

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



July 23, 2015

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TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
GABRIEL BUHR, COASTAL PROGRAM MANAGER
RICK CASSWELL, COASTAL PROGRAM ANALYST, SAN DIEGO AREA
OFFICE

SUBJECT: **PROPOSED MINOR AMENDMENT #LCP-6-CII-15-0012-1 (CARLSBAD RANCH SPECIFIC PLAN) TO THE CITY OF CARLSBAD LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN**

The City of Carlsbad is requesting that its certified Local Coastal Program Implementation Plan (IP) be amended through minor revisions to the Carlsbad Ranch Specific Plan to increase the allowed number of stories from three to four for the habitable portions of buildings within Planning Area 5 of Carlsbad Ranch (See Exhibit A). This amendment would not result in a change to the allowed building height or total number of rooms permitted within this planning area.. This amendment was filed on June, 15, 2015, pursuant to Section 30514(c) of the Coastal Act and Section 13553 of the Commission's Code of Regulations.

Procedure

Pursuant to Section 30514 (c) of the Coastal Act and Section 13554 (a) of the Commission's Code of Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13554 (a) defines a minor amendment as changes in wording which make the use as designated in the zoning ordinances, maps or other implementing actions more specific and which do not change the kind, location, intensity or density of use and are consistent with the certified land use plan.

Pursuant to Section 13555, the Executive Director will report this determination to the Coastal Commission at the following date and location:

DATE and TIME: Thursday, August 13, 2015 9:00 a.m. LOCATION: Chula Vista City Hall
276 Fourth Avenue
Chula Vista, CA 91910

At that time, any objections to this determination, received within ten days of the transmittal of this notice, will also be reported to the Commission. This proposed minor amendment will be deemed approved unless one-third of the appointed members of the Commission request that it be processed in accordance with Section 13555 (b) of the Code of Regulations as a major amendment. Otherwise, the minor amendment will

become effective ten days from the date the Commission concurs with the Executive Director's designation.

If you have any questions or need additional information regarding this proposed amendment, please contact Gabriel Buhr at the above office. Any objections to the "minor" amendment determination must be received within ten working days of the date of this notice.

Amendment Description

The subject request is to add new text to the Planning Area 5 (Resort) section of the Carlsbad Ranch Specific Plan (part of the City's IP) to increase the allowed number of habitable building floors from three to four, without changing the allowed building height limit (45-feet, with an additional 10-feet allowed for architectural features only) or total number of rooms (700) for Planning Area 5 only. Planning Area 5 is a 52.8-acre site located in the northeast corner of Carlsbad Ranch (an approximately 448-acre property north of Palomar Airport Road, south of Cannon Road, east of Paseo Del Norte, and west of the Crossings golf course; which is divided into 9 Planning Areas under the Carlsbad Ranch Specific Plan), and is designated as a full-service destination resort. Currently, this site is developed with the Mar Brisa and Sheraton Carlsbad resorts. The intent of this amendment request is to create more design flexibility, greater room density per building (without impacting the overall Planning Area density), and potentially improved visual access to the coast from upper level rooms. The proposed changes would be limited to only Planning Area 5 of the Carlsbad Ranch Specific Plan (a component of the City's IP), which is located within the Mello II segment of Local Coastal Program (LCP). These proposed IP changes must be consistent with the Mello II Land Use Plan (LUP) policies.

Planning Area 5 is designated as Travel/Recreation Commercial (T-R) and the subject amendment: (1) does not propose changes to the "destination resort" land use, or (2) density of Planning Area 5 (which will remain limited to 700 rooms); (3) will not alter existing parking ratios; and (4) will require Site Development Plan approval by the City Council for any new habitable space above 35 feet in height. The proposed modification to the development standards to allow four habitable levels within the previously approved building envelope will not change any of the approved physical limits of the site such as building bulk, height, number of allowed rooms, required parking, circulation, or allowed land uses.

Therefore, as proposed, the amendment would improve and protect coastal visitor-serving facilities and public access to the Carlsbad coastline. The amendment would not change any underlying zoning or affect the density, intensity, location, or type of use within Planning Area 5, and can be found in conformance with the certified Mello II LUP as amended herein.

