



# Staff Report

Item No.

3

P.C. AGENDA OF: May 19, 2021

Application complete date: March 31, 2021  
 Project Planner: Esteban Danna  
 Project Engineer: Allison McLaughlin

**SUBJECT: SDP 2018-0014/MS 2018-0011 (DEV2018-0156) – 635 PINE AVE CONDOS** Request for a recommendation of approval of a Site Development Plan and Tentative Parcel Map to construct a four-unit residential air-space condominium project on a 0.19-acre site in the Pine-Tyler Mixed-use (PT) district of the Village and Barrio Master Plan on property generally located at 635 Pine Avenue In Local Facilities Management Zone 1. The City Planner has determined that this project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment and is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to section 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA guidelines.

**I. RECOMMENDATION**

That the Planning Commission **ADOPT** Planning Commission Resolution No. 7413 **RECOMMENDING APPROVAL** of Site Development Plan SDP 2018-0014 and Tentative Parcel Map MS 2018-0011 based on the findings and subject to the conditions contained therein.

**II. PROJECT DESCRIPTION AND BACKGROUND**

The subject 0.19-acre site is located on the southeast corner of Pine Avenue and Roosevelt Street. The property is generally flat and is currently developed with a single-family residence. The site is located within the Pine-Tyler Mixed-Use (PT) District of the Village and Barrio Master Plan (VBMP).

Table A below includes the General Plan designations, zoning and current land uses of the project site and surrounding properties.

**TABLE A – SITE AND SURROUNDING LAND USE**

Location	General Plan Designation	Zoning	Current Land Use
Site	Village/Barrio (VB)	Village/Barrio (V-B) – Pine-Tyler Mixed-Use (PT)	Single-family Residence
North	Village/Barrio (VB)	Village/Barrio (V-B) – Pine-Tyler Mixed-Use (PT)	Multi-family Residence
South	Village/Barrio (VB)	Village/Barrio (V-B) – Pine-Tyler Mixed-Use (PT)	Multi-family Residence
East	Village/Barrio (VB)	Village/Barrio (V-B) – Barrio Center (BC) District	Multi-family Residence
West	Village/Barrio (VB)	Village/Barrio (V-B) – Pine-Tyler Mixed-Use (PT)	Multi-family Residence



The project proposes the construction of four attached, three-story residential air-space condominiums. Vehicular access is proposed to be provided via the Roosevelt Street Alley. Each home includes an attached two-car garage with a direct entrance into the unit. All the units contain four bedrooms and three bathrooms. Two units have a total area of 1,750 square feet each. The other two units have an area of 1,785 square feet each. All units include front porches, private balconies on the second floor, and private roof-top decks. The entrances to the units are oriented toward Pine Avenue.

The project proposes a contemporary architectural style with Spanish/Mediterranean elements that is commonly seen in southern California coastal communities. The building is finished with several complementary materials, including stucco, stone veneer, decorative awnings and shutters, as well as wrought iron balcony railings. Pedestrian access to all four units is provided via the public sidewalk.

The underlying lot will be held in common interest divided between the four air-space condominiums. The common area includes the private drive aisle and landscaped areas. Topographically, the site is generally flat with an elevation approximately 41 feet above mean sea level (MSL). The site is currently developed with one single-family home and does not contain any sensitive vegetation. Grading for the proposed project requires a grading permit and includes 150 cubic yards of cut, 150 cubic yards of fill, and 0 cubic yards of export. The quantity of proposed remedial grading is 460 cubic yards.

In order to meet the City's Inclusionary Housing requirements, the project is conditioned to pay an affordable housing in-lieu fee for three units if building permits are applied for within two years of demolishing the existing single-family home. Otherwise, the project shall be required to pay housing in-lieu fees for four units. The in-lieu housing fees are conditioned to be paid prior to the issuance of a grading or building permit.

### **III. ANALYSIS**

The proposed project is subject to the following ordinances, standards, and policies:

- A. Village-Barrio (VB) General Plan Land Use Designation;
- B. Village-Barrio (V-B) Zone (CMC Chapter 21.35) and Pine-Tyler Mixed-Use District (Village and Barrio Master Plan);
- C. Subdivision Ordinance (CMC Title 20);
- D. Inclusionary Housing Ordinance (CMC Chapter 21.85); and
- E. Growth Management Ordinance (CMC Chapter 21.90), Local Facilities Management Plan Zone 1.

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations and policies is discussed in the sections below.

#### **A. Village-Barrio (VB) General Plan Land Use Designation**

The subject property has a General Plan Land Use designation of Village-Barrio (V-B) and is within the Pine-Tyler Mixed-Use (PT) District of the Village and Barrio Master Plan (VBMP). Properties within the PT District do not have an assigned residential density as it relates to Growth Management Plan compliance. Therefore, the minimum and maximum densities for residential development are established in the VBMP. Table B below identifies the permissible density range for properties within the PT District, as well as the allowable density range based on the size of the project site and the proposed density and units.

**TABLE B – PROPOSED DENSITY**

Gross Acres	Net Acres	DUs Allowed	DUs Proposed and Project Density
0.19	0.16	18-23 du/ac;  Minimum: 3 dwelling units Maximum: 4 dwelling units	21 du/ac;  4 dwelling units

As identified above, the project's density of 21 du/ac falls below the maximum density of 23 dwelling units per acre and, therefore, complies with the allowed density for the PT District. The density calculation is based on the gross acreage of the site. The project is conditioned to dedicate additional right-of-way along Pine Avenue. The area to be dedicated is not area considered undevelopable and is not excluded from density calculations pursuant to Section 21.53.230 of the Carlsbad Municipal Code.

Pursuant to the Housing Element of the General Plan, because a Growth Management Control Point (GMCP) has not been established for residential development in the PT District, the residential units must be withdrawn from the city's Excess Dwelling Unit Bank (EDUB). The EDUB is implemented through City Council Policy No. 43. However, due to recent State legislation, the city cannot use its growth cap limits specified in the city's Growth Management Program to limit or prohibit residential development. Thus, the removal of units from the EDUB is being documented solely for residential unit tracking purposes. The project requires the removal of three units from the city's EDUB, as directed under City Council Policy Statement 43. Details of the state legislation are discussed in Section E below.

Lastly, the project complies with the Elements of the General Plan as outlined in Table C below:

**TABLE C – GENERAL PLAN COMPLIANCE**

Element	Use, Classification, Goal, Objective or Program	Proposed Uses & Improvements	Comply?
Land Use	<p><u>Goal 2-G.3</u> Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses. Ensure that infill properties develop with uses and development intensities supporting a cohesive development pattern.</p> <p><u>Policy 2-P.7</u> Do not permit residential development below the minimum of the density</p>	<p>The proposed four-unit residential infill development makes efficient use of the existing lot in that it increases the number of units from one to four. A four-unit development is compatible with the surrounding development.</p> <p>The four-unit residential project has a density of 21 dwelling units per acre which falls within the PT District's residential density range of 18-23 du/ac and does not exceed nor is below the density range required for this land use designation.</p>	Yes

Element	Use, Classification, Goal, Objective or Program	Proposed Uses & Improvements	Comply?
	range except in certain circumstances.		
Housing	<u>Program 3.1</u> For all ownership and qualifying rental projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted.	The project is conditioned to pay an in-lieu fee on a per unit basis for three units if building permits for the four-unit project are applied for within two years of demolishing the existing single-family residence.	Yes
Mobility	<u>Policy 3-P.5</u> Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility Element, the Growth Management Plan, and specific impacts associated with their development.	The proposed project has been designed to meet all of the circulation requirements, including a single driveway access point off the Roosevelt Street Alley. In addition, the applicant will be required to pay traffic impact fees prior to issuance of building permit that will go toward future road improvements.	Yes
Noise	<u>Goal 5-G.2</u> Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning.	The proposed project is consistent with the Noise Element of the General Plan in that the project's building design, with the windows open or with mechanical ventilation as noted on the plans, adequately attenuates the noise levels for the new condominiums as described in the acoustical analysis report (Eliar Associates, Inc. October 29, 2020).	Yes
Public Safety	<u>Goal 6-G.1</u> Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters.  <u>Policy 6-P.6</u> Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions.	The proposed structural improvements will be required to be designed in conformance with all seismic design standards. In addition, the project is consistent with all applicable building and fire safety requirements.  Additionally, the proposed project is not located in an area of known geologic instability or flood hazard and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction	Yes

Element	Use, Classification, Goal, Objective or Program	Proposed Uses & Improvements	Comply?
	<p><u>Policy 6-P.34</u> Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures.</p> <p><u>Policy 6-P.39</u> Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities.</p>		

**B. Village-Barrio (V-B) Zone (CMC Chapter 21.35) and Pine-Tyler Mixed-Use District (Village and Barrio Master Plan)**

The subject property is located within the Village-Barrio (V-B) zoning district. Properties with the V-B zoning designation are governed by the Village and Barrio Master Plan (VBMP). The subject property is located within the Pine-Tyler Mixed-Use district (PT) of the VBMP. The project's compliance with the development standards specific to the PT District, as well as the area-wide standards within the VBMP, are provided in Tables D and E below. Please see Attachment 4 for an analysis of the project's compliance with the Design Guidelines of the VBMP.

**TABLE D – COMPLIANCE WITH THE VILLAGE AND BARRIO MASTER PLAN PINE-TYLER MIXED-USE (PT) DISTRICT**

Standard	Required/Allowed	Proposed	Comply?
Front Yard Setback	<p>Minimum of 5 feet.</p> <p>Awnings, canopies, upper floor balconies, plazas, and courtyards are permitted to encroach up to 5 feet into the front setback.</p>	The proposed front yard setback measures five feet.	Yes
Side Yard Setback	Minimum of zero feet.	The proposed side setback along Pine Avenue varies between zero and five feet. A ten-foot dedication is required along Pine Avenue and the setback is measured from the dedication line. The proposed interior side setback is 18 feet as the drive aisle runs along the side.	Yes

<b>Standard</b>	<b>Required/Allowed</b>	<b>Proposed</b>	<b>Comply?</b>
Rear Yard Setback	Minimum of ten feet. Architectural intrusions allowed per CMC Section 21.46.120.	The project proposes a ten-foot rear yard setback.	Yes
Lot Coverage	80 percent maximum.	44 percent proposed.	Yes
Density	18 minimum and 23 maximum du/ac.	21 du/ac	Yes
Open Space	<p>Property Open Space: minimum of 10 percent of lot area must be maintained as open space, which may be public or private and may be dedicated to landscape planters, open space pockets and/or connections, roof decks, balconies, other patios.</p> <p>Residential Private Open Space shall be provided at a minimum of 60 square feet per unit with a minimum dimension of 6 feet in any direction.</p> <p>Residential common open space shall be provided for projects with 10 or more units.</p>	<p>The proposed project includes landscaped areas, balconies, and private and common open space that totals 27.84 percent of the lot area.</p> <p>Each unit contains 255 square feet of residential private open space (185-square-foot roof decks and 70-square-foot second-floor balconies) which meet the minimum private open space required area and minimum dimensions.</p> <p>Residential common open space is not required as the project does not propose ten or more units.</p>	Yes
Building Height	<p>Maximum 35 feet, 3 stories.</p> <p>Roof protrusions are discussed in Table E below.</p>	35 feet maximum, 3 stories.	Yes
Building Massing	Maximum wall plane and roofline variation: No building façade visible from any public street or the I-5 freeway shall extend more than 30 feet in length without a 2-foot minimum variation in the wall plane, as well as, a change in roofline.	The building is designed with several vertical and horizontal alternating planes along Pine Avenue, Roosevelt Street, and the Roosevelt Street Alley. The rooflines are also appropriately varied in pitch and height.	Yes

