

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
 3111 CAMINO DEL RIO NORTH, SUITE 200  
 SAN DIEGO, CA 92108-1725  
 (619) 521-8036

Filed: 9/19/96  
 49th Day: 11/7/96  
 180th Day: 3/18/97  
 Staff: BP-SD  
 Staff Report: 10/7/96  
 Hearing Date: 11/12-15/96

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-133

Applicant: Craig Realty Group

Agent: Hofman Planning Assoc.

Description: Construction of a one-story, 300,000 sq. ft. specialty retail center on 26.65 acres within Planning Area #6 of the Carlsbad Ranch Specific Plan acreage. The proposed buildings will be up to 28 feet high with architectural features to 42 foot high. Additional finish grading on the subject site requires excavation of 160,000 cubic yards, and fill of 11,700 cubic yards to reach necessary grades for building pads and parking lots. The remaining 148,300 cubic yards will be exported and stockpiled on other locations within the Carlsbad Ranch.

Lot Area	1,160,874 sq. ft. (26.65 acres)
Building Coverage	300,000 sq. ft. (26%)
Pavement Coverage	549,300 sq. ft. (47%)
Landscape Coverage	160,100 sq. ft. (14%)
Unimproved Coverage	151,474 sq. ft. (13%)
Parking Spaces	1,536
Zoning	C-2-Q
Plan Designation	R (Regional Commercial)
Ht abv fin grade	42 feet

Site: Lot 6 of Carlsbad Ranch, southeast corner of Paseo Del Norte and Car Country Drive, Carlsbad, San Diego County, APN 211-022-03-15

Substantive File Documents: Certified Carlsbad LCP Mello II segment, Local Coastal Program Amendments 2-87, 1-88, 1-93, 1-96(C), CDP 6-93-34, CDP 6-96-9

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the adopted Local Coastal Program, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

## II. Standard Conditions.

See attached page.

## III. Special Conditions.

1. Evidence of Payment of Agricultural Mitigation Fee. Prior to issuance of the coastal development permit, the applicant shall provide to the Executive Director for review and written approval, evidence of payment of the agricultural mitigation fee to the City of Carlsbad. The agricultural mitigation fee required in option #3 of Policy 2-1 of the certified Mello II LCP Land Use Plan is applicable to 15.95 acres within Planning Area #6 of the Carlsbad Ranch Specific Plan. The policy requires the agricultural mitigation fees shall be paid to the City prior to issuance of a building permit for any improvement constructed within the planning area, and is, thus, payable prior to issuance of this coastal development permit.

## IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The applicant is proposing construction of a one-story, 300,000 sq.ft. specialty retail center with 1,536 parking spaces within Planning Area #6 of the Carlsbad Ranch Specific Plan acreage. The proposed buildings will be up to 28 feet high with architectural features to 42 foot high. Additional finish grading on the subject site requires excavation of 160,000 cubic yards, and fill of 11,700 cubic yards to reach necessary grades for building pads and parking lots. The remaining 148,300 cubic yards will be exported and stockpiled on other locations within the Carlsbad Ranch.

The 26.65 site is located on a portion of the Carlsbad Ranch which is 447 acres east of Paseo Del Norte and west of the future Hidden Valley Road and between Cannon Road and Palomar Airport Road to the north and south, respectively, in the Mello II segment of the Carlsbad LCP. Portions of the Carlsbad Ranch have been in continuous agricultural production since the 1950s. Land previously used for agricultural production and a palm tree nursery comprise the balance of the site. No sensitive native vegetation exists on the property as a result of the agricultural and nursery uses.

The project is proposed in multiple phases and consists of four buildings. The floor plans indicate that in excess of 100 tenant spaces will be provided. Tenants will consist of retail stores, art galleries, restaurants and other specialty retail uses consistent with the Carlsbad Ranch Specific Plan. Buildings are designed in the mediterranean style and are oriented to minimize the amount of rear building elevations visible to the public from public trail and viewing areas above the site to the east. Access to the project site is from existing street frontages (i.e, Paseo Del Norte and Car Country Drive).

In May 1996, the Commission approved Local Coastal Program Amendment #1-96(C) which amended the originally approved Carlsbad Ranch Specific Plan (1993).

The project site is designated as Planning Area 6 (Specialty Retail) in the Specific Plan. The plan allows for the development of a maximum of 300,000 sq. ft. of retail and related uses. Master Tentative Map 94-09 (CDP #6-96-9) for the master subdivision of the entire Carlsbad Ranch including the subject site was also approved in May, 1996. That action approved mass grading, drainage and infrastructure improvements for the subject site.

