondary arterials, collectors, and selected local streets in the study area offer sub-regional and local access and circulation opportunities. These transportation facilities generally provide four to six travel lanes.

Primary regional access to the Westfield Carlsbad Specific Plan area is provided by the I-5 and SR 78. The Westfield Carlsbad Specific Plan area is approximately 500 feet south of the SR 78, which runs east-west, and 0.75 miles east of the I-5, which runs generally north-south. SR 78 connects with the Escondido Freeway (I-15), which runs generally north-south, approximately 15 miles east of the Project Site. I-5 connects with the Ted William Freeway (SR 56), which runs generally east-west, approximately 18 miles south of the project site, and the Jacob Dekema Freeway (I-805), which runs generally north-south approximately 20 miles south of the project area.

Primary sub-regional and local access to the Westfield Carlsbad Specific Plan area is provided by a network of streets including El Camino Real, Vista Way, Jefferson Street, Carlsbad Village Drive, Monroe Street, and Marron Road. The following provides a brief description of the streets in the vicinity of the project site:

El Camino Real – El Camino Real is a designated Prime Arterial with a six-lane cross-section. It runs north-south within the Study Area with a full-access interchange to the SR 78 north of the Project Site. El Camino Real has bike lanes on both side of the street within the Study Area except on the segment from Vista Way to Plaza Drive. Parking is not allowed on both sides of the street in the Study Area.

Vista Way – Vista Way is a designated Secondary Arterial with a four-lane cross-section. It runs east-west within the Study Area. Parking is not allowed on both sides of the street in the Study Area.

Jefferson Street – Jefferson Street is a four-lane north-south roadway within the Study Area with a full-access interchange to the SR 78 north of the Project Site. It is classified a Secondary Arterial from Vista Way/Ivy Road to the SR 78, a Major Arterial from the SR 78 to Marron Road, and a Secondary Arterial/Collector Street from SR 78 to Pine Avenue. Parking is not allowed on both sides of the street in the vicinity of the Project Site.

Carlsbad Village Drive – Carlsbad Village Drive is a four-lane east-west roadway with a full-access interchange to the I-5 south of the Project Site. It is classified a Secondary Arterial from College Boulevard to the I-5 northbound ramps, and a Major Arterial from the I-5 northbound ramps to Ocean Street. Carlsbad Village Drive has bike lanes on both sides of the street from College Boulevard to Highland Drive. Parking is not allowed on both sides of the street in the Study Area.

Monroe Street – Monroe Street is a north-south roadway within the Study Area that extends from Marron Road in the north to Gayle Way/Lancer Way in the south. It is a four-lane Collector Street from Marron Road to Carlsbad Village Drive and a two-lane Local Street from Carlsbad Village Drive to Gayle Way/Lancer Way. Parking is not allowed on both sides of the street from Marron Road to Carlsbad Village Drive.

Marron Road – Marron Road is a designated Secondary Arterial with a four-lane cross-section. It is an east-west roadway that extends from Jefferson Street to east of Avenida de Anita within the Study Area. Marron Road has bike lanes on both sides of the street from Jefferson Street to El Camino Real. Parking is not allowed on both sides of the street in the Study Area.

All of the study intersections and street segments currently operate at level of service (LOS) D or better. Consistent with City of Carlsbad and City of Oceanside policy, the significant impact criteria identified in the San Diego Traffic Engineers' Council/ Institute of Transportation Engineers (SANTEC/ITE) Guidelines was used for intersection and street segment impact analysis in the study. The criteria states that a significant impact would occur if one of the following two criteria is met:

- The addition of trips generated by the proposed land use results in a change in operating conditions from acceptable (LOS D or better) to deficient (LOS E or F), or
- When an intersection or roadway segment is operating at deficient service levels, the addition of trips generated by the proposed land use results in a change in volume-to-capacity (V/C) ratio of more than 2% (0.02) when compared to the no build condition evaluated using the ICU methodology. For future year scenarios, an increase in delay of more than 2.0 seconds at a deficient intersection, as determined using the 2000 HCM methodology, results in a significant impact.

In accordance with the City of Carlsbad's and City of Oceanside's requirements, the existing baseline plus project conditions were evaluated at the analyzed intersections and street segments to determine the potential significant traffic impacts from the Project. The results of this analysis indicates that the Westfield Carlsbad Specific Plan area is not expected to result in a significant impact at any of the analyzed intersection during either peak hour, or any of the analyzed street segments during either peak hour or daily conditions.