**TABLE E – COMPLIANCE WITH THE VILLAGE AND BARRIO MASTER PLAN AREA-WIDE STANDARDS**

<b>Standard</b>	<b>Required/Allowed</b>	<b>Proposed</b>	<b>Comply?</b>
Ingress and Egress	<p>Vehicle access shall be taken from an alley, where one exists.</p> <p>Where alleys serve as the primary access, driveways or parking areas shall be deep enough to allow cars to pull completely out of the alley and onto the property.</p>	One vehicular access point is proposed off the Roosevelt Street Alley. The proposed drive aisle is deep enough to avoid vehicles blocking the alley.	Yes
Property Line Walls/Fences	<p>Maximum height in front yard setback is 3.5 feet and 6 feet along the side and rear setbacks.</p> <p>Wall/fence height shall be measured from the lowest side of finished grade.</p>	No fences or walls are proposed along the front, rear, or street side setbacks. A six-foot high wooden fence is proposed along the interior side setback and a 3.5-foot fence is proposed parallel to the front yard setback line.	Yes
Building Orientation	Buildings shall be oriented toward primary street frontage.	The entrances to all units, which include covered front porches and balconies, are oriented toward the Pine Avenue street frontage.	Yes
Roof Protrusions	<p>All roof structures/protrusions shall complement and be consistent with the design of the building and not taller than necessary to accommodate, screen, or enclose the intended use.</p> <p>Guardrails or other barriers for roof decks and roof deck amenities: up to 42 inches above maximum height.</p> <p>Architectural features: up to 10 feet above maximum height.</p> <p>Architectural features that are within 10 feet of a building face shall be cumulatively limited in width to 30 percent of that building face.</p>	The project does not propose to exceed the maximum allowed height limit.	Yes
Parking	One and a half spaces per unit. For condominiums, one space must be covered. Tandem parking is permitted. Visitor parking spaces are not required.	Each unit proposes an attached two-car garage with a direct entrance into the unit.	Yes

**C. Subdivision Ordinance (CMC Title 20)**

The Land Development Engineering Division has reviewed the proposed Tentative Parcel Map and has found that the subdivision complies with all applicable requirements of the Subdivision Map Act and the City's Subdivision Ordinance (Title 20) for Minor Subdivisions. The subdivision is considered minor because it involves the division of land into four or fewer condominiums (four condominiums are proposed). The project has been conditioned to install all infrastructure-related improvements and the necessary easements for these improvements concurrent with the development.

**D. Inclusionary Housing Ordinance (CMC Chapter 21.85)**

For all residential development with fewer than seven units, the inclusionary housing requirement may be satisfied through the payment of an inclusionary housing in-lieu fee. However, pursuant to Carlsbad Municipal Code Section 21.85.030(D)(3), the construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the application for a building permit for the new residential structure is exempt from affordable housing requirements. The proposal to demolish the existing single-family residence and construct a four-unit residential condominium project has been conditioned to pay the applicable housing in-lieu fee for the three additional units, or four units if building permits for the four-unit project has not been applied for within two years of demolishing the existing home.

**E. Growth Management Ordinance (CMC Chapter 21.90), Local Facilities Management Plan Zone 1**

The proposed project is located within Local Facilities Management Zone 1 in the Northwest Quadrant of the city. The impacts on public facilities created by the project, and its compliance with the adopted performance standards, are summarized in Table F below.

**TABLE F – GROWTH MANAGEMENT COMPLIANCE**

<b>Standard</b>	<b>Impacts</b>	<b>Compliance</b>
City Administration	14.15 sq. ft.	Yes
Library	7.55 sq. ft.	Yes
Wastewater Treatment	4 EDU	Yes
Parks	0.03 acre	Yes
Drainage	1.57 CFS	Yes
Circulation	32 ADT	Yes
Fire	Station 1	Yes
Open Space	N/A	N/A
Schools	Carlsbad (E:0.468, M:0.2472, H:0.3156)	Yes
Sewer Collection System	4 EDU	Yes
Water	1,000 GPD	Yes

As discussed in Section A above, properties located within the PT District of the Village and Barrio Master Plan do not have a Growth Management Control Point or an allocation for dwelling units. Therefore, as one (1) unit is proposed to be demolished and four (4) residential units are proposed to be constructed, a total of three (3) dwelling units will be deducted from the city's Excess Dwelling Unit Bank (EDUB). As a result of the state legislation discussed below, the findings identified in City Council Policy No. 43 to approve an allocation of excess dwelling units are no longer required.



Senate Bill (SB) 330 and the Growth Management Program

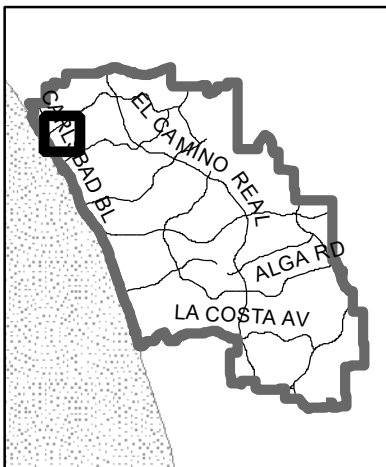
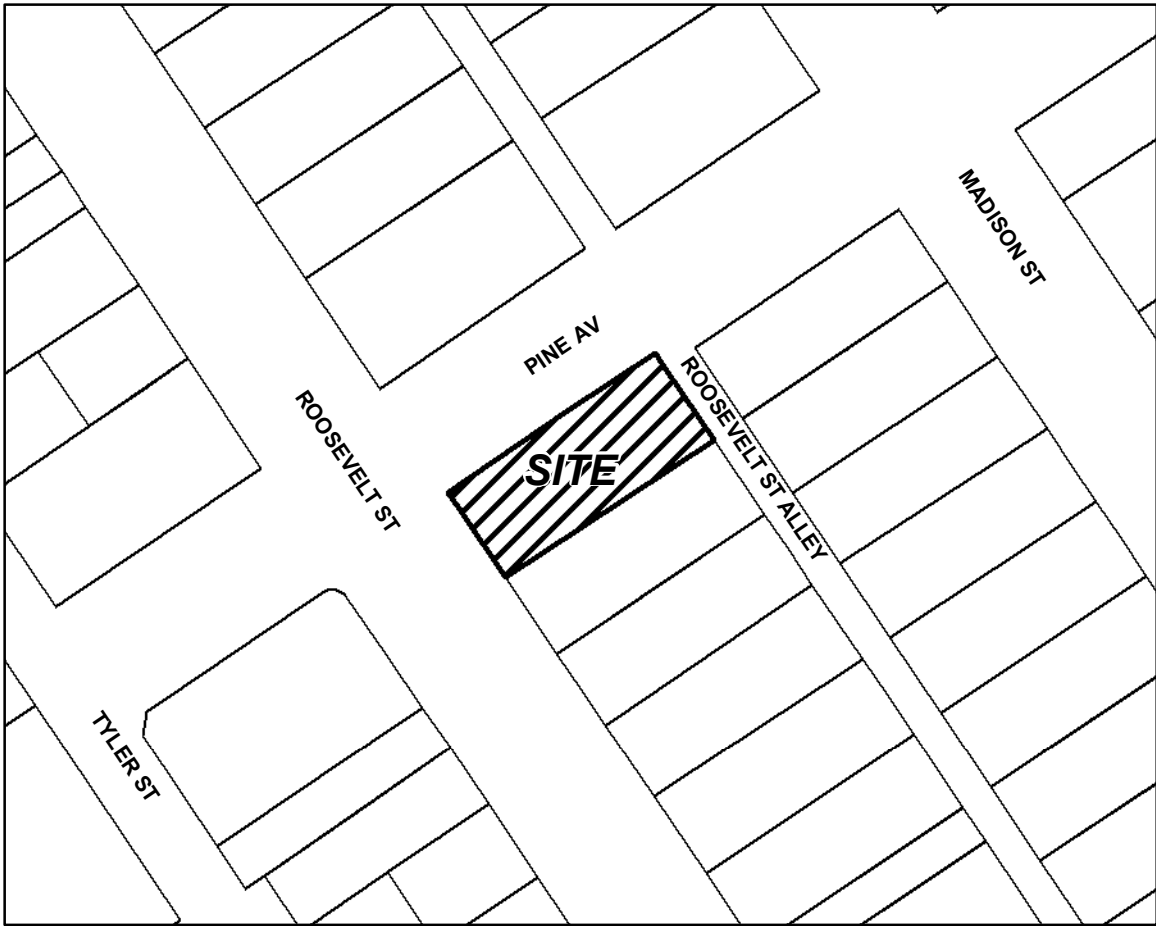
SB 330 prohibits the city from utilizing residential housing cap limits (i.e. the city's excess dwelling unit bank (EDUB) under the Growth Management Program (GMP)) to regulate the number of housing units built in the city. On Feb. 23, 2021, the city received a letter from the State of California Department of Housing and Community Development (Exhibit 7), confirming that under Government Code Section 66300 (b)(1)(D), the city cannot use its growth cap limits specified in the city's GMP to limit or prohibit residential development. Therefore, the removal of units from the EDUB is being documented solely for residential unit tracking purposes. The project requires the removal of three units from the city's EDUB, as directed under City Council Policy Statement 43. As of March 31, 2021, a total of 417 units are allocated to the Northwest Quadrant and 417 units remain in the city's EDUB.

**IV. ENVIRONMENTAL REVIEW**

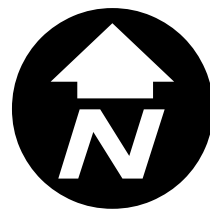
The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to Section 15303(b) – New Construction or Conversion of Small Structures Class 3 Categorical Exemption of the State CEQA Guidelines. The project is consistent with the General Plan as well as with the Zoning Ordinance. The project is located in an urbanized area and consists of a multi-family residential structure, totaling no more than six dwelling units. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines do not apply to this project. A Notice of Exemption will be filed by the City Planner upon final project approval.

**ATTACHMENTS:**

1. Planning Commission Resolution No. 7413
2. Location Map
3. Disclosure Statement
4. Village and Barrio Master Plan Design Guidelines Analysis
5. Reduced Exhibits
6. Full Size Exhibits "A" – "O" dated May 19, 2021
7. Letter from the State of California Department of Housing and Community Development

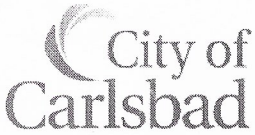


**SITE MAP**



**NOT TO SCALE**

# 635 Pine Ave Condos SDP 2018-0014/MS 2018-0011



# DISCLOSURE STATEMENT P- 1(A)

ATTACHMENT 3  
Development Services  
Planning Division  
1635 Faraday Avenue  
(760) 602-4610  
www.carlsbadca.gov

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

**Note:**

**Person** is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

**Agents** may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person ANTHONY CASSOLATO Corp/Part \_\_\_\_\_  
Title MANAGER Title \_\_\_\_\_  
Address 576 CAMINO EL DORADO ENCINITAS Address \_\_\_\_\_  
CA 92024

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person DAN BOWER / ANNE CASSOLATO Corp/Part \_\_\_\_\_  
Title OWNERS Title \_\_\_\_\_  
Address 576 CAMINO EL DORADO Address \_\_\_\_\_  
ENCINITAS CA 92024

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust \_\_\_\_\_  
Title \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Non Profit/Trust \_\_\_\_\_  
Title \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