2. Preservation of Agriculture. The amended Carlsbad Ranch Specific Plan allows the development of office, research and development, related light manufacturing, commercial, hotel/timeshare, destination resort, golf course, agriculture, a vocational school campus and Legoland Carlsbad. The above uses would take place within 19 planning areas. The project site is located in the western portion of the Carlsbad Ranch on the west side of Armada Drive which is the main road serving the proposed urban uses on the ranch. Planning Area #6 is presently fallow but has been used in the past for agricultural activities.

As approved in LCPA 1-96(C), the currently certified Mello II LCP and Carlsbad Ranch Specific Plan allows possible conversion of designated agricultural lands subject to compliance with one of three specified conversion options, provided it is demonstrated that agricultural conversion is appropriate in order to support retained agricultural use either elsewhere in the coastal zone or on the Ranch, or that conversion serves to concentrate urban development in an appropriate manner. Alternatively, the burden would be to demonstrate that agricultural operations are no longer viable. Under the site specific "Mixed Use" policy in the Mello II LCP, exactly 15.95 acres of the subject site is subject to the agricultural conversion policies. The mixed use policy allows some lands on the Carlsbad Ranch to be retained for urban uses, in this case 10.7 acres, to assist in maintaining agricultural uses on the remaining lands. CDP #6-96-9 established that agricultural mitigation fees for the subject site shall be paid to the City upon issuance of a building permit for any improvement constructed on the lot. This condition is also a part of the City's approval of the project. Thus, the Commission finds Special Condition #1 is necessary to find the proposed project consistent with the agricultural preservation policies of the certified Mello II LCP and the Carlsbad Ranch Specific Plan.

3. Visual Impacts/Community Character. The Carlsbad Ranch is composed of gently rolling topography and contains three north-south trending ridges. Elevations range from a high of 280 mean sea level (msl) in its northeastern portion to a low of 60 feet MS1 in the southwestern portion of the site. Portions of the Ranch are currently in agricultural production. The site is a Carlsbad landmark in the spring when the ranunculuses are in bloom.

The approved Carlsbad Ranch Specific Plan contains a number of provisions to address the visual impacts associated with the buildout of the Carlsbad Ranch, including some applicable to the proposed project. The project complies with all requirements of the specific plan including a maximum single story parapet height of 28 feet in addition to a maximum of 2 percent of the total building square footage proposed as architectural features not to exceed 42 feet. These height limitations reduce the area of the flower field planning area

that will be obstructed from view by the development from locations west of the site. In addition, approved grades for the site will result in the property elevations being lowered from 1 to 8 feet from existing grade and 3 to 12 feet from grades approved on the original master tentative map. Other design features include consolidation of the buildings at the east and the north end of the site to maximize flower field view angles, selective use of trees and landscape material to avoid visual obstruction of the flower fields, and introduction of a 50 foot wide flower field view corridor/retail mall that will connect to the pedestrian pathway through the flower fields to Armada Drive. A sidewalk is also provided through the project site to the south to connect to the flower field parking and information/retail area.

The project also complies with the development standards and design guidelines of the approved Carlsbad Ranch Specific Plan. For example, the specific plan allows a maximum of 50% building coverage and the project proposes 26% coverage. The specific plan requires building/landscape setbacks of 25 feet for front yards and 25 feet for side yards while the project proposes a 225 foot front yard setback and 93 foot and 425 foot side yard setbacks. Regarding parking area landscaping, the specific plan requires 3% of the total parking area to be landscaped while 5.9% is proposed. The specific plan calls for 1500 parking spaces and 1536 parking spaces will be provided. Therefore, the Commission finds the proposed project consistent with the the design guidelines and development standards of the Carlsbad Ranch Specific Plan.

The mass grading, including roads and drainage improvements, of this lot along with the other developable portions of the Carlsbad Ranch was approved in CDP #6-96-9 at approximately 2,083,900 million cubic yards and is expected to begin in late September 1996 and end in November. Grading on the subject site requires excavation of 160,000 cubic yards, and fill of 11,700 cubic yards to reach necessary grades for building pads and parking lots. The remaining 148,300 cubic yards will be exported and stockpiled on locations within Planning Area #2 of the Carlsbad Ranch (between "D" Street and Lego Drive). This grading can be approved as being consistent with CDP #6-96-9 which allows grading to occur on the Carlsbad Ranch provided agricultural areas are left in production as long as possible prior to conversion to urban uses. Stockpile plans indicate that the project site's exported material will be spread at relatively flat grades so that it can accommodate the planting of crops. Additionally, the specific plan requires a number of measures to mitigate the visual impacts of grading (contour grading, revegetation of graded areas, hydroseeding of slopes) which will be implemented upon completion of grading. Therefore, the Commission finds the proposed project consistent with the visual resource policies of the Mello II LUP and the Carlsbad Ranch Specific Plan and no adverse impacts to coastal visual resources are anticipated.