RECEIVED

MAY 28 2015

EXHIBIT 1

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

ORDINANCE NO. CS-274

AN ORDINANCE OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A SPECIFIC PLAN AMENDMENT TO INCREASE THE ALLOWED NUMBER OF LEVELS FROM THREE TO FOUR FOR THE HABITABLE PORTIONS OF BUILDINGS WITHIN CARLSBAD RANCH SPECIFIC PLAN, PLANNING AREA 5 LOCATED NORTH OF LEGOLAND CALIFORNIA, SOUTH OF CANNON ROAD, EAST OF LEGOLAND DRIVE, AND WEST OF THE CROSSINGS GOLF COURSE IN LOCAL FACILITIES MANAGEMENT ZONE 13

CASE NAME: CARLSBAD RANCH PLANNING AREA 5
CASE NO.: SP 207(J)

The City Council of the City of Carlsbad, California, does ordain as follows:

WHEREAS, the Carlsbad Ranch Specific Plan (SP 207) was originally adopted by City Council Ordinance No. NS-227 on March 16, 1993 and has been amended several times and contains the uses, development standards and design for the development of the subject property; and

WHEREAS, The Carlsbad Ranch Specific Plan is the implementing ordinance for this property which is in the Coastal Zone; and

WHEREAS, the amendment is desirable to take advantage of the unique position of Planning Area 5 within the Carlsbad Ranch which is designated for commercial visitor serving uses; and

WHEREAS, the City Council of the City of Carlsbad has reviewed and considered Specific Plan Amendment SP 207(J) for the Carlsbad Ranch Specific Plan; and

WHEREAS, after procedures in accordance with requirements of the California Coastal Act, the City Council has determined that the public interest indicates that Specific Plan Amendment (SP 207(J)) be approved.

NOW, THEREFORE, the City Council of the City of Carlsbad, California, does ordain as follows:

EXHIBIT NO. 1
APPLICATION NO. LCP-6-CII-15-0012-1
Carlsbad Ranch Specific Plan
Ordinance
 California Coastal Commission

LAUREN JENSEN
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

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SECTION I: That SP 207(J), on file in the Planning Division, and incorporated herein by reference, is adopted. The Carlsbad Ranch Specific Plan shall constitute the development plan for the property and all development within the plan area shall conform to the plan.

SECTION II: That the Carlsbad Ranch Specific Plan (SP 207), as amended to date, and further amended by Specific Plan Amendment 207(J), dated March 18, 2015, is approved.

SECTION III: That Specific Plan Amendment 207(J) replaces text in the Carlsbad Ranch Specific Plan, as shown on attachment "PLANNING AREA 5."

SECTION IV: That the findings and conditions of the Planning Commission in Planning Commission Resolution No. 7090 shall constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption; and the city clerk shall certify the adoption of this ordinance and cause the full text of the ordinance or a summary of the ordinance prepared by the City Attorney to be published at least once in a newspaper of general circulation in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance shall not be effective until approved by the California Coastal Commission.)*

INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the 5th day of May, 2015, and thereafter.

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PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City
of Carlsbad on the 19th day of May 2015, by the following vote to wit:

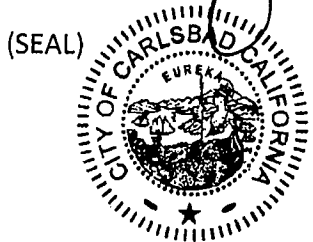
- AYES: Council Members Hall, Blackburn, Schumacher, Wood, Packard.
- NOES: None.
- ABSENT: None.
- ABSTAIN: None.

APPROVED AS TO FORM AND LEGALITY


CELIA A. BREWER, City Attorney


MATT HALL, Mayor

ATTEST:

BARBARA ENGLESON, City Clerk



F. PLANNING AREA 5 - RESORT

A full-service destination resort is proposed on an approximately 52.8 acre parcel in the northeast corner of the Carlsbad Ranch. This resort will include up to 700 suites and will target the large group professional and business meeting market. These meetings typically combine business with recreation and are increasingly including family members of the business representative. The surrounding uses of Carlsbad Ranch including LEGOLAND Carlsbad, golf course, and retail facilities and nearby beaches make this a particularly desirable meeting destination.

Accommodations at the resort will generally be two-room suites integrated into the topography using terraced buildings and featuring ocean views, overlooking extensively landscaped open areas and courtyards. Elevated walkways may be used to connect resort buildings linking meeting facilities, suites, and a selection of dining experiences. A sports club may combine a fitness center and dining with an emphasis on healthy, light cuisine. This facility could provide sports medicine, tennis pro shop, weight training, racquetball, steam rooms, saunas and aerobics.

The meeting and conference center will offer function space with the ability to mix and match agendas to accommodate groups from 10 to 2,700 guests. Adjacent gardens and landscaped terraces will provide additional meeting and function areas. Most resort facilities including the tennis center, sports club and dining will be designed to encourage use by the general public as well as the resort guest. Figure 46 on page 150 shows some of the planning features for the resort.

A pedestrian/bike/golf cart trail shall be provided from the eastern portion of the golf course along the southerly edge of Planning Area 5 to provide a link from the specific plan golf course to the future City golf course to the east of the specific plan. The trail shall be designed as shown on Figure 52 on page 169.