4. Have you had more than \$500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

Yes  No If yes, please indicate person(s): \_\_\_\_\_  
\_\_\_\_\_

**NOTE:** Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

Anne W Cassolato  
Signature of owner/date

Anthony Cassolato 1-27-21  
Signature of applicant/date

ANNE W. CASSOLATO  
Print or type name of owner

ANTHONY CASSOLATO  
Print or type name of applicant

Anthony Cassolato  
Signature of owner/applicant's agent if applicable/date

ANTHONY CASSOLATO  
Print or type name of owner/applicant's agent

**VILLAGE AND BARRIO MASTER PLAN DESIGN GUIDELINES  
SDP 2018-0014/MS 2018-0011 (DEV2018-0156) – 635 PINE AVE CONDOS**

<b>INTENT</b>	
<p>The Design Guidelines (guidelines) intend to implement and enhance the existing character within the Village and Barrio as new development and property improvements occur. Together, the Village and Barrio are a unique, mixed-use environment. They serve as both a shopping and entertainment destination as well as a place to live and work. The guidelines aim to improve the character of the Village and Barrio while improving livability. Guidelines address many components of building style and orientation, including site layout, building massing, roof form, building façades, and appurtenances. Images are intended to provide a visual example of a targeted topic described in the caption and may not represent all aspects and direction provided within this document. Through these areas of focus, the guidelines strive to foster authentic designs with straightforward and functional construction.</p> <p>All development should align with the spirit and intent of the design guidelines presented in this chapter. <b>Designers and developers should consider at a minimum that these guidelines are a starting point for quality development</b>, and do not comprise every possible strategy for achieving high quality design. Therefore, it is prudent that designers use their own techniques for achieving authentic, high quality design. The following guidelines apply to all new and remodeled development within the entire Master Plan Area unless exempt as determined by Section 6.3.2.</p>	
<b>2.8.2 SITE PLANNING GUIDELINES</b>	<b>CONSISTENCY STATEMENT</b>
<p><b>A. Site layout</b></p> <ol style="list-style-type: none"> <li>Place buildings adjacent to, and oriented towards, the street. Locate prominent architectural features near corners and intersections.</li> <li>Orient storefronts and major building entries towards major streets, courtyards, or plazas.</li> <li>Minimize gaps between buildings in order to create a continuous, pedestrian-oriented environment.</li> <li>Place parking lots so as not to interrupt commercial street frontages.</li> <li>Incorporate functional and aesthetic vehicular and pedestrian connections to adjacent sites.</li> <li>Create small pedestrian plazas along the street wall through the use of recesses in building form.</li> <li>Provide easily identifiable pedestrian access from the street and/or sidewalk to key areas within the site.</li> <li>Incorporate plazas, landscaped areas, fountains, public art, textured pavement, and vertical building features to create focal points that enhance a pedestrian’s experience.</li> <li>Utilize atriums and outdoor courtyards to increase the variety and number of views and to bring additional sunlight into large developments.</li> <li>Give careful design consideration to corner lots, as they are typically a focal point in the urban fabric.</li> <li>Utilize courtyards or other methods to break up the building mass and provide natural ventilation, wherever possible.</li> </ol>	<p>The proposed site layout for the four-unit condominium project takes advantage of the configuration of the lot by placing the front doors of every unit along Pine Avenue. The front doors to the units are accessed via the public sidewalk. The entrances to the units feature covered porches with balconies above.</p> <p>The architecture of the building provides articulation along both street frontages to provide varied, interesting façades and incorporates landscaping areas along the Pine Avenue and Roosevelt frontages.</p> <p>Vehicular access to each unit is provided by a 24-foot-wide private drive-aisle off the Roosevelt Street alley.</p>
<p><b>B. Parking and access</b></p> <ol style="list-style-type: none"> <li>Locate parking behind buildings and away from the street, wherever possible.</li> <li>Use pervious paving materials, whenever possible.</li> <li>Buffer residential uses from commercial parking lots by landscaping, fencing, and/or walls.</li> <li>When walls or fences are utilized to screen parking, provide breaks to allow for</li> </ol>	<p>One vehicular access point is proposed off the Roosevelt Street alley. The proposed drive aisle is deep enough to avoid vehicles blocking the alley.</p>

<p>pedestrian circulation and limit height for safety and security purposes.</p> <ol style="list-style-type: none"> <li>5. Divide large parking lots into smaller areas with landscaping and clearly marked pedestrian paths.</li> <li>6. Highlight primary pedestrian access paths within parking areas with decorative paving, trellises, canopies, lighting, and similar improvements.</li> <li>7. Create pedestrian paseos to parking lots of buildings.</li> <li>8. Locate parking below grade or in structures, where feasible.</li> <li>9. Design parking structures so their height and bulk are consistent with adjacent buildings.</li> <li>10. Provide bicycle parking at convenient locations such as entrances or other visible and accessible areas.</li> <li>11. Provide electric vehicle charging stations and equipment where feasible and as otherwise required.</li> </ol>	<p>Each unit proposes an attached two-car garage with a direct entrance into the unit. Electric vehicle charging stations are not required. However, the circuiting necessary to allow vehicle charging within the private garages will be required so that individual homeowners may install a charging station in the future.</p>
<p><b>C. Plazas and open space</b></p> <ol style="list-style-type: none"> <li>1. Provide private or common open space and pedestrian connections to such spaces to enhance the living environment and contribute to a walkable neighborhood character.</li> <li>2. Semi-public outdoor spaces, such as small plazas and courtyards are encouraged between private and public spaces to support pedestrian activity and connectivity.</li> <li>3. Design plazas and building entries to maximize circulation opportunities between adjacent uses.</li> <li>4. Provide landscaping and high-quality paving materials, such as stone, concrete or tile, for plazas and open spaces.</li> <li>5. Place outdoor furniture, such as seating, low walls, trash receptacles, bike racks and other elements, in outdoor pedestrian spaces.</li> <li>6. Site buildings to define open space areas. Ensure that outdoor areas are visible from public streets and accessible from buildings, as well as, streets and pedestrian and bicycle networks.</li> </ol>	<p>The proposed four-unit condominium project complies with the private open space requirements of the Pine-Tyler Mixed-Use (PT) District of the Village and Barrio Master Plan (VBMP), which requires a minimum of ten percent of the lot area to be maintained as open space. Additionally, each unit must contain a minimum of 60 square feet of private open space.</p> <p>Each unit contains 255 square feet of residential private open space (185-square-foot roof decks and 70-square-foot second-floor balconies) which exceeds the minimum private open space required area and minimum dimensions. Residential common open space is not required as the project does not propose ten or more units.</p>
<p><b>F. Mechanical Equipment and Service Areas</b></p> <ol style="list-style-type: none"> <li>1. Carefully design, locate, and integrate service, utility, and loading areas into the site plan. These critical functional elements should not detract from the public view shed area or create a nuisance for adjacent property owners, pedestrian circulation, or vehicle traffic.</li> <li>2. Locate loading areas in the rear of a site where possible.</li> <li>3. Locate mechanical equipment and service areas along and accessed from alleys or the rear of properties, wherever possible.</li> <li>4. Place public utility equipment, meter pedestals, and transformers underground or away from sidewalks and pedestrian areas, where feasible.</li> <li>5. Screen all mechanical equipment from public view.</li> <li>6. Ensure roof mounted mechanical equipment and screening do not interfere with required solar zones or installed solar photovoltaic or solar water heating systems.</li> </ol>	<p>Air conditioning units for all four units will be located on the roof-top decks and will be adequately screened by the deck guardrails.</p> <p>Each unit will have its own trash and recycling bins within the private garages. Roof plans demonstrate adequate solar zones for future photovoltaic systems.</p>

<p>7. Design trash and recycling enclosures to be consistent with the project and building architecture, and site and screen them to minimize visual impact.</p>	
<p><b>G. Landscaping</b>  Landscaping shall meet the policies and requirements set forth in the City of Carlsbad Landscape Manual.</p> <ol style="list-style-type: none"> <li>1. Utilize landscaping to define building entrances, parking lots, and the edge of various land uses.</li> <li>2. Utilize landscaping to buffer and screen properties.</li> <li>3. Consider safety, environmental impacts, and accent elements when selecting and locating landscaping elements.</li> <li>4. Landscaping, between the front property line and the building creates a visually interesting transitional space. Select and place plants to enhance and soften architectural elevations, screen undesirable building features and contribute to the overall quality of the streetscape.</li> <li>5. Select species that are compatible with Carlsbad’s semi-arid Mediterranean climate, and that will grow to an appropriate size at maturity.</li> <li>6. When there are minimal landscape areas between the building and the street, incorporate planters onto porches, recessed building entrances, and planters on decks and balconies.</li> <li>7. Minimize paved vehicle areas such as driveways and parking areas. Design driveways to be no wider than necessary to provide access. Incorporate permeable surfaces, such as interlocking pavers, porous asphalt, power blocks, and lattice blocks/ grasscrete or ribbon driveways where feasible.</li> <li>8. Utilize planting to screen less-desirable areas from public view, i.e., trash, enclosures, parking areas, storage areas, loading areas, and public utilities.</li> <li>9. Provide landscaping between any parking lot and adjacent sidewalks or other paved pedestrian areas, as well as, within surface parking lots.</li> <li>10. Incorporate native and drought tolerant vegetation whenever possible. Avoid use of invasive or noxious plants.</li> <li>11. Incorporate lattice work and landscaping onto existing blank walls to support flowering vines growing out of planters placed at their base.</li> <li>12. Plant trees and fast growing and flowering vines along fences and walls to soften the appearance of the fencing and screen views to functional on-site work and storage areas.</li> <li>13. Utilize vines, espaliers, and potted plants to provide wall, column, and post texture and color and to accentuate entryways, courtyards, and sidewalks.</li> <li>14. Incorporate large planters into seating areas. Planters should be open to the soil below and should incorporate permanent irrigation systems.</li> <li>15. Maintain landscaping and yard areas regularly to keep a desirable, healthy appearance, eliminate trash, and control vermin.</li> <li>16. Incorporate Low Impact Development (LID) strategies, site design, and source control measures into projects. Examples include rain gardens, rain barrels, grassy swales, soil amendments, and native plants.</li> <li>17. Utilize seasonal shading from trees and shrubs when developing planting schemes for courtyards and streetscapes on south and west facing facades.</li> </ol>	<p>The proposed landscape plan complies with the city’s Landscape Manual. Landscaping is provided between the back of the sidewalk and the building facing Roosevelt Street and Pine Avenue.</p>
<p><b>H. Fences and walls</b></p> <ol style="list-style-type: none"> <li>1. Construct fences of quality and durable materials, such as, wood, vinyl or wrought</li> </ol>	<p>No fences or walls are proposed along the front, rear, or street side</p>

<p>iron.</p> <ol style="list-style-type: none"> <li>2. Architecturally treat all site walls to complement the building design.</li> <li>3. Chain link fences and other “see-through” fences are not appropriate for screening.</li> <li>4. Fences and walls directly adjacent to sidewalks and pedestrian plazas in commercial and mixed-use areas should be avoided unless designed as a pedestrian amenity or a low wall landscape feature.</li> </ol>	<p>setbacks. A six-foot high wooden fence is proposed along the interior side setback and a 3.5-foot fence is proposed parallel to the front yard setback line.</p>
<p><b>2.8.3 BUILDING FORM AND MASSING GUIDELINES</b></p>	<p><b>CONSISTENCY STATEMENT</b></p>
<p><b>A. Building Form and Articulation</b></p> <ol style="list-style-type: none"> <li>1. Reduce the imposing appearance of tall buildings by stepping back from street level on elevations above the ground floor.</li> <li>2. Utilize horizontal and vertical articulation to break up monolithic street walls and facades.</li> <li>3. Utilize techniques to reduce massing, such as variation in wall plane and height and variation in roof form and levels.</li> <li>4. Surface detailing may be used but does not serve as a substitute for distinctive massing.</li> <li>5. Consider adjacent low density uses when designing and orienting a building. For example, avoid balconies overlooking rear yards.</li> <li>6. Minimize the vertical emphasis of architectural design elements by incorporating features such as horizontal bands, reveals, trims, awnings, eaves, and overhangs or other ornamentation, along different levels of the wall surface.</li> <li>7. Minimize blank walls by: <ol style="list-style-type: none"> <li>a. Adding window openings and/or entrances and other relief.</li> <li>b. Providing recessed glazing and storefronts.</li> <li>c. Adding vertical pilasters which may reflect internal building structure.</li> <li>d. Changing color and texture along the wall surface.</li> <li>e. Varying the planes of the exterior walls in depth and/or direction.</li> <li>f. Adding trims, projections, and reveals along different wall surfaces.</li> </ol> </li> <li>8. Articulate the building façade by varying building elements to create contrast. Integrate all architectural elements into the building design to avoid the look of “tacked on” architectural features.</li> <li>9. Utilize facade projections and recesses such as bay windows, planter boxes, roof overhangs, and entry way recesses.</li> <li>10. Arrange columns such that they appear to support the weight of the building or feature above and are balanced in height, weight, and depth. Spindly columns can appear out of proportion with the element it is supporting.</li> <li>11. Size shutters appropriately, when used to cover the window opening.</li> <li>12. Avoid exterior sliding or fixed security grilles over windows along street frontages.</li> <li>13. Discourage and avoid “chain” corporate architecture and generic designs. Each project should strive to achieve the unique architectural style or character.</li> <li>14. Design roofs to accommodate a solar photo-voltaic system and/or solar water heating system, as required by California Building Code.</li> <li>15. Utilize details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas to create shadow</li> </ol>	<p>The building is designed with several vertical and horizontal alternating planes along Pine Avenue, Roosevelt Street, and the Roosevelt Street Alley. The rooflines are also appropriately varied in pitch and height. Doors, windows, and balconies as well as adequately weighted architectural projections minimize potentially blank walls.</p>