Phasing

The traffic analysis prepared by Gibson Transportation Consulting, Inc. is a detailed study to analyze the potential transportation impacts of the Westfield Carlsbad Revitalization Project. For the purposes of this study, the study area, which encompasses a geographic area of approximately 3.8 square miles, is bounded by Fire Mountain Road/Skyline Drive on the north, Carlsbad Village Drive on the south, Rancho del Oro Road on the east, and the I-5 on the west. Based on consultation with staff of the City of Carlsbad and the City of Oceanside, and review of travel patterns and the potential impacts of Project traffic, a total of 17 intersections and 15 street segments have been selected for detailed analysis in the Study Area. The study area was designed to ensure all potentially significantly impacted intersections and/or street segments, prior to any mitigation, were analyzed. The study area was adjusted, as necessary, to confirm that there were no significant impacts at or outside the boundary of the study area, prior to any mitigation.

The purpose of this analysis is to evaluate impacted road segments and intersections in the study area and propose mitigation measures if these facilities are determined to operate below the adopted performance standard.

Adequacy Findings

This section will analyze existing and proposed intersections and road segments affected by the traffic generated from the Westfield Carlsbad Specific Plan area. LOS categories range from excellent, nearly free-flow traffic at LOS A to stop-and-go conditions at LOS F. The performance standard determines that during peak hours a level of service A-D is acceptable and a level of service of E or worse is unacceptable.

Turning movement counts for typical weekday morning (6:15 a.m. to 9:00 a.m.) and afternoon (3:45 p.m. to 6:30 p.m.) peak periods for the analyzed intersections and average daily traffic (ADT) counts for the analyzed street segments were collected in September 2009.

There are a variety of standard methodologies to analyze LOS for signalized intersections.

Intersections were analyzed using the "Intersection Capacity Utilization" (ICU) method of intersection capacity calculation to analyze intersections for existing conditions. The ICU methodology determines the intersection V/C ratio and corresponding LOS for the turning movements and intersection characteristics at signalized intersections.

Street segment analysis evaluated street segment operations. Peak hour street segment LOS is calculated by dividing the directional traffic volumes at the street segments by the segment's peak hour capacity for the V/C ratio. A capacity of 1,800 vehicles per hour per lane was used in this analysis for all analyzed street segments.

The daily street segment analysis is based upon roadway classifications and capacity thresholds identified in the San Diego Traffic Engineers' Council/ Institute of Transportation Engineers (SANTEC/ITE) guidelines.

Analysis Of Existing Conditions

All of the 17 analyzed intersections currently operate at an acceptable LOS, i.e. LOS D or better during both the morning and afternoon peak hours.

All of the 18 analyzed street segments at peak hour operations currently operate at an acceptable LOS, i.e. LOS D or better, during both the morning and afternoon peak hours.

All of the 18 analyzed street segments analyzed on daily traffic volumes and LOS thresholds currently operate at an acceptable LOS, i.e. LOS D or better.

Analysis Of Existing Baseline Conditions

The project, at full build out, is expected to generate 1,240 net new daily trips on a typical weekday, including approximately 49 morning peak hour trips and 124 afternoon peak hour trips. These estimates are conservative in that they do not account for trip reductions from pass-by trips.

Westfield Carlsbad is an existing super regional shopping center which is entitled for 1,151,092 sf of retail commercial space. All of the currently entitled square footage is completely constructed. However, the nature of a shopping center is that tenants change and the amount of occupied space constantly fluctuates.

Westfield Carlsbad currently has unoccupied leasable space beyond the normal amount, mainly the 148,159 sf Robinson's-May building. Since this space is currently vacant, traffic from this space is not included in the actual traffic counts conducted at the analyzed intersections and street segments. However, for the purposes of determining the Existing Baseline Conditions pursuant to CEQA Guidelines Section 15125, trips attributable to that currently unoccupied space are imputed. A full occupancy assumption is consistent with SANDAG's regional traffic modeling methodology which assumes full occupancy of all entitled square footage.

For these reasons, full occupancy of all entitled square footage is assumed in determining the existing baseline conditions.

It is estimated that the Robinson's-May building would generate a total of 5,186 daily trips on a typical weekday, including approximately 207 morning peak hour trips and 519 afternoon peak hour trips. The existing baseline conditions include these trips for the reasons set forth above. In accordance with SANDAG's

methodology, and the City of Carlsbad's and City of Oceanside's requirements, the Existing Baseline plus Project Conditions were evaluated at the analyzed intersections and street segments to determine the potential significant traffic impacts from the project. The results of this analysis indicates that the project will not result in a significant impact at any of the analyzed intersections during either peak hour, or any of the analyzed street segments during either peak hour or daily conditions.