4. Erosion/Sedimentation. Policy 5-B of the Carlsbad Ranch Specific Plan states:

Establish a storm water management system which utilizes, to the extent feasible, natural drainage courses and improves environmental quality of water runoff prior to discharge from the site.

In addition, Policy 4-F of the specific plan states:

Require the disposal of irrigation and storm water runoff from the buildings, streets, parking lots and landscaped areas through a system of detention basins and storm drains so as to segregate urban and agricultural runoff and mitigate the potential water degradation associated with each land use.

The project site is less than 1,000 yards from Agua Hedionda Lagoon, one of 19 wetland areas of significant importance as referenced in Coastal Act section 30233. The project would add coverage by impervious surfaces; thus, the amount of runoff would be higher than with present natural conditions. However, the specific plan proposes three drainage basins, one for each watershed the site drains to, and proposes to construct and maintain permanent retention ponds which will have sufficient capacity to detain or hold back additional storm water, while releasing water at pre-development rates. The EIR states the storm drain system would be adequate to handle the runoff from the proposed project.

An immaterial amendment has been approved at the Commission's October, 1996 hearing that will allow grading on the Carlsbad Ranch, including the subject site, to be extended until November 15, 1996 with the assurances that off-site sedimentation will not occur to sensitive areas. That is, the submitted grading and erosion control plans indicate temporary erosion control measures such as gravel bag check dams and bladed swales will be installed in conjunction with plantings to minimize soil loss from the construction site as well as at the stockpile site. As noted, the Carlsbad Ranch Specific Plan contains an extensive system of desiltation basins and other permanent drainage improvements that protect Agua Hedionda Lagoon and Canyon de las Encinas from potential erosion of graded soils. Additionally, drainage plans indicate permanent retention ponds on-site which will have sufficient capacity to detain or hold back additional storm water, while releasing water at pre-development rates. Therefore, the Commission finds the proposed project can be found consistent with the resource protection provisions of the certified LCP.

5. Visitor Accommodations/Priority Uses. The approved master tentative map for Carlsbad Ranch incorporates a public access trail system that basically follows street and sidewalks on the perimeter of the Carlsbad Ranch and at some key interior streets. A pedestrian promenade and its associated public viewpoints are approved adjacent to Armada Drive near the ridgeline which will give the public a panoramic view of the ocean to the west. Also, a pathway from Planning Area 6 near Paseo Del Norte, to the ridgeline across the flower fields, is approved which will give the public immediate visual and physical access to the flower fields. No portion of the public trail system is on the subject site. A portion of the public trail system is proposed on the sidewalk fronting Paseo Del Norte and Car County Drive at the western perimeter of the project site. The applicant has provided evidence that pedestrian way and trail dedications within the public right-of-ways of these streets have been previously dedicated to the City. Thus, the Commission finds the proposed project consistent with the public access provisions of the certified LCP.

5. Local Coastal Program. The Mello II LCP designates the project site as appropriate for urban uses under the "mixed use" concept. As conditioned, approximately 16 acres of the 26.65 acre site will be subject to the agricultural mitigation fee. The proposed project is consistent with the combination district designations given to the site in the LCP. As noted, the proposed project is also consistent with the development standards and design guidelines of the approved Carlsbad Ranch Specific Plan which is part of the certified LCP. Thus, the Commission finds that the proposed project is consistent with the local coastal program, and will not prejudice the City from implementing its certified LCP.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