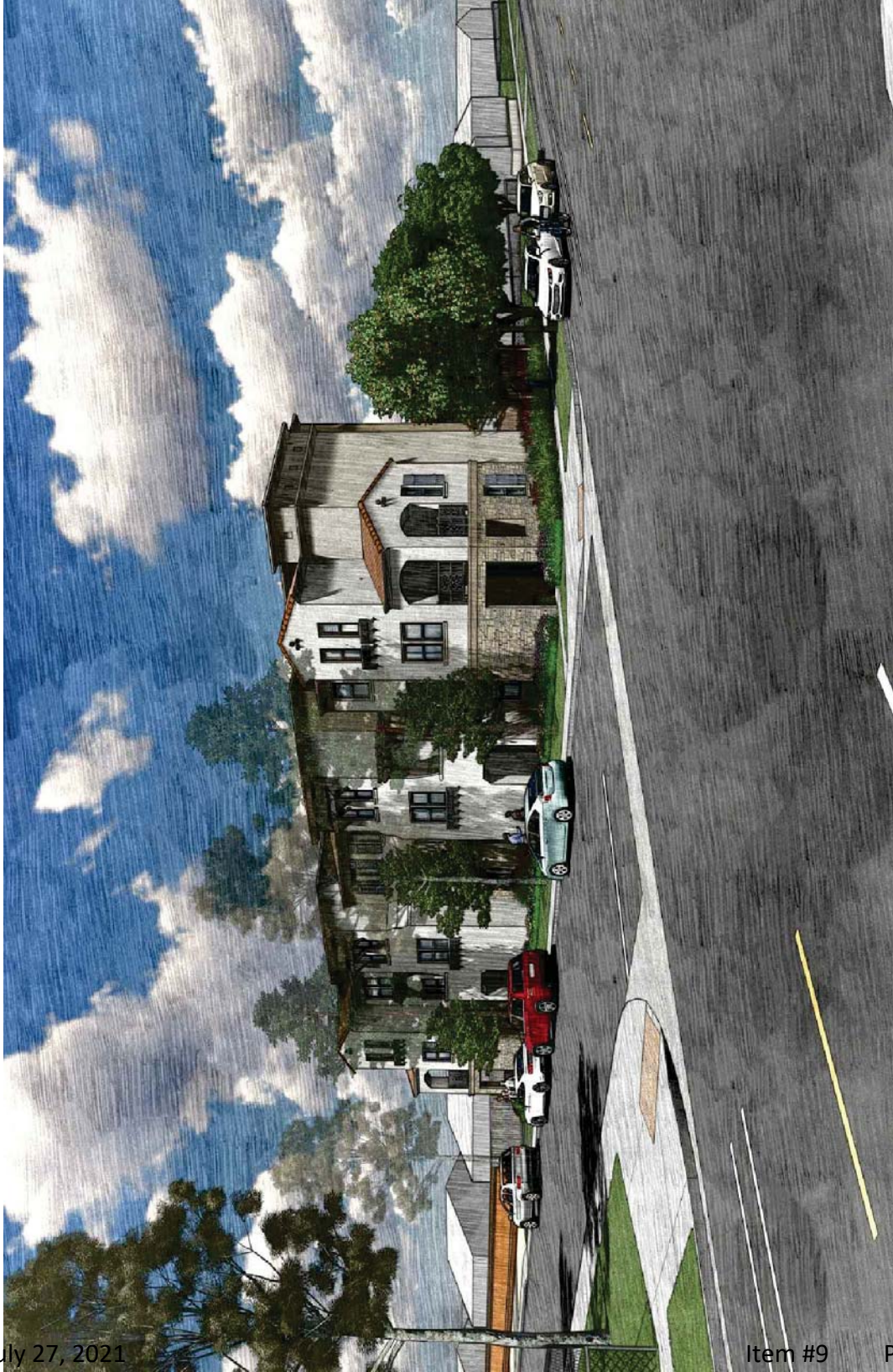


<p>patterns and depth on the wall surfaces.</p> <ol style="list-style-type: none"> <li>16. Ensure that proportions are consistent with selected architectural styles.</li> <li>17. Incorporate the characteristic proportions of traditional facades in new infill development.</li> <li>18. Balance the ratio of height, width, and depth of arches and columns to emphasize strength and balance.</li> <li>19. Ensure consistency between the height of a column and its mass or thickness with the weight of the overhead structure the column supports.</li> <li>20. Infill buildings that are much wider than the existing facades should be broken down into a series of appropriately proportioned structural bays or components.</li> <li>21. Consider transitions between the height of new development and the height of adjacent existing development.</li> <li>22. Utilize vertical building focal elements. Towers, spires, or domes may foster community identity and serve as landmarks.</li> <li>23. Utilize windows and open wrought iron balconies to provide opportunities for residents to passively observe and report suspicious activity.</li> <li>24. Utilize accent materials to highlight building features and provide visual interest. Accent materials may include any of the following: <ol style="list-style-type: none"> <li>a. Wood</li> <li>b. Glass</li> <li>c. Glass block (transom)</li> <li>d. Tile</li> <li>e. Brick</li> <li>f. Concrete</li> <li>g. Stone</li> <li>h. Awnings</li> <li>i. Plaster (smooth or textured)</li> </ol> </li> <li>25. Use building materials and finishes that are true to the structure's architectural style.</li> <li>26. Windows, doors, and entries should be designed to capture the desired architectural style of the building.</li> <li>27. Generally, use no more than three different materials on exterior wall surfaces. While certain styles may successfully incorporate multiple surface materials, caution must be used as too many materials can result in a less than aesthetically pleasing building.</li> <li>28. Ensure material changes occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, or projection.</li> <li>29. Utilize light and neutral base colors. Generally muted color schemes will promote visual unity and allow awnings, window displays, signs and landscaping to be given proper emphasis.</li> <li>30. Ensure lighting is architecturally compatible with the building.</li> <li>31. Articulate storefronts with carefully arranged doors, windows, arches, trellises, or awnings, rather than blank walls.</li> </ol>	
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<p>32. Ensure that the main entrance to a building is clearly identifiable and unique, as it is the primary point of arrival and should be treated with significance.</p> <p>33. Window type, material, shape, and proportion should complement the architectural style of the building.</p> <p>34. Utilize recessed windows where appropriate to the architectural style, to provide depth.</p>	
<p><b>C. Balconies</b></p> <p>1. Place balconies adjacent to operable doorways. Faux balconies or those that do not appear usable are discouraged.</p> <p>2. Visually support all balconies, either from below by decorative beams and/or brackets, from above by cables, or by other parts of the building.</p> <p>3. On corners, balconies may wrap around the side of the building.</p>	<p>Usable second floor balconies are provided for each unit. The balconies are supported by adequately weighted columns and are accented with architecturally interesting guardrails and roofs.</p>
<p><b>D. Roof Forms</b></p> <p>1. Ensure that roof materials and colors are consistent with the desired architecture or style of the building.</p> <p>2. Utilize multi-roof forms, hips, gables, shed roof combinations, and sufficiently articulated flat roofs to create interesting and varying roof forms that will reduce building mass, add visual appeal, and enhance existing Village and Barrio character and massing.</p> <p>3. Avoid long, unbroken, horizontal roof lines.</p> <p>4. Avoid flat roofs unless sufficient articulation of detail is provided, such as precast treatments, continuous banding or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted), height, and roofline.</p> <p>5. Avoid the “tacked on” appearance of parapets, and ensure their appearance conveys a sense of permanence. If the interior side of a parapet is visible from the pedestrian and/or motorist area of the project, utilize appropriate detail and properly apply materials.</p>	<p>The proposed rooflines are appropriately varied in pitch and height. The building proposes a mix of flat, pitched, and gabled roof lines.</p>
<p><b>E. Lighting</b></p> <p>1. Provide exterior building lighting, particularly in commercial and high-pedestrian areas.</p> <p>2. Design or select light fixtures that are architecturally compatible with the building.</p> <p>3. Integrate light fixtures that are downcast or low cut-off fixtures to prevent glare and light pollution.</p> <p>4. Design lighting in such a way as to prevent the direct view of the light source from adjacent properties or uses, particularly residential properties or uses.</p> <p>5. Utilize lighting on architectural details, focal points, and parking areas to increase safety, help with orientation, and highlight <del>and</del> site attributes and the identity of an area.</p> <p>6. Use energy-efficient lamps such as LED lights for all exterior lighting along with adaptive lighting controls to contribute to energy conservation and potentially reduce long-term costs.</p>	<p>Exterior lighting fixtures will be located throughout the building and consistent with typical residential lighting.</p>
<p><b>F. Residential Design</b></p> <p>1. Design with architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding, and color scheme to complement the overall building design, site and neighborhood context.</p> <p>2. Incorporate porches, trellises, landscaping, and other features to extend the</p>	<p>The four-unit residential condominium project has been designed with porches and balconies. The exterior finishes and trim materials and colors complement the overall building design. All of the</p>

<p>living area toward the street, soften the transition between the street and the dwelling, and encourage community.</p> <ol style="list-style-type: none"> <li>3. Design and site units as much as possible to front primary streets to provide “eyes on the street,” create pedestrian environments, and support the walkable, connected character of the Village and Barrio.</li> <li>4. Articulate windows with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.</li> <li>5. Incorporate safe, efficient, and convenient access to usable open space within multifamily developments.</li> <li>6. Locate garages and parking areas to have the least amount of visual impact on the street.</li> <li>7. Design garages so that they are subordinate to the main living area, when viewed from the street. Where possible, recess the garage behind the dwelling unit and do not locate it between the main living area and the street.</li> <li>8. Recess garage doors into the exterior wall, rather than keeping them flush.</li> <li>9. Design detached garages and accessory structures to be an integral part of the architecture of the project. They should be similar in materials, color, and detail to the principal structures of a development.</li> </ol>	<p>units front on public sidewalks and landscaping is provided consistent with the City’s Landscape Manual and designed appropriately for the residential site. Private and common open space is adequately provided, and garages are located off a drive-aisle via an alley and do not face directly onto the street.</p>
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CARLSBAD, CA

ROOSEVELT STREET AND PINE AVENUE

COVER SHEET

Tony Cassolato  
 598 Camino El Dorado  
 Encinitas, CA 92024

FEBRUARY 16, 2021

SCALE:

5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



**PROJECT SUMMARY**

3-STORY TOWNHOMES  
 ADDRESS 635 PINE AVE  
 APN 2040820100  
 ZONING V-B  
 LAND USE RESIDENTIAL  
 HOMES 4 UNITS  
 GROSS AREA .193 AC  
 NET AREA .161 AC  
 DENSITY 21 DU/AC  
 PARKING 8 SPACES  
 SPRINKLER SYSTEM NFPA 13D