1. DEVELOPMENT STANDARDS

The following are specific development and design guidelines applicable to this Planning Area. However, Section III.A. GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES beginning on page 63 contains additional development standards and design guidelines that are applicable to all Planning Area within this Specific Plan Amendment.

a. Permitted Uses

- Hotels;
- Commercial Living Units (Timeshare) may be approved by the City Council in conjunction with a hotel project.

EXHIBIT NO. 2

APPLICATION NO.

LCP-6-CII-15-0012-1

Carlsbad Ranch Specific
Plan

P.A. 5 Edits



California Coastal Commission

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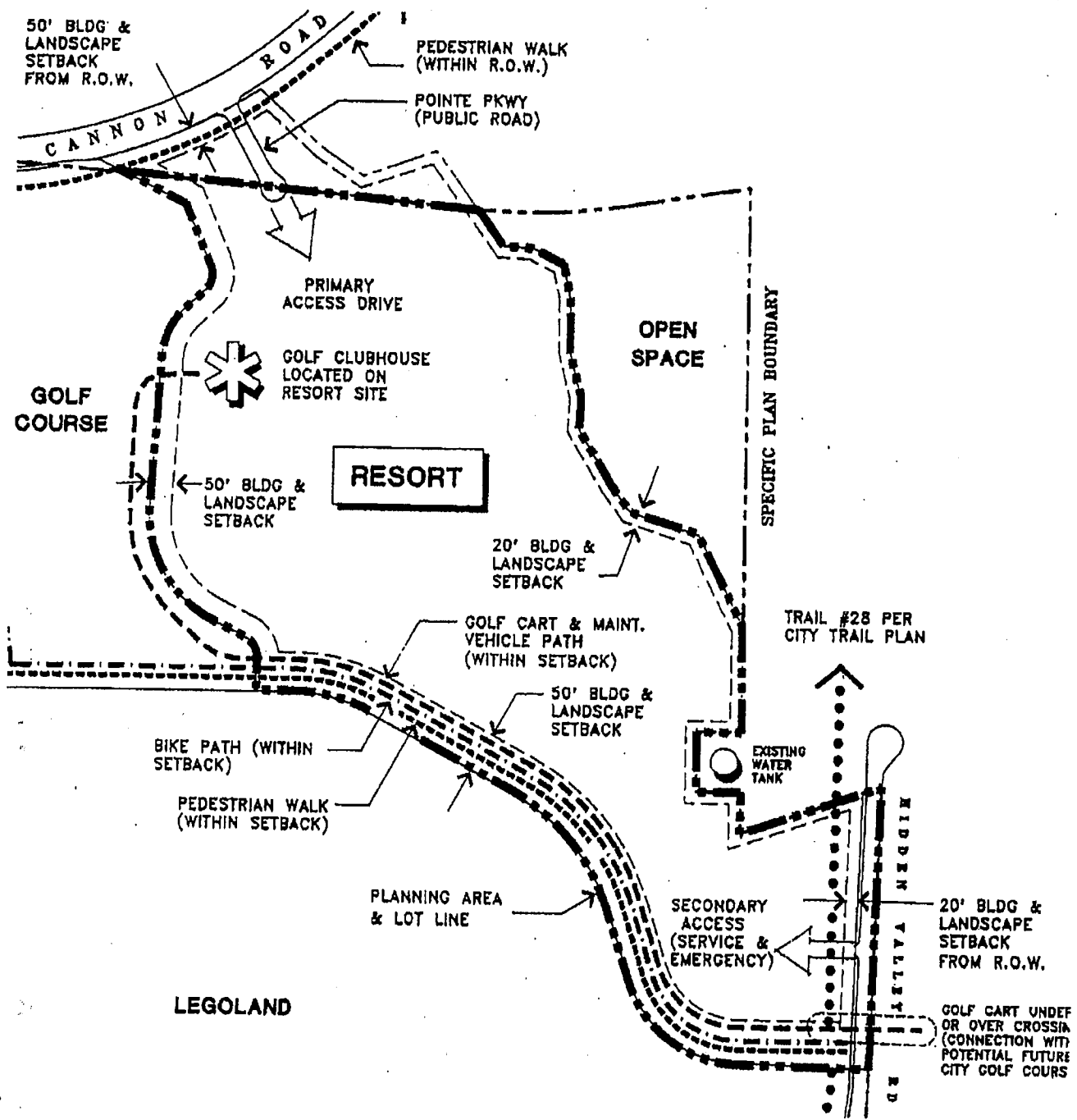
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LAND USE: RESORT
 NET PARCEL AREA: 52.80 ACRES
 DEVELOPMENT PROGRAM: DESTINATION RESORT HOTEL, 700 ROOMS,
 MEETING SPACE, RESTAURANTS, RECREATION AND ASSOCIATED
 FACILITIES; TOTAL 647,000 SF.