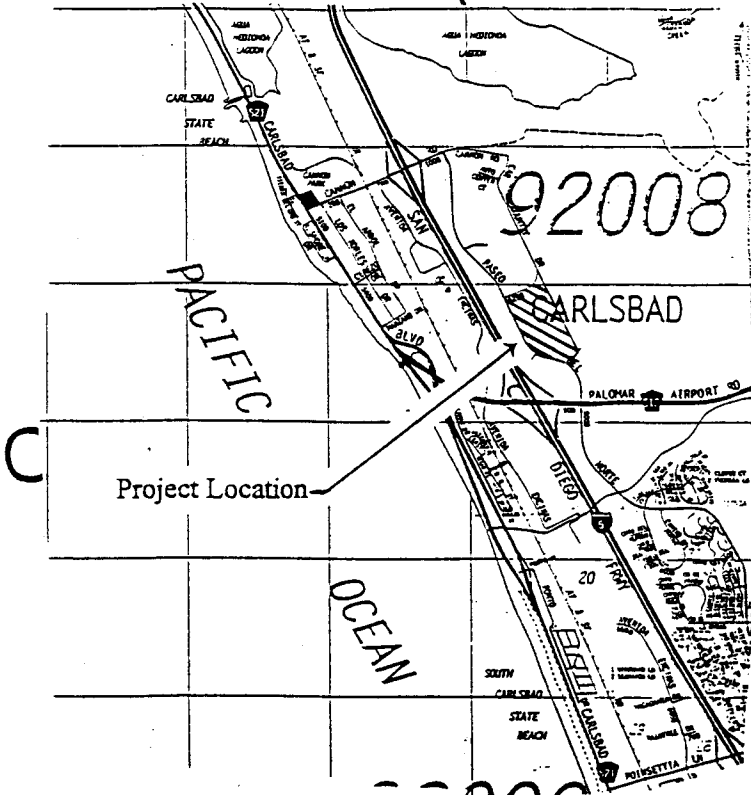
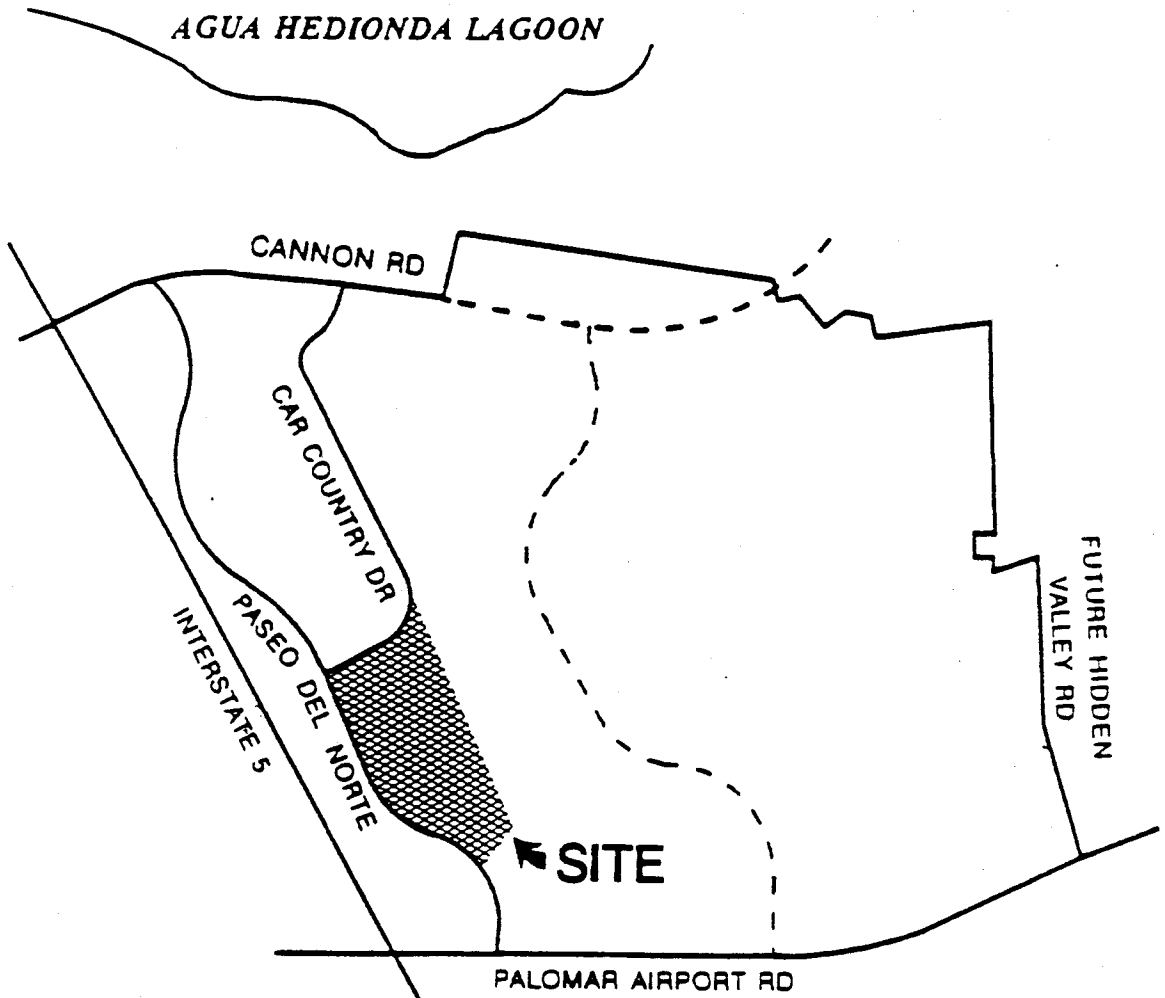