**LOT COVERAGE**  
 ALLOWED 80% MAX  
 PROVIDED 44% (3,688 SF / 8,396.56 SF)

**UNIT MIX**  
 2 PLAN 1A 4BD/3BA 1750 SF  
 2 PLAN 1B 4BD/3BA 1785 SF  
 4 TOTAL UNITS

**PARKING SUMMARY**

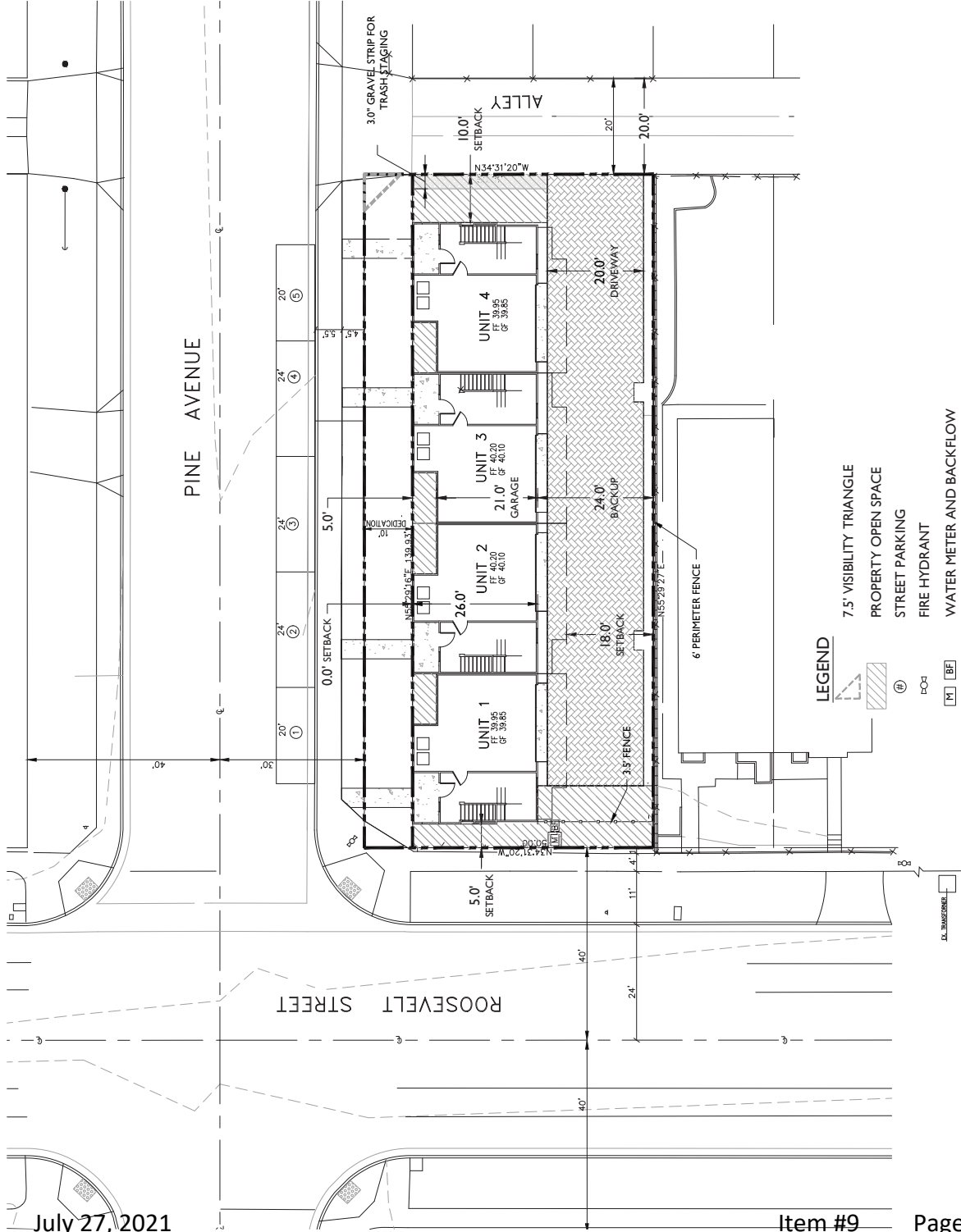
**PARKING REQUIRED**  
 2 SP X 4 DU = 8 SPACES  
**PARKING PROVIDED**  
 GARAGE 8 SPACES

**OPEN SPACE SUMMARY**

**PROPERTY OPEN SPACE**  
 REQUIRED 6994 SF X .10 = 699 SF  
 PROVIDED 927 SF

**PRIVATE OPEN SPACE**

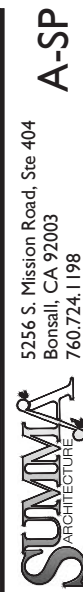
**REQUIRED**  
 60 SF/DU = 240 SF  
**PROVIDED**  
 PLAN 1A(255 SF X 2)= 510 SF  
 PLAN 1B(255 SF X 2)= 510 SF  
**TOTAL** 1,020 SF



**CONCEPTUAL SITE PLAN**

**ROOSEVELT STREET AND PINE AVENUE**

**CARLSBAD, CA**

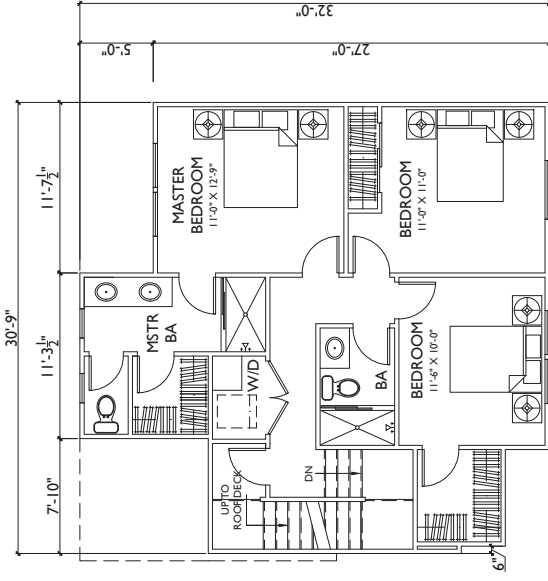


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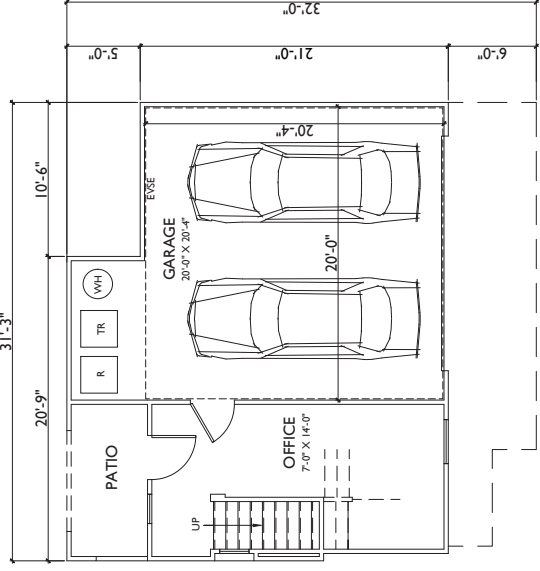
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 Encinitas, CA 92024

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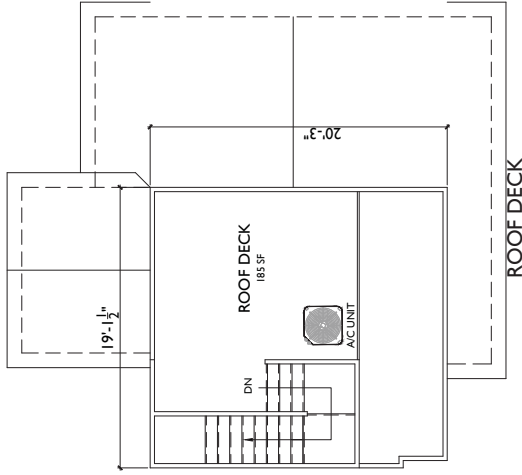
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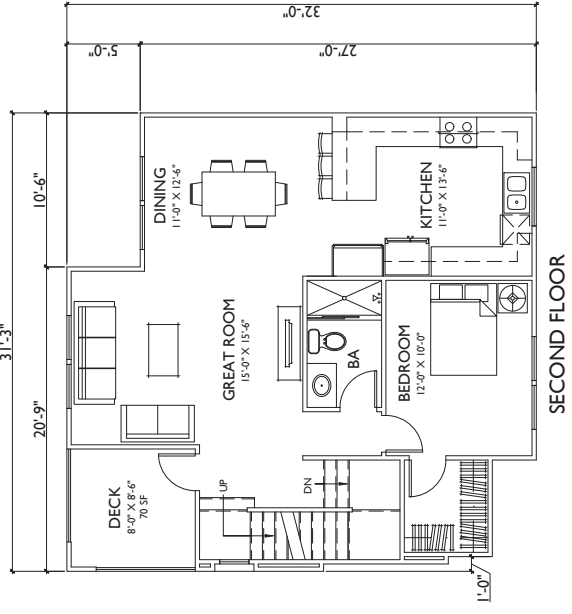
THIRD FLOOR



FIRST FLOOR



ROOF DECK



SECOND FLOOR

PLAN IA:	4BD/3BA
1ST FLR -	200 S.F.
2ND FLR-	800 S.F.
3RD FLR-	750 S.F.
TOTAL	1,750 S.F.
PRIVATE OPEN SPACE	70 S.F.
DECK	70 S.F.
ROOF DECK	185 S.F.
TOTAL	255 S.F.

CONCEPTUAL FLOOR PLAN

ROOSEVELT STREET AND PINE AVENUE

CARLSBAD, CA

FEBRUARY 16, 2021

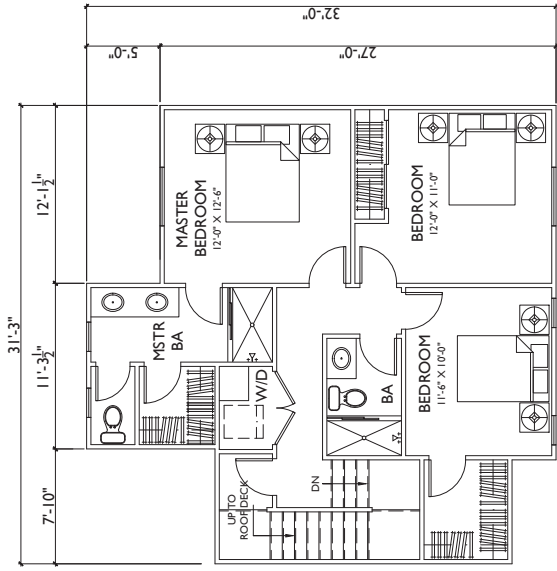


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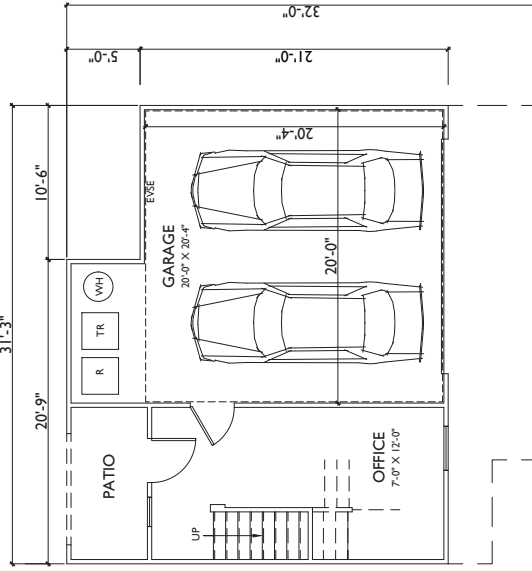


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599 Camino El Dorado  
Encinitas, CA 92024

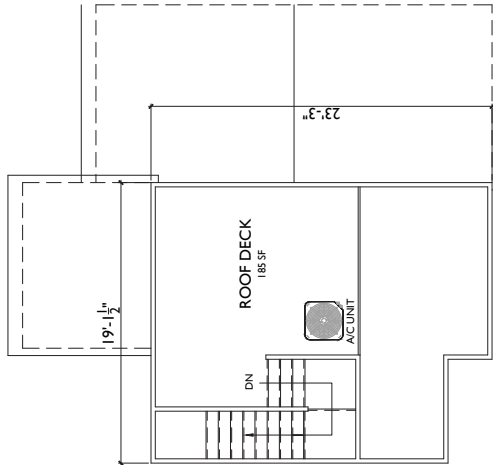
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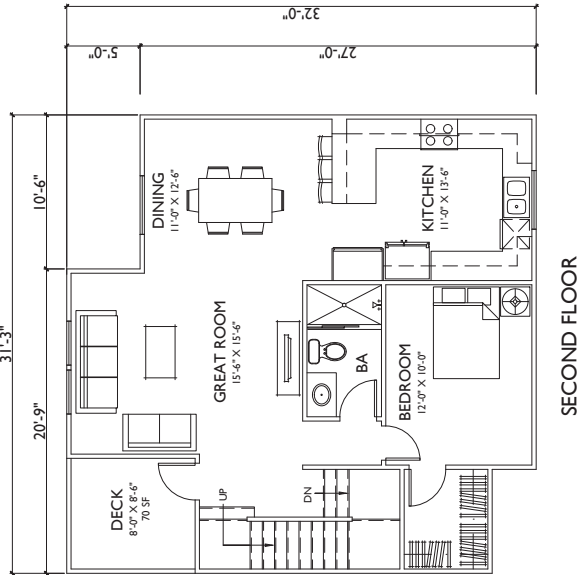
THIRD FLOOR



FIRST FLOOR



ROOF DECK



SECOND FLOOR

PLAN IB: 4BD/3BA

1ST FLR -	200 S.F.
2ND FLR -	820 S.F.
2ND FLR -	765 S.F.
TOTAL	1,785 S.F.