Near Term Conditions (Year 2020)

In accordance with the City of Carlsbad's and City of Oceanside's requirements, the Project's impacts were evaluated at the analyzed intersections and street segments under the Near Term Conditions. The Project is not expected to result in a significant impact at any of the analyzed intersection during either peak hour, or any of the analyzed street segments during either peak hour or daily conditions. The transportation network assumed for this analysis was the same as that for Existing Conditions and Existing Baseline Conditions.

Future Base Roadway Improvements

The City of Carlsbad's and City of Oceanside's General Plan Circulation Elements identify future roadway improvements that are expected to be implemented by the year 2030, within the Study Area that would affect the traffic projections and traffic operations. The roadway improvements, in the Circulation Element of both cities, include Marron Road extension, Cannon Road extension, and Rancho del Oro Road extension to Marron Road and a new interchange at Rancho del Oro Road to the SR 78 freeway.

Horizon Year Conditions (Year 2030)

In accordance with the City of Carlsbad's and City of Oceanside's requirements, the Project's impacts were evaluated at the analyzed intersections and street segments under the Horizon Year Conditions. The Project is not expected to result in a significant impact at any of the analyzed intersection during either peak hour, or any of the analyzed street segments during either peak hour or daily conditions. The transportation network assumed for this analysis included all of the roadway improvements identified above. Because some of the future roadway improvements are being considered for deletion from the Circulation Element of both cities, alternate analyses of the Horizon Year Conditions were tested. Two alternate scenarios were tested. The planned SR-78 interchange at Rancho Del Oro Drive and Rancho Del Oro Drive extension to Marron Road were deleted from the roadway network in both alternatives, leaving Alternate 1 with the Marron Road and the Cannon Road extensions and the freeway HOV lanes. The second alternate also removed the Marron Road extension from the roadway network, leaving only the Cannon Road extension and I-5 & SR 78 HOV lanes projects in place. Neither alternate scenario resulted in any project significant impacts at any study area intersections or roadway segments during either peak hour or during daily conditions.

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

No special funding mechanisms are required.

7.4 SEWER COLLECTION

Performance Standard

Trunk line capacity to meet the demand as determined by the appropriate sewer district must be provided concurrent with development.

Facility Planning and Adequacy Analysis

Inventory

The Specific Plan area is served by the Vista Carlsbad Trunk system line VC 3. Refer to Appendix C for a layout of the existing sewer lines.

Adequacy Findings

Capacity in VC 3 per the last Sewer Master Plan (see Appendix C) was rated at 26 million gallons per day (MGD) with a flow reported of 19 MGD. Flow from the project is estimated at 0.002 MGD. Therefore, the performance standard is met.

Phasing

Other than installing new laterals to the out parcel buildings, no new facilities are required.

Mitigation

None required.

Financing

No special funding mechanisms are required.

7.5 WATER DISTRIBUTION

Performance Standard

Line capacity to meet demand, as determined by the appropriate water district, must be provided concurrent with development.

Facility Planning and Adequacy Analysis

Inventory

The project is served by 10" and 12" water mains in pressure zone 255 per attached Appendix D. Per Table 3-3 of the Water Master Plan Update dated March 2003, the existing reservoir storage capacity is 249.0 million gallon

Adequacy Findings

Per a June 25, 2008 study prepared by Dexter Wilson Engineering, attached as Appendix E, an analysis of an expansion that exceeds the current proposal was done and shown to be adequate to serve the domestic and fire flow needs of the proposed project. Table 2-6 of the Water Master Plan Update dated March 2003; the average day of projected ultimate demands equals 23.9 million gallons. Therefore, the performance standard for a 10 day storage capacity is met. Also, per the Carlsbad Municipal Water District 2010 Urban Water Management Plan, Chapter 7 Supply to Demand Comparison, "the Carlsbad Municipal Water District has sufficient water to meet the demand of its customer's needs, through 2035."

Phasing

While no new facilities are required, there will be an extension of the potable lines to serve the out parcels.

Mitigation

None required.

Financing

No special funding mechanisms are required.

7.6 CITY ADMINISTRATIVE FACILITIES

Performance Standard

Fifteen hundred square feet per 1,000 population must be scheduled for construction within a five-year period.