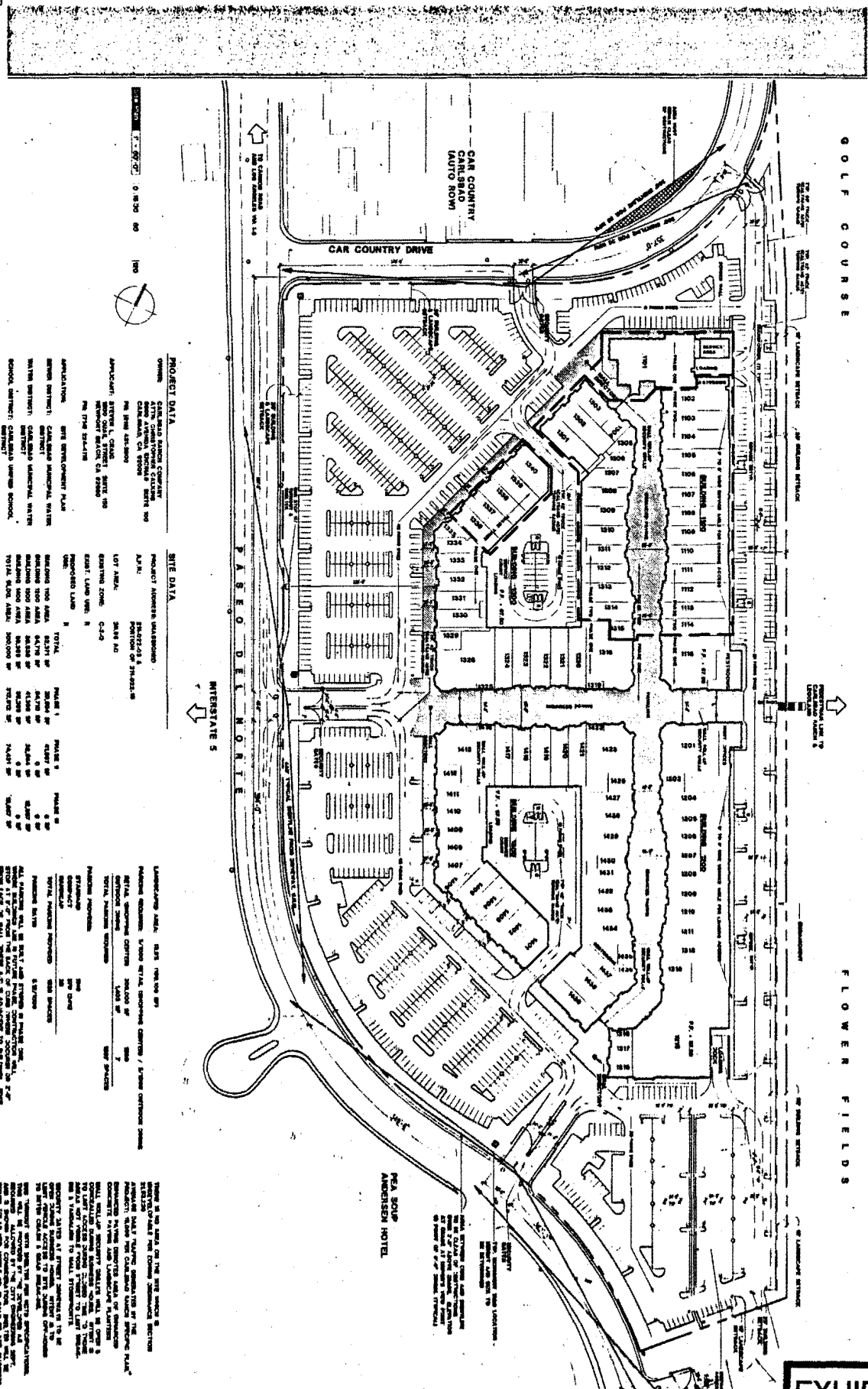


