

CALIFORNIA COASTAL COMMISSION

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

Filed: May 14, 1996
 49th Day: July 2, 1996
 180th Day: November 10, 1996
 Staff: BP-SD
 Staff Report: June 19, 1996
 Hearing Date: July 9-12, 1996

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-69

Applicant: Jones Family Trust
 Toyota Carlsbad

Agent: Tom Clark

Description: Construction of two structures, 29 feet high, totalling 15,405 sq.ft. for automobile/truck sales.

Lot Area	153,767 sq. ft.
Building Coverage	15,405 sq. ft. (18%)
Pavement Coverage	129,966 sq. ft. (52%)
Landscape Coverage	8,396 sq. ft. (30%)
Parking Spaces	196
Zoning	C-2-Q
Plan Designation	Regional Commercial
Ht abv fin grade	29 ft.

Site: 5124 Paseo Del Norte, Carlsbad, San Diego County
 APN 211-080-01

Substantive File Documents: Certified Carlsbad Local Coastal Program
 Mello II Segment

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, subject to the conditions below, 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.

The permit is subject to the following conditions:

1. Sign Program. Prior to the issuance of the coastal development permit, the applicant shall submit a comprehensive sign program for all proposed and existing signage, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No new tall, free-standing pole or roof signs shall be permitted. Said plans shall be subject to the review and written approval of the Executive Director, and signs shall subsequently be installed consistent with the approved plans.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. Proposed is the construction of two structures totalling 15,405 sq.ft. (a 29 foot high two level north building and 19 foot high one level south building) for automobile/truck sales and other uses on a vacant 3.5 acre site within Car Country Carlsbad. The site is located adjacent to the existing Toyota Carlsbad site, which is located at the southeastern intersection of Cannon Road and Paseo Del Norte. The site is pre-graded and surrounded by auto dealerships and/or service related uses to the west and east. Existing and well established Melaleuca trees comprise setback landscaping along Cannon Road.

The proposed expansion of the Toyota dealership will consist of: two service bay areas, vehicle storage, open and covered car display areas, a car wash for servicing and preparing cars for sale, administrative offices, restrooms, employee locker room and indoor/outdoor eating areas, storage space and project landscaping. Since this project represents an expansion to the existing dealership, it will not be a full service dealership open to the public. The existing dealership will serve all customer service functions including pick-up and drop-off services. The service bays proposed with this site development are intended exclusively for preparing new cars for display/sales and re-conditioning used cars for display/sales. Likewise, the car wash is for car display/sales preparation only; not for public service car washing. One hundred and ninety six parking spaces are proposed for the proposed expansion which is consistent with the parking provisions of the certified Mello II LCP. The certified Mello II LCP does not identify any public trails on the project site.

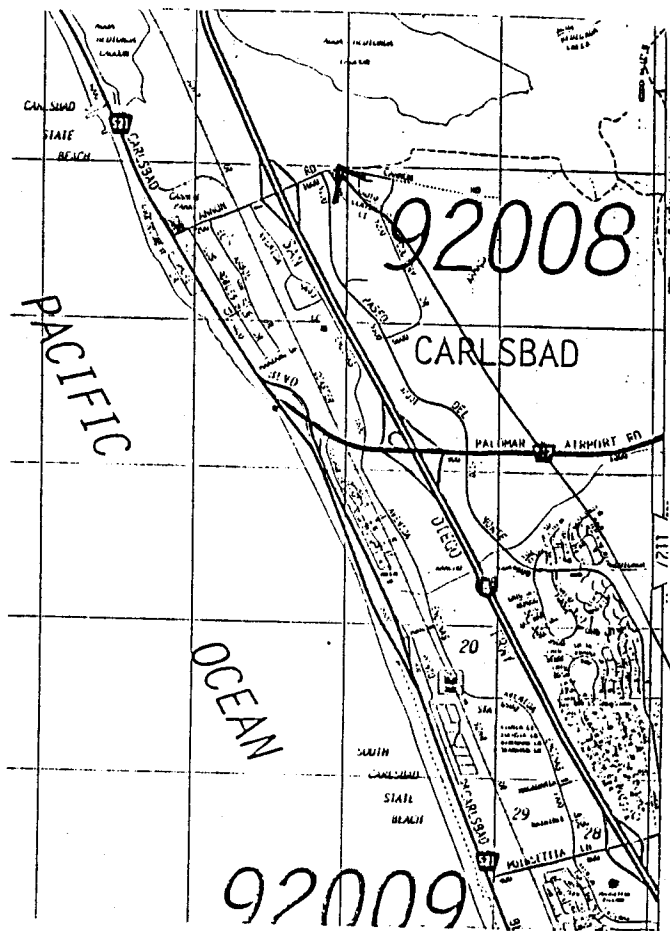
2. Visual Resources. The visual resource provisions of the certified Mello II LCP require that new development must be sited and designed so as to not adversely impact visual resources of the coastal zone. I-5 is a major coastal access route in San Diego County. In Carlsbad, it also traverses three lagoons and as such is a visual resource. All of the automobile dealerships along the west side of Paseo del Norte are visible from the freeway. The dealerships on the east side of Paseo del Norte, which is the location of the subject dealership, are considerably less visible since they are screened by the dealerships across the street. Thus, no adverse impacts from site development are anticipated.