PRIVATE OPEN SPACE

DECK	70 S.F.
ROOF DECK	185 S.F.
TOTAL	255 S.F.

CONCEPTUAL FLOOR PLAN

ROOSEVELT STREET AND PINE AVENUE

CARLSBAD, CA

FEBRUARY 16, 2021

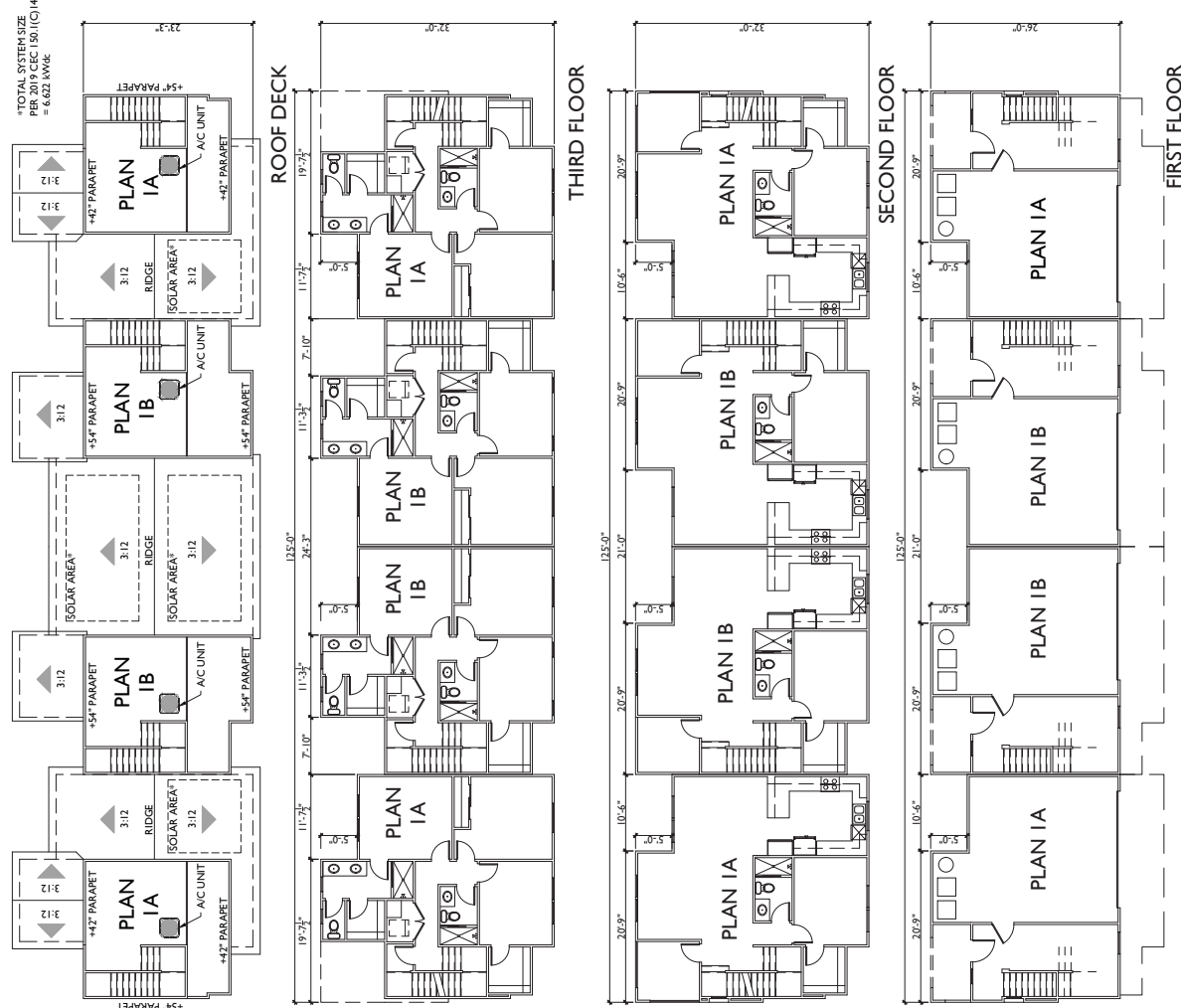


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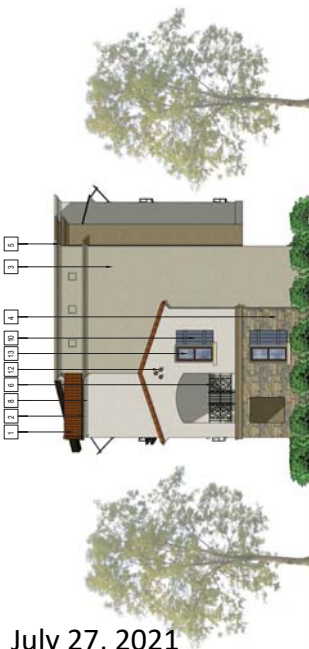


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598 Camino El Dorado  
Encinitas, CA 92024

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WEST (ROOSEVELT ST)



SOUTH



EAST



NORTH (PINE AVE)

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X 6 RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 TRELLIS
- 8 DECORATIVE FOAM EAVE
- 9 DECORATIVE AWNING
- 10 DECORATIVE SHUTTERS
- 11 DECORATIVE POTSHIELD
- 12 DECORATIVE GABLE ACCENT
- 13 RECESSED WINDOW - TYPICAL (MIN. 2" RECESS)

CARLSBAD, CA

ROOSEVELT STREET AND PINE AVENUE

BUILDING ELEVATIONS

Tony Cassolato  
598 Camino El Dorado  
Encinitas, CA 92024

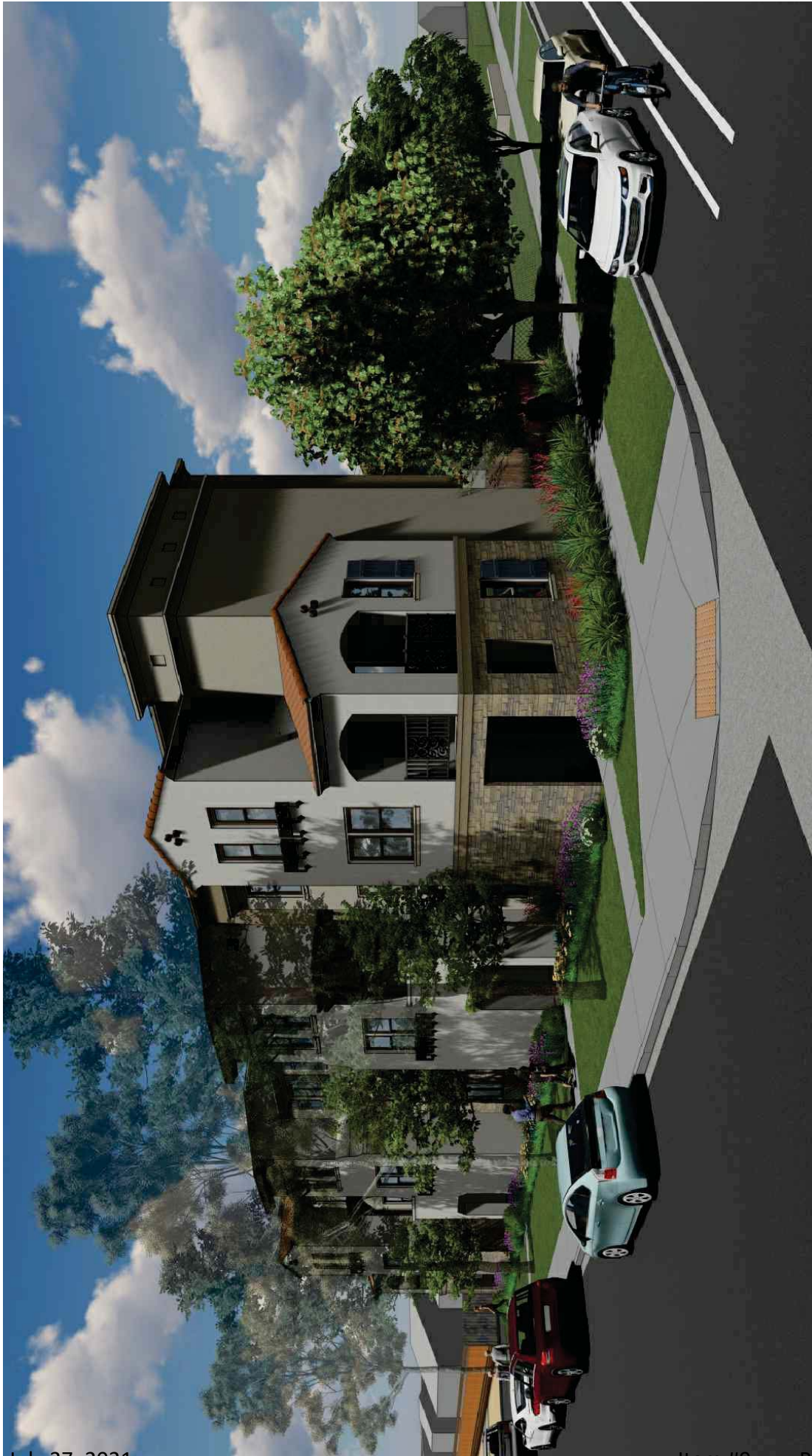
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**Tony Cassolato**  
 598 Camino El Dorado  
 Encinitas, CA 92024