EXHIBIT NO. /
APPLICATION NO. 10-96-133
Location
California Coastal Commission



**PROJECT DATA**

OWNER: CARLETTA HOLDINGS COMPANY  
 2000 AVENUE OF THE STARS, SUITE 100  
 NEWPORT BEACH, CA 92660

PROJECT: 2000 AVENUE OF THE STARS, SUITE 100  
 NEWPORT BEACH, CA 92660

APPLICANT: CARLETTA HOLDINGS COMPANY  
 2000 AVENUE OF THE STARS, SUITE 100  
 NEWPORT BEACH, CA 92660

APPLICATOR: CARLETTA HOLDINGS COMPANY  
 2000 AVENUE OF THE STARS, SUITE 100  
 NEWPORT BEACH, CA 92660

APPLICATIONS: ONE DEVELOPMENT PLAN  
 (SEVEN SECTIONS) CARLETTA HOLDINGS COMPANY  
 WATER RIGHTS CARLETTA HOLDINGS COMPANY  
 SCHOOL DISTRICT CARLETTA HOLDINGS COMPANY

**SITE DATA**

PROJECT ADDRESS: 2000 AVENUE OF THE STARS, SUITE 100  
 POSITION: 2000 AVENUE OF THE STARS, SUITE 100  
 LOT AREA: 3,848 SQ. FT.  
 ZONING: C-24  
 EXIST. LAND USE: RESIDENTIAL  
 PROPOSED LAND USE: RESIDENTIAL

**PERMITS**

PERMIT 1: PLANNING  
 PERMIT 2: CIVIL  
 PERMIT 3: ELECTRICAL  
 PERMIT 4: MECHANICAL  
 PERMIT 5: PLUMBING  
 PERMIT 6: FIRE  
 PERMIT 7: LANDSCAPE ARCHITECTURE  
 PERMIT 8: SIGNAGE  
 PERMIT 9: TRAFFIC ENGINEERING  
 PERMIT 10: WATER RIGHTS

**LANDSCAPE PLAN**

LANDSCAPE PLAN: 2000 AVENUE OF THE STARS, SUITE 100  
 TOTAL PLANTING: 1,200 PLANTS  
 TOTAL PLANTING COST: \$120,000  
 TOTAL PLANTING COST PER SQUARE FOOT: \$31.25

**PERMITS**

PERMIT 1: PLANNING  
 PERMIT 2: CIVIL  
 PERMIT 3: ELECTRICAL  
 PERMIT 4: MECHANICAL  
 PERMIT 5: PLUMBING  
 PERMIT 6: FIRE  
 PERMIT 7: LANDSCAPE ARCHITECTURE  
 PERMIT 8: SIGNAGE  
 PERMIT 9: TRAFFIC ENGINEERING  
 PERMIT 10: WATER RIGHTS

**NOTES**

1. THE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.  
 2. THE DEVELOPMENT IS TO BE COMPLETED BY THE YEAR 2000.  
 3. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA COASTAL COMMISSION.  
 4. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA WATER RESOURCES CONTROL BOARD.  
 5. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.  
 6. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF PUBLICATIONS AND COMMUNICATIONS.  
 7. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.  
 8. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF LABOR INDUSTRIAL RELATIONS.  
 9. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.  
 10. THE DEVELOPMENT IS TO BE SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES.