Facility Planning and Adequacy Analysis

Inventory

The existing City Administrative Facilities owned and leased by the City of Carlsbad as of 2010 are included in Table 7 at the right.

Adequacy Findings

The Westfield Carlsbad Specific Plan area conforms to the city administrative facilities performance standard and will continue to conform to this standard.

Based on the estimated 2010 population figure of 105,299 people and the standard of 1500 sf per 1000 population, the current demand for administrative facilities is 157,949 square feet. Therefore, the current inventory of administrative facilities meets the existing demand.

Based on the 2050 projected building population of 118,780, the demand for administrative facilities will be 178,170 square feet. Therefore, the existing inventory will continue to exceed the demand needed at buildout in 2050.

Phasing

City Administrative Facilities currently meet and are projected to continue to meet the adopted performance standard. No phasing analysis is necessary.

Table 7: City Administrative Facilities

| FACILITY | SIZE (SQ. FT.) |
|---|---------------------------|
| CITY ADMINISTRATION – FARADAY CENTER | 68,000 |
| CITY HALL & COUNCIL CHAMBERS (1250 CARLSBAD VILLAGE DRIVE) | 16,000 |
| CITY YARD (405 OAK AVENUE) | 10,049 |
| HOUSING & REDEVELOPMENT (2965 ROOSEVELT STREET, STE. B) | 3,200 |
| SENIOR CENTER (799 PINE STREET) | 6,750 |
| PARKS ADMINISTRATION (1166 CARLSBAD VILLAGE DRIVE) | 2,504 |
| SAFETY CENTER (2560 ORION WAY) | 64,000 |
| FLEET YARD (2480 IMPALA DRIVE) | 10,358 |
| WATER DISTRICT (5950 EL CAMINO REAL) | 18,696 |
| TOTAL | 199,557 |

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the city administrative facilities performance standard and all city administrative facilities are currently available, therefore no special funding mechanisms are required.

7.7 LIBRARY

Performance Standard

800 square feet per 1,000 population must be scheduled for construction within a five year period.

Facility Planning and Adequacy Analysis

Inventory

The existing Library Facilities owned and operated by the City of Carlsbad as of October 2009 total approximately 100,000 square feet and are detailed in Table 8 to the right.

Adequacy Findings

Library facilities are currently in conformance with the performance standard and are projected to conform until build out.

Based on the 2010 population of 105,299 people and the standard of 800 sf per 1000 population, the current demand for library facilities is 84,239 square feet. Therefore, the current inventory of 99,745 square feet meets the existing demand.

Based on the 2050 projected building population of 118,780, the demand for library facilities will be 95,024 square feet. Therefore, the existing inventory will continue to exceed the demand needed at build out in 2050.

Phasing

Library Facilities currently meet and are projected to continue to meet the adopted performance standard. No phasing analysis is necessary.

Table 8: City of Carlsbad Libraries

| | |
|--|---------------|
| CARLSBAD CITY LIBRARY (1775 DOVE LANE) | 64,000 |
| GEORGINA COLE LIBRARY (1250 CARLSBAD VILLAGE DRIVE) | 24,352 |
| CARLSBAD CITY LIBRARY LEARNING CENTER (3368 EUREKA PLACE) | 11,393 |
| TOTAL EXISTING FACILITIES | 99,745 |

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the library facilities performance standard and all library facilities are currently available, therefore no special funding mechanisms are required.

7.8 PARKS

Performance Standard

Three acres of Community Park or Special Use Area per 1,000 population within the Park District (quadrant) must be scheduled for construction within a 5 year period or prior to construction of 1,562 dwelling units within the Park District beginning at the time the need is first identified.

Facility Planning and Adequacy Analysis

Park facilities are addressed on a Park District basis. There are four park districts which correspond to the four quadrants of the City. The Westfield Carlsbad Specific Plan area is located within the northwest quadrant Park District 1.

Inventory

The inventory of existing parks is provided below is Table 9. It includes existing community parks as well as existing special use areas. The northwest quadrant currently has 90 acres of existing park facilities.

Adequacy Findings

Per the City's 2010 Growth Management Plan Monitoring Report, the NW quadrant is required to provide 89 acres of park facilities. Therefore, park facilities are currently in conformance with the performance standard and are projected to conform until build out.

Phasing

Park facilities currently meet and are projected to continue to meet the adopted performance standard. No phasing analysis is necessary.