ROOSEVELT STREET AND PINE AVENUE

FEBRUARY 16, 2021

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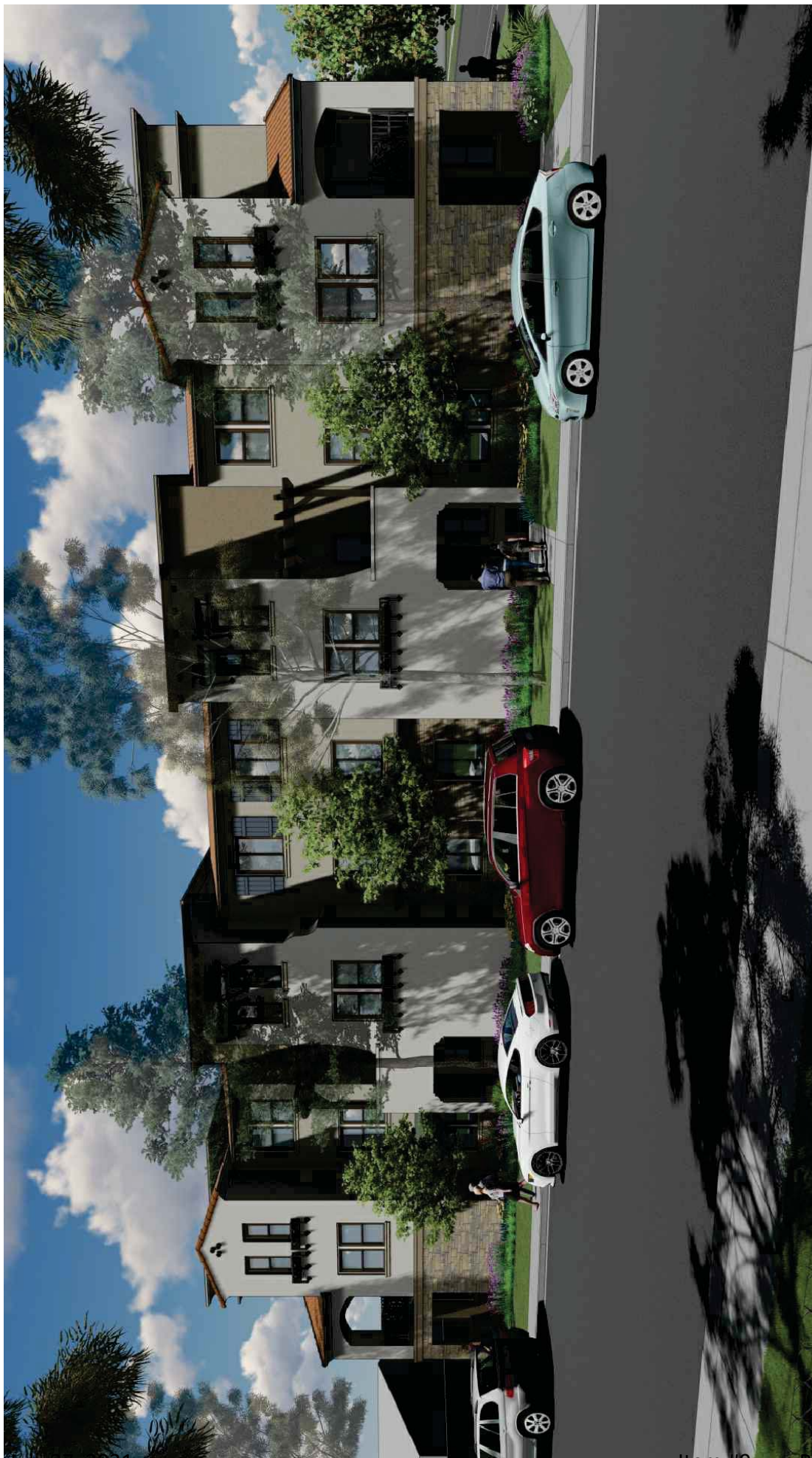
ROOSEVELT & PINE

BUILDING PERSPECTIVES



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PINE

**BUILDING PERSPECTIVES**

**ROOSEVELT STREET AND PINE AVENUE**

**CARLSBAD, CA**

5256 S. Mission Road, Ste 404

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598 Camino El Dorado  
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ALLEY

CARLSBAD, CA

ROOSEVELT STREET AND PINE AVENUE

BUILDING PERSPECTIVES

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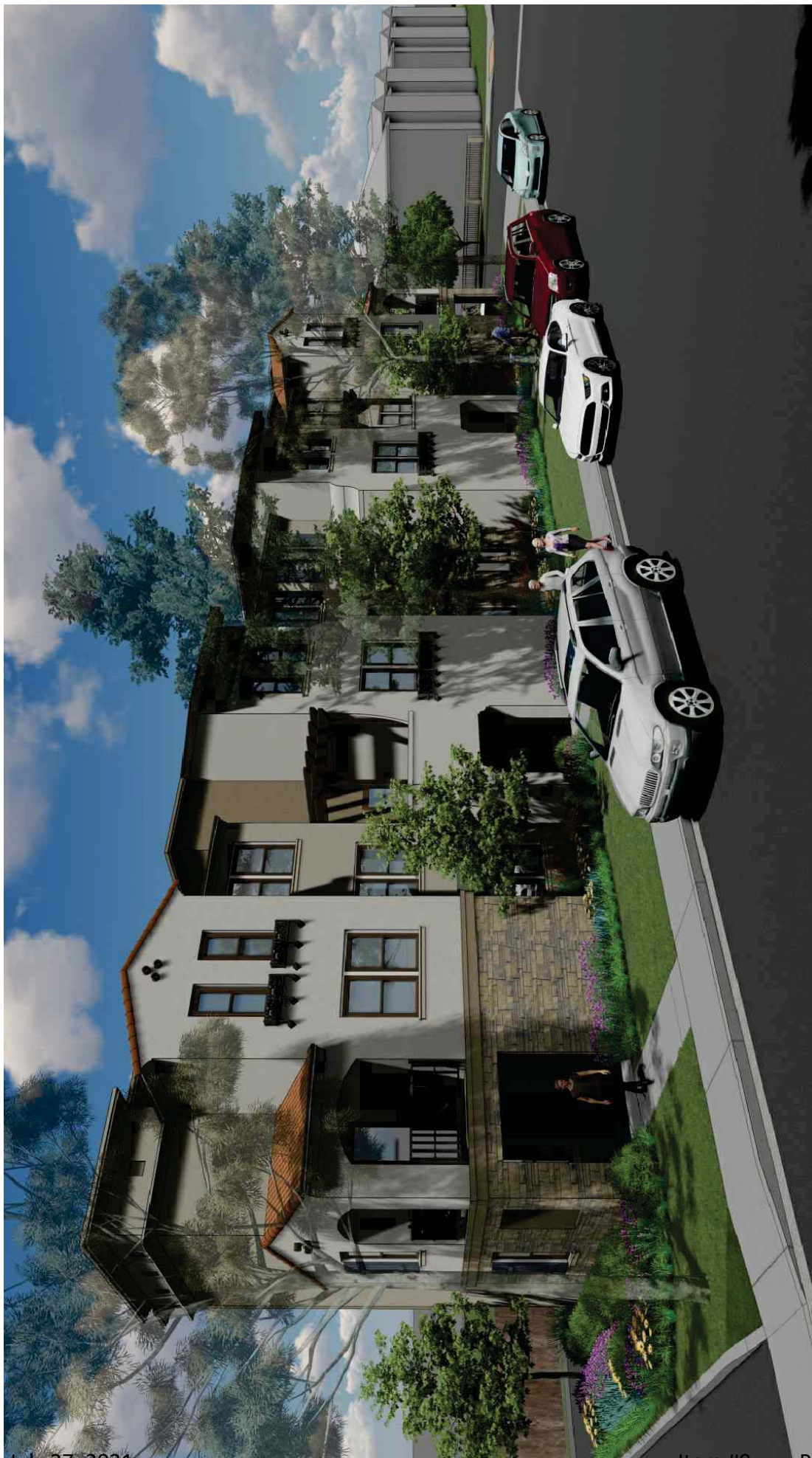
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PINE

July 27, 2021

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CARLSBAD, CA

ROOSEVELT STREET AND PINE AVENUE

BUILDING PERSPECTIVES

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FEBRUARY 16, 2021

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A-8

**LEGEND:**

ITEM	SYMBOL
EXISTING CONC.	—
EX. ASPHALT	—
EX. WATER METER	—
EX. FIRE HYDRANT	—
EX. POWER POLE	—
EX. WATER MAIN	—
EX. SEWER MAIN	—
FINISH FLOOR	—
GARAGE FLOOR	—
FINISH SERVICE FLOWLINE	—
FINISH GRADE	—
NEW OFF STREET PARKING SPACE	—
CONCRETE	—
PERMEABLE PAVERS	—
PRIVATE OPEN SPACE	—
BACKFLOW	—
WATER METER	—
PRIVATE WATER SERVICE	—
4" PRIVATE SEWER LATERAL	—
ROOF DRAIN	—

**LEGAL DESCRIPTION:**

LOT 15 AND 16 IN BLOCK 41 OF TOWN OF CARLSBAD, CITY OF CARLSBAD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 2018-0011, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 15, 1894. THAT PORTION OF PINE AVENUE AS SHOWN ON AMENDED MAP OF THE TOWN OF CARLSBAD, CITY OF CARLSBAD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHERLY 10.00 FEET OF PINE AVENUE ADJOINING LOT 16, BLOCK 41 OF SAN MAP NO. 775.

**PROJECT NOTES:**

- TAX ASSESSOR'S NUMBER: 204-082-01 TAX RATE AREA: 0808B
- PROJECT PROPOSES 1 LOT RESIDENTIAL CONVERSION OF 0.18 ACRES. TOTAL NET AREA AFTER 10 FOOT DEDICATION IS 697,271.8 SQ. FT. / 0.161 ACRES
- EXISTING LAND USE DESIGNATION: LAND USE DISTRICT 5
- EXISTING AN PROPOSED LAND USE: RESIDENTIAL TYPE VB R-3
- PROJECT PROPOSES 2 DUPLEXES, TOTAL 4 SINGLE FAMILY RESIDENCES. THIS IS A CONDOMINIUM PROJECT OF 8 UNITS. THE PROJECT IS BEING SUBMITTED TO THE CITY OF CARLSBAD AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 8. THE PROJECT PROPOSES 8 PARKING SPACES. NUMBER OF PROPOSED LOTS = 1 EXISTING EASEMENTS = NONE

**6. UNIT DATA TABLE:**

UNIT	S.F. LIVING	S.F. GARAGE	BEDROOM	BATH	PKG. PROV.
UNIT 1	1750	450	4	3	2.0
UNIT 2	1750	450	4	3	2.0
UNIT 3	1750	450	4	3	2.0
TOTAL	7050	1800	4	3	6.0

- PROJECT TO BE LANDSCAPED PER SHEET L1.0
- EXISTING LEGAL ACCESS TO SUBJECT PROPERTY IS FROM PINE AVENUE.
- MASTER DRAINAGE PLAN "B", AGUA HEDIONDA WATERSHED.
- SEWER DISTRICT: CITY OF CARLSBAD - SEWER DEMAND: 4EDU = 880 GPD
- WATER DISTRICT: CARLSBAD MUNICIPAL WATER DISTRICT WATER DEMAND: 1400 GPD
- FIRE DISTRICT: CITY OF CARLSBAD FIRE DEPARTMENT
- SCHOOL DISTRICT: ELEMENTARY CARLSBAD UNITED SCHOOL DISTRICT HIGH SCHOOL: CARLSBAD UNITED SCHOOL DISTRICT
- AVERAGE TRAFFIC GENERATION RATE (ADU) = 32 ADU
- TOTAL DISTURBED AREA = 9,506 SQ. FT.
- EXISTING IMPERVIOUS AREA = 2,822 SQ. FT.
- PROPOSED IMPERVIOUS AREA = 3,370 SQ. FT.
- STORM WATER FLOWS: PRE-DEVELOPMENT: 1.30 CFS POST-DEVELOPMENT: 1.37 CFS

**EARTHWORKS:**

AMOUNT OF CUT: 150. C.Y. AND MAXIMUM DEPTH OF CUT 1.0 FEET  
 AMOUNT OF FILL: 150. C.Y. AND MAXIMUM DEPTH OF FILL 1.0 FEET  
 AMOUNT OF IMPORT/EXPORT: 0. C.Y.  
 REMEDIAL GRADING QUANTITY: 480. C.Y.  
 (SEE SOILS REPORT OF Z OVER EXCAVATION REQUIREMENT AND SPECIFICATIONS)

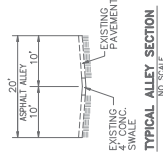
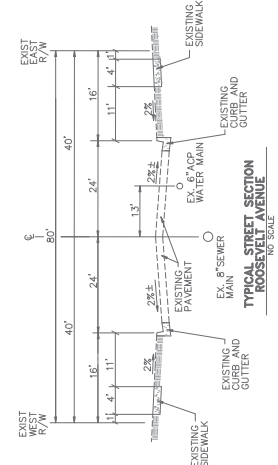
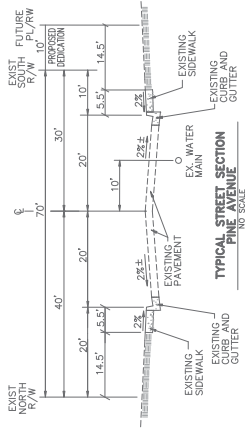
**OWNER:**

THE CARLSBAD ASSOCIATES, TRUSTEES OF THE CARLSBAD ASSOCIATED SUBDIVISION PROPERTY TRACT DATED MARCH 11, 2008 AS TO AN UNDIVIDED INTEREST AND BNEF INC., A CALIFORNIA CORPORATION AS TO AN UNDIVIDED INTEREST, AS TENANTS IN COMMON. ENCINITAS, CA 92024 PH. (619) 823-3832