RESUBMITTED 29 JULY 1998

**A2**

**KMM**

ARCHITECT  
 1000 AVENUE OF THE STARS, SUITE 100  
 NEWPORT BEACH, CA 92660  
 (714) 440-1111

**EXHIBIT NO. 2**

**APPLICATION NO.**  
 0-96-133

*Site Plan*

California Coastal Commission



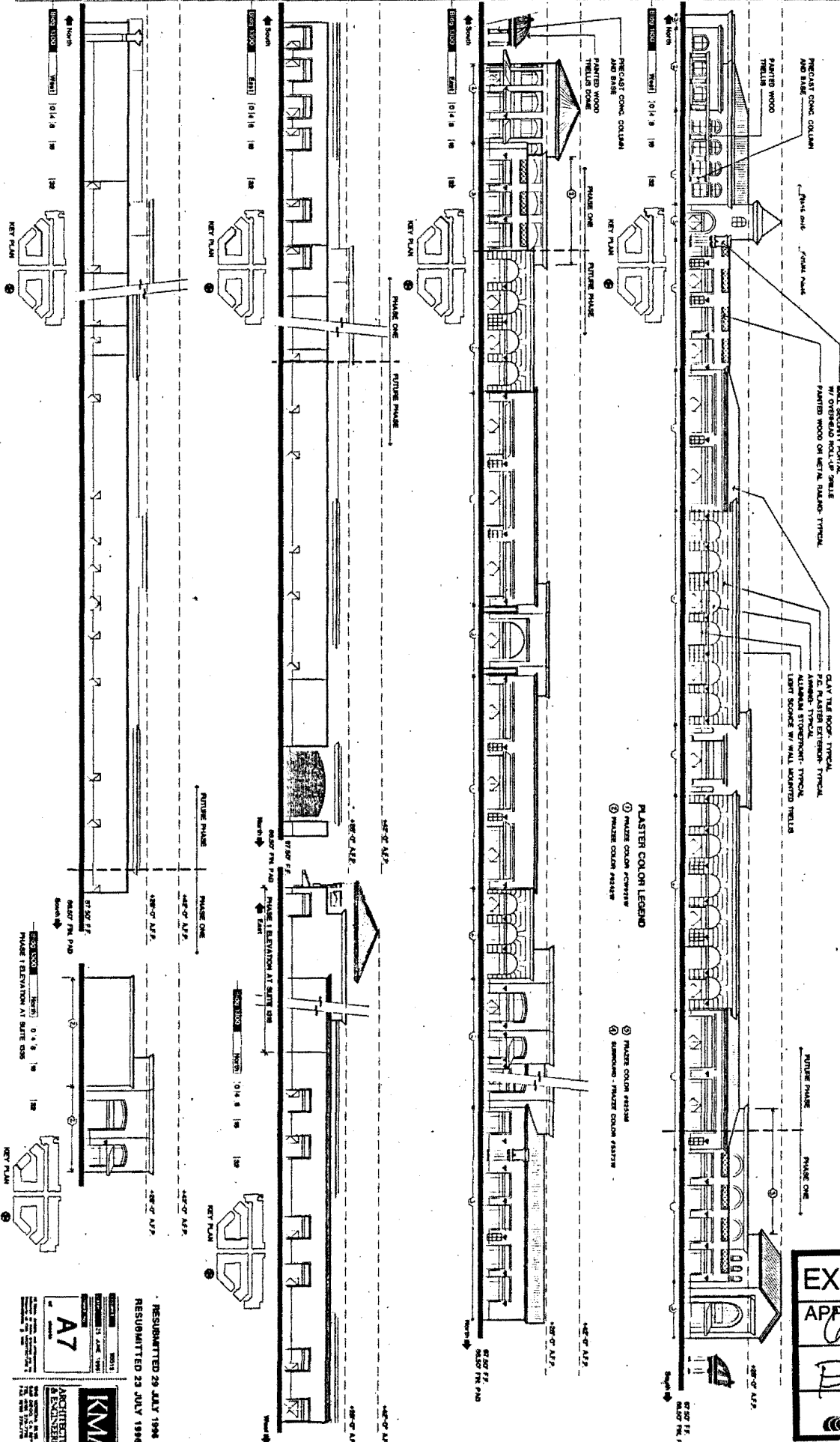


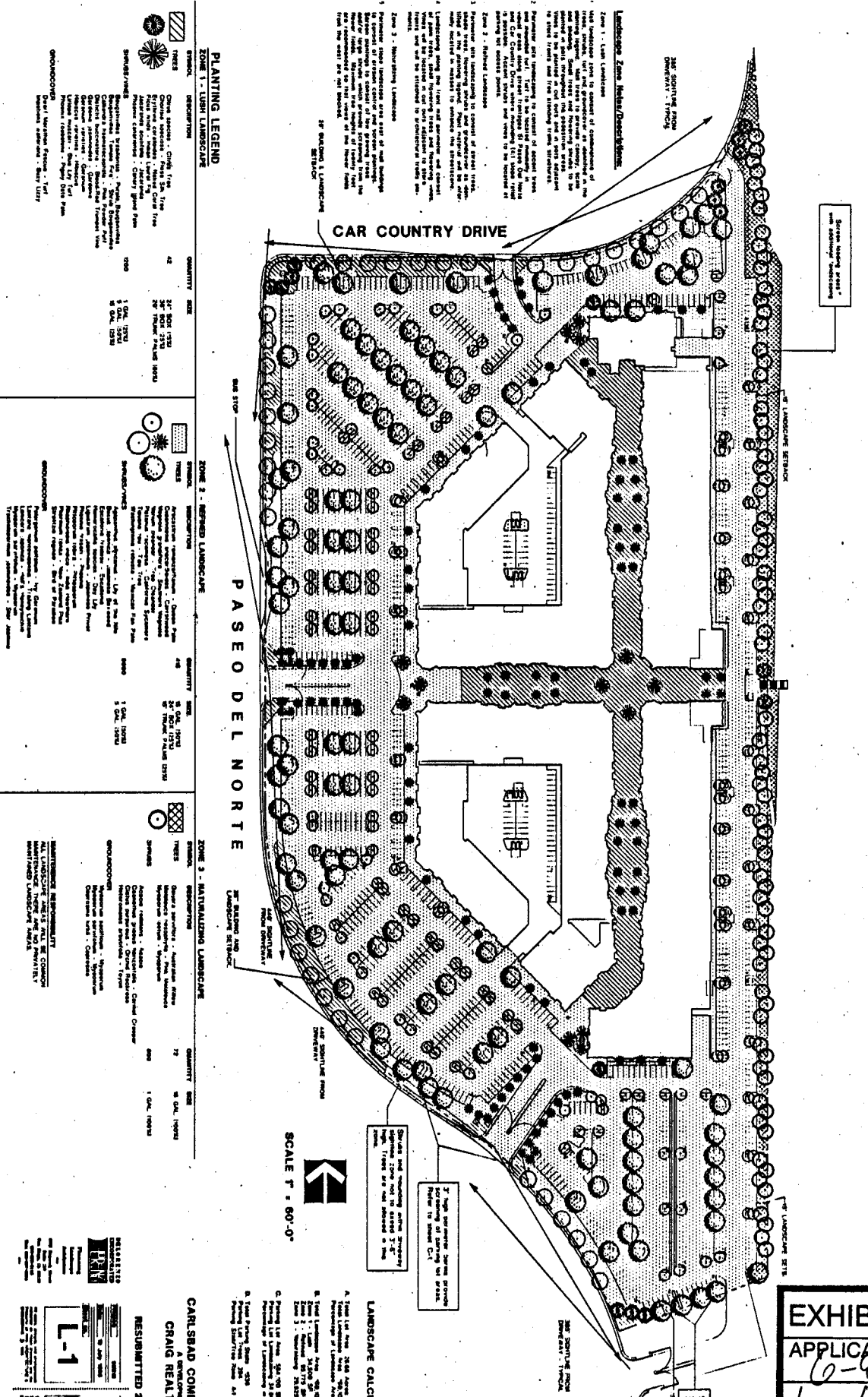
EXHIBIT NO. 3  
APPLICATION NO  
6-96-133  
Elevations

California Coastal Commission

RESUBMITTED 29 JULY 1986  
RESUBMITTED 23 JULY 1986

**KMM**  
ARCHITECTURAL  
CONSULTANTS

**A7**



**PLANTING LEGEND**

**ZONE 1 - URBAN LANDSCAPE**

SYMBOL	DESCRIPTION	QUANTITY	SIZE
[Symbol]	TREES	42	30" SOU 1750
[Symbol]	SHRUBS/VINES	5000	30" SOU 1750

**ZONE 2 - RETIRED LANDSCAPE**

SYMBOL	DESCRIPTION	QUANTITY	SIZE
[Symbol]	TREES	28	30" SOU 1750
[Symbol]	SHRUBS/VINES	5000	30" SOU 1750

**ZONE 3 - NATURALIZED LANDSCAPE**

SYMBOL	DESCRIPTION	QUANTITY	SIZE
[Symbol]	TREES	72	30" SOU 1750
[Symbol]	SHRUBS/VINES	5000	30" SOU 1750

**LANDSCAPE ZONE Notes/Descriptions:**

**Zone 1 - Urban Landscape:** This zone is located in the immediate vicinity of the building and is characterized by a high density of trees and shrubs. The goal is to create a lush, green environment that provides shade and privacy for the building.

**Zone 2 - Retired Landscape:** This zone is located in the middle ground and is characterized by a moderate density of trees and shrubs. The goal is to create a well-maintained, open area that provides a pleasant view of the building.

**Zone 3 - Naturalized Landscape:** This zone is located in the foreground and is characterized by a low density of trees and shrubs. The goal is to create a natural, open area that provides a view of the building and the surrounding landscape.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**LANDSCAPE CALCULATIONS**

A. Total Lot Area: 200,000 sq. ft.  
 B. Total Building Footprint: 100,000 sq. ft.  
 C. Total Landscaping Area: 100,000 sq. ft.  
 D. Total Planting Area: 100,000 sq. ft.  
 E. Total Planting Density: 100 plants per 1,000 sq. ft.

**EXHIBIT NO. 4**  
**APPLICATION NO.**  
 0-96-133  
*landscaping*

California Coastal Commission

**RESUBMITTED 23 JULY 1996**

**CARLSBAD COMPANY STORES**  
**CRAIG REALTY GROUP**

**KMA**  
 ARCHITECTURE  
 ENGINEERING