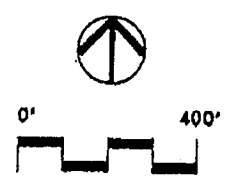


Figure 46
PLANNING AREA 5 - RESORT

Accessory Uses - The following uses are permitted only as accessory uses to the resort.

- Retail related to the resort;
- Restaurants, not including drive-up or drive-in services;
- Health and Fitness Clubs;
- Daycare facilities for child care;
- Personal Services; Barbers, Beauty Shops, etc.;
- Art Galleries/Museums;
- Administrative and Business Offices for the resort;
- Bars and Nightclubs as a part of the resort or restaurant;
- Horse Stables - provided that all stables are located at least 40' from any building used for human habitation and 25' from any property line. In addition, Carlsbad's Citywide Trail System must be revised to allow equestrian use of the portions of the trail adjacent to the resort.

b. Building and Landscape Setbacks

Building setbacks shall conform with the requirements of the Commercial Tourist (CT) Zone requirements (Chapter 21.29 of the Carlsbad Municipal Code) and ~~the setback requirements of the Building Height Ordinance (Chapter 21.04 of the Carlsbad Municipal Code)~~, which apply to the project as follows:

Building and Landscape Setbacks -

Front Yard on Cannon Road:	50 feet
Front Yard on The Crossings Drive:	20 feet
Rear or Side Yard from Golf Course or LEGOLAND Carlsbad	50 feet
Rear or Side Yard from Open Space	20 feet

~~For building heights over 35 feet, see the building setback requirements contained in Chapter III, Section A.1. BUILDING HEIGHT on page 63.~~

c. Building Height

Building heights shall conform to the building height standards of the City's Zoning Ordinance (Chapters 21.04 and 21.29.060 of the Carlsbad Municipal Code) except as modified in this section.

The habitable portion of buildings shall not exceed a height of 35 feet and/or three levels, and allowed height protrusions as

described in C.M.C. Section 21.46.020 shall not exceed 45 feet. Additional habitable building height may be permitted up to a maximum of 45 feet in height and/or four levels, in which case allowed height protrusions as described in C.M.C. Section 21.46.020 shall not exceed 55 feet, through a Site Development Plan approved by the City Council provided that:

a. All required setbacks shall be increased at a ratio of one horizontal foot for every one foot of vertical construction beyond 35 feet. The additional setback area will be maintained as landscaped open space;

c. The building conforms to the requirements of Section 18.04.170 of the Carlsbad Municipal Code; and

d. The allowed height protrusions as described in Section 21.46.020 of the Carlsbad Municipal Code (1) do not function to provide usable floor area; (2) do not accommodate and/or screen building equipment; (3) do not adversely impact adjacent properties; (4) are necessary to ensure a building's design excellence.

d. Parking Standards

The joint use of parking facilities is allowed within the resort based on the potential for shared/off-peak uses. Specific reductions in parking requirements shall be determined based on provisions set forth in Section 21.44.050(a)(4) of the Carlsbad Municipal Code.

2. DESIGN GUIDELINES

a. Building Orientation

The main building will be located near the resort entrance off Cannon Road. It will be oriented to provide views of Carlsbad Ranch and the ocean beyond from a maximum number of suites. Likewise, the other lodging buildings will be sited on the steeper terrain to the south of the main building to maximize views.

b. Architectural Character

All buildings shall reflect a Mediterranean vocabulary. Distinctive architectural features characteristic of this style such as courtyards, arcades, balconies, terraces, arches and arbors shall be encouraged to create richness and visual interest to the buildings.

c. Building Materials

Building materials should incorporate or be generally compatible with a Mediterranean architectural vocabulary and shall be durable and high quality. Exterior wall and roof colors should be of low intensity earth tones. The buildings should be predominantly stucco walls with sloping tile roofs. Other materials which are permitted as accents for exterior walls are ceramic tile, ornamental wrought iron, natural stone, decorative block, wood or other compatible natural building materials.

d. Building Form and Massing

The resort buildings shall be well articulated by changes in horizontal and vertical planes to reduce the appearance of bulk and create interesting building silhouettes. Features such as arches, loggias, balconies, elevated walkways and window and entry recesses will be used to provide additional visual interest and detail.

e. Building Roof Tops

Sloping roofs, varying roof heights and forms shall be used to provide interesting building silhouettes. Rooftop mechanical equipment shall be screened, enclosed and architecturally incorporated into visually interesting building tops.