Table 9: Existing Community Parks & Special Use Areas

| PARK FACILITY | ACRES |
|-------------------------------|--------------|
| COMMUNITY PARKS | |
| HOLIDAY PARK | 5.88 |
| HOSP GROVE | 27.55 |
| LAGUNA RIVERIA | 4.05 |
| MAGEE PARK | 2.1 |
| PINE PARK | 8.0 |
| OTHER SPECIAL USE AREAS/PARKS | 42.42 |
| | |
| TOTAL | 90 |

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the park facilities performance standard and all park facilities are currently available, therefore no special funding mechanisms are required.

7.9 FIRE

Performance Standard

No more than 1,500 dwelling units outside of a five-minute response time.

Facility Planning and Adequacy Analysis

Inventory

The Westfield Carlsbad Specific Plan area is currently served by Fire Station No. 1 located at 1275 Carlsbad Village Drive.

Adequacy Findings

Fire Station 1 is within the five minute response time standard, therefore the Westfield Carlsbad Specific Plan area conforms to the fire performance standard and will continue to conform to this standard.

Phasing

The Westfield Carlsbad Specific Plan area is within the five-minute response time for Fire Station No. 1. Since the fire station is a permanent facility, the Westfield Carlsbad Specific Plan will conform to the fire performance standards to build out. Therefore, it has been determined that a full phasing analysis for fire facilities is not necessary.

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the fire performance standard and all fire facilities are currently available, therefore no special funding mechanisms are required.

7.10 OPEN SPACE

Performance Standard

Fifteen percent of the total land area in the zone exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.

Facility Planning and Adequacy Analysis

Inventory

During preparation of the Citywide Facilities and Improvement Plan it was determined that certain areas of the City are already developed or meet or exceed the requirements for open space and, therefore, an analysis is not needed. The Westfield Carlsbad Specific Plan area is located in Zone 1, which is an infill zone and is almost completely built out. This eliminates the opportunity to create future permanent open space.

Adequacy Findings

Since the Westfield Carlsbad Specific Plan is located in an infill zone, it was determined that the adopted performance standards for Open Space are not applicable to Zone 1.

Phasing

Because the Westfield Carlsbad Specific Plan area is located in an infill zone with no future opportunity to increase open space, phasing requirements for open space are not applicable.

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the open space performance standard because it is located in an infill zone with no opportunity for future open space. Therefore, no special funding mechanisms are required.

7.11 SCHOOLS

Performance Standard

School capacity to meet projected enrollment within the zone as determined by the school district must be provided prior to projected occupancy.

Facility Planning and Adequacy Analysis

Inventory

The Westfield Carlsbad Specific Plan Area is served by the Carlsbad Unified School District. Currently, there are 6 schools located in Zone 1.

- Buena Vista Elementary
- Kelly Elementary
- Jefferson Elementary
- Magnolia Elementary
- Valley Jr. High
- Carlsbad High School

Adequacy Findings

The Westfield Carlsbad Specific Plan meets the school facility performance standard because it is not increasing the need for additional school enrollment.

Phasing

Because the Westfield Carlsbad Specific Plan is not creating additional dwelling units, enrollment will not be affected and therefore no phasing mechanism is required.

Mitigation

No special conditions are required for the Westfield Carlsbad Specific Plan.

Financing

The Westfield Carlsbad Specific Plan meets the school performance standard because it is not creating any additional school enrollment. Therefore, no special funding mechanisms are required.

**8.0 SPECIFIC PLAN
ADMINISTRATION**

8.1 AMENDMENTS

Approval of this Specific Plan signifies acceptance by the City of a general framework as well as specific development standards for the development of Westfield Carlsbad consistent with the City of Carlsbad General Plan. Amendments to the specific plan may be necessary during the development of the project area. Any amendments to the specific plan shall occur in accordance with the Carlsbad General Plan and the amendment process described in this section. The City Council or a property owner may initiate amendments.

Major Specific Plan Amendment

All modifications to this Specific Plan shall be processed in a manner consistent with the requirements of a General Plan Amendment within the City of Carlsbad as specified in Chapter 21.52 of the Carlsbad Municipal Code.

8.2 ENFORCEMENT

The Westfield Carlsbad Specific Plan shall constitute the orderly development and the zoning for the property. Consistent with the City of Carlsbad Municipal Code, any violation to the standards and regulations identified in the Westfield Carlsbad Specific Plan adopted by the City of Carlsbad's City Council shall be considered a violation to the Zoning Ordinance. Where the specific plan is silent on an issue, the requirements of the Carlsbad Municipal Code shall apply.