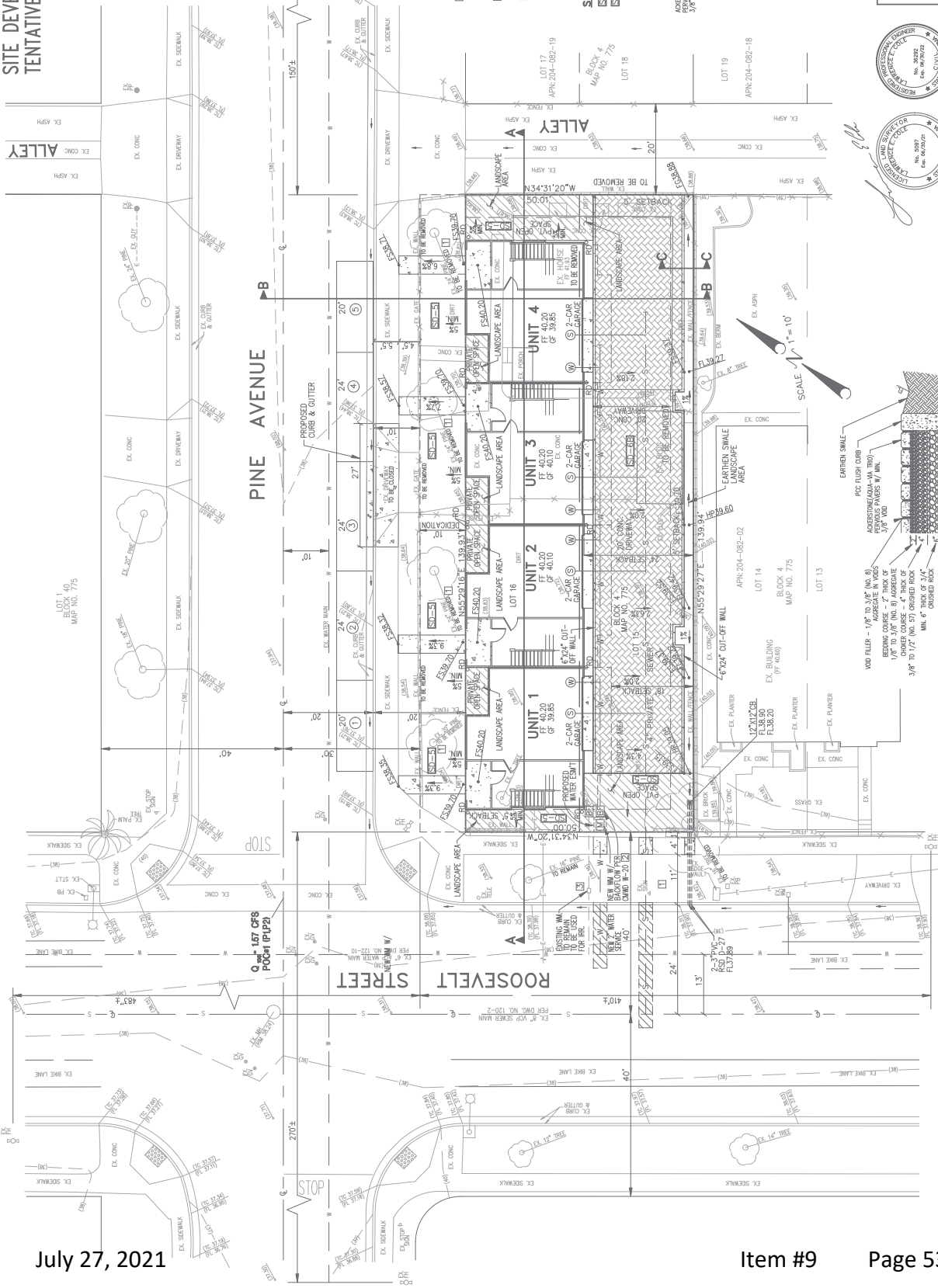


No.	Description	Approved	Date

**BENCH MARK**  
 CLSB-130 (SEE ROS 17271) SET 2.5' DISK IN SOUTHEAST CORNER OF CURB RETURN IN THE NORTHEAST CORNER OF GRAND AVENUE AND WASHINGTON ST. NOV/28 ELEV.: 46.910



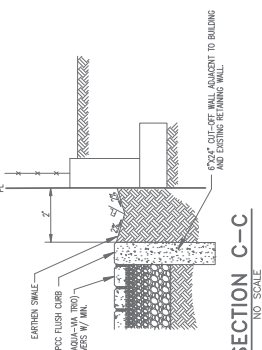
July 27, 2021



- NOTES:**
- 1 EXISTING STREET TREE REMOVAL PERMITS FROM PLANS AND RECREATION DIVISION IS REQUIRED FOR TREE REMOVAL IN PINE AVENUE AND ROOSEVELL STREET FRONTAGE (ROW). CONTACT SUPERVISOR JEROME ROSALES (760) 366-2885.
  - 2 EXISTING STREET TREES AND MUST BE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
  - 3 THE EXISTING WATER MAIN WILL BE USED FOR IRRIGATION.

**SOURCE CONTROL:**

- 1-3 DISPERSE RUNOFF FROM IMPERVIOUS AREAS
- 4 PERMEABLE PAVERS



TENTATIVE PARCEL MAP NO:  
**635 Pine Avenue  
 Carlsbad, CA**

PREPARED FOR:  
 LANDMARK ENGINEERING CORPORATION  
 3443 Camino Del Rio South  
 San Diego, CA 92108  
 PH: (619) 823-3602  
 (619) 260-0420

APPROVED FOR:  
 TONY CASSIATO  
 576 CAMINO EL TORO  
 SAN DIEGO, CA 92108  
 PH: (619) 823-3602

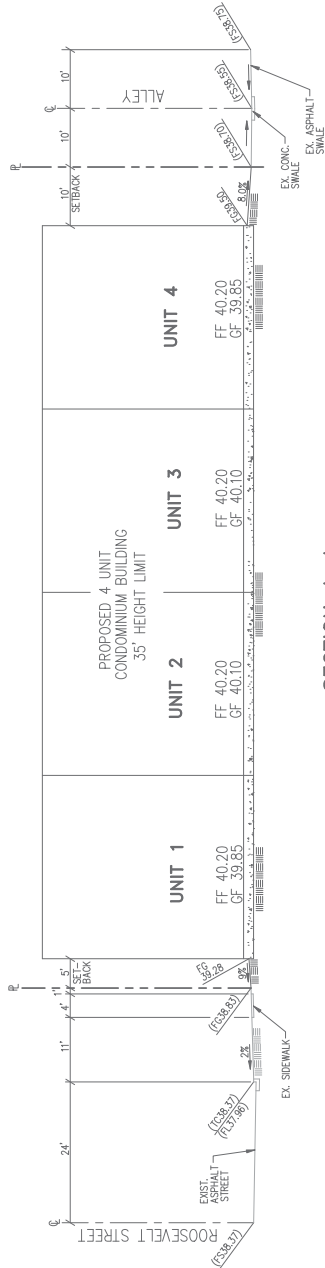
REVISIONS

No.	Description	Approved	Date

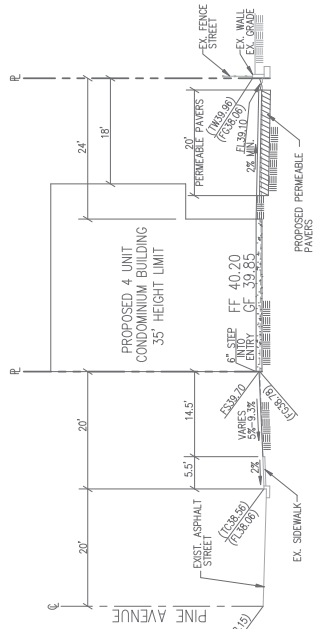
SH. 2 of 3 Date: 07/27/21 Dwg. No. 2462-TM-2

Item #9

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SECTION A-A  
 SCALE 1"=10'



SECTION B-B  
 SCALE 1"=10'



No.	Description	Approved	Date

TENTATIVE PARCEL MAP NO:  
**635 Pine Avenue  
 Carlsbad, CA**

LANDMARK ENGINEERING CORPORATION  
 3443 Camino Del Rio South  
 San Diego, CA 92108  
 (619) 260-0420

PREPARED FOR:  
 TONY CASSIATO  
 576 CAMINO EL TORO  
 CARLSBAD, CA 92008  
 PH. (619) 823-3602

SHT. 3 of 3 | Date: 07/22/21 | Dwn. MC | Appr. LEC



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

[www.hcd.ca.gov](http://www.hcd.ca.gov)

February 23, 2021

Celia A. Brewer, City Attorney  
Office of the City Attorney  
City of Carlsbad  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

Dear Celia Brewer:

**RE: Request for HCD Opinion on Enforceability of City's Growth Cap  
Letter of Technical Assistance**

This letter is to assist the City of Carlsbad (City) in the implementation of Government Code 66300, part of the Housing Crisis Act (Senate Bill 330) of 2019, as requested in the City's letter dated August 04, 2020. The City's letter requested the opinion of the California Department of Housing and Community Development (HCD) as to the enforceability of the City's growth cap provisions within the Growth Management Program (Proposition E or GMP). For the reasons explained below, HCD finds that the City's growth cap provisions to be impermissible under Government Code section 66300, subdivision (b)(1)(D).

HCD's opinion is based on the mandatory criteria established by the Legislature with the passage of SB 330 in 2019, also known as the Housing Crisis Act of 2019, which added section 66300 to the Government Code. The State of California is experiencing a housing supply shortage of crisis proportions. To address this crisis, the Legislature declared a statewide housing emergency until 2025 and suspended certain restrictions on development of new housing during the emergency period. (Housing Crisis Act of 2019, Chapter 654, Statutes of 2019, section 2(b).) Among other things, the Legislature suspended the ability of cities and counties to establish or implement any provision that: (i) "Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city," (ii) "Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period," or (iii) "Limits the population of the affected county or affected city." (Gov. Code, § 66300, subd. (b)(1)(D).

The City's GMP appears to be designed to assure that housing development in the City and the provision of public services are closely aligned (City of Carlsbad Mun. Code, § 21.09.010.) However, the City's GMP establishes growth cap numbers City-wide and by quadrant. Moreover, the City's GMP mandates that the City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in the development above the limit in any quadrant. The establishment of such growths caps and development restrictions contradicts Government Code section 66300, subdivision (b)(1)(D). Accordingly, HCD is of the opinion that such a growth cap under the GMP cannot permissibly be implemented consistent with Government Code section 66300.

Thank you for reaching out to HCD for this guidance. Please contact Melinda Coy of our staff, at [Melinda.Coy@hcd.ca.gov](mailto:Melinda.Coy@hcd.ca.gov), with any questions.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use and Planning Chief

ERRATA SHEET FOR AGENDA ITEM #3

*Memorandum*

May 17, 2021

**To:** Planning Commission  
**From:** Esteban Danna, Associate Planner  
**Via:** Don Neu, City Planner  
**Re:** **Errata Sheet for Agenda Item #3 - SDP 2018-0014/MS 2018-0011 (DEV2018-0156) – 635 PINE AVE CONDOS**

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Staff is recommending that the Planning Commission include the following revisions:

The third paragraph in Section E (page 9) of the staff report is revised as follows:

Senate Bill (SB) 330 and the Growth Management Program

SB 330 prohibits the city from utilizing residential housing cap limits (i.e. the city’s excess dwelling unit bank (EDUB) under the Growth Management Program (GMP)) to regulate the number of housing units built in the city. On Feb. 23, 2021, the city received a letter from the State of California Department of Housing and Community Development (Exhibit 7), confirming that under Government Code Section 66300 (b)(1)(D), the city cannot use its growth cap limits specified in the city’s GMP to limit or prohibit residential development. Therefore, the removal of units from the EDUB is being documented solely for residential unit tracking purposes. The project requires the removal of three units from the city’s EDUB, as directed under City Council Policy Statement 43. As of March 31, 2021, a total of 417 units are allocated to the Northwest Quadrant and **1953** ~~417~~ units remain in the **citywide** ~~city’s~~ EDUB. **A total of 414 units will be available in the Northwest Quadrant upon project completion and 1950 units citywide.**