No signage is proposed with this application, although it is expected that a sign program will ultimately be proposed. The attached sign program condition identifies the LCP provisions for signs. Future signs on this site will be reviewed for their consistency with the sign provisions of the certified Mello II LCP and may be submitted as condition compliance with this permit. As conditioned, the Commission finds that the proposed project can be found consistent with the visual resource provisions of the certified Mello II LCP.

3. Local Coastal Program. Section 30519.1(C) requires that a permit for a project within the Mello I or Mello II segment planning areas of the City of Carlsbad shall be approved only if the Commission finds that it is consistent with the certified Local Coastal Program for the area. In this case, such a finding can be made.

The project site is designated for Regional Commercial use in the certified Mello II LCP segment. The proposed use is consistent with that designation and with surrounding uses. The project will also be consistent with the policies of the LCP regarding preservation of scenic resources. Therefore, project approval should not prejudice the ability of the City of Carlsbad to implement its LCP.

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Site

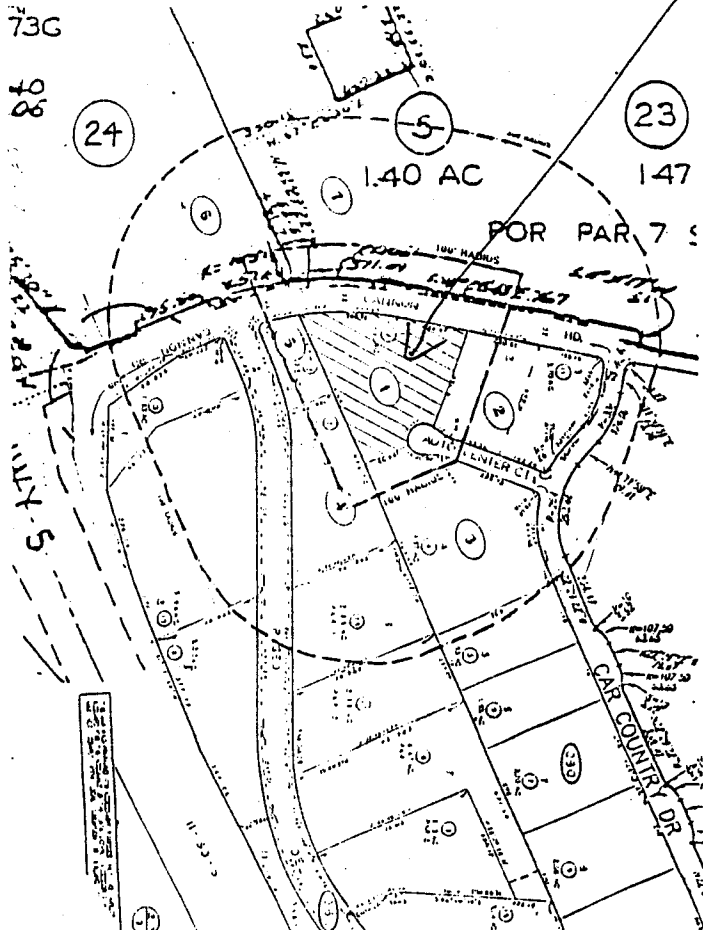


EXHIBIT NO.	1
APPLICATION NO.	696-69
Location	
California Coastal Commission	

696-69

OUTDOOR LIGHTING
 Provided to light the parking
 areas and to provide security
 lighting.
 No lights shall be above
 the roofline.
 50% of all outdoor lighting shall
 be shielded or fully cut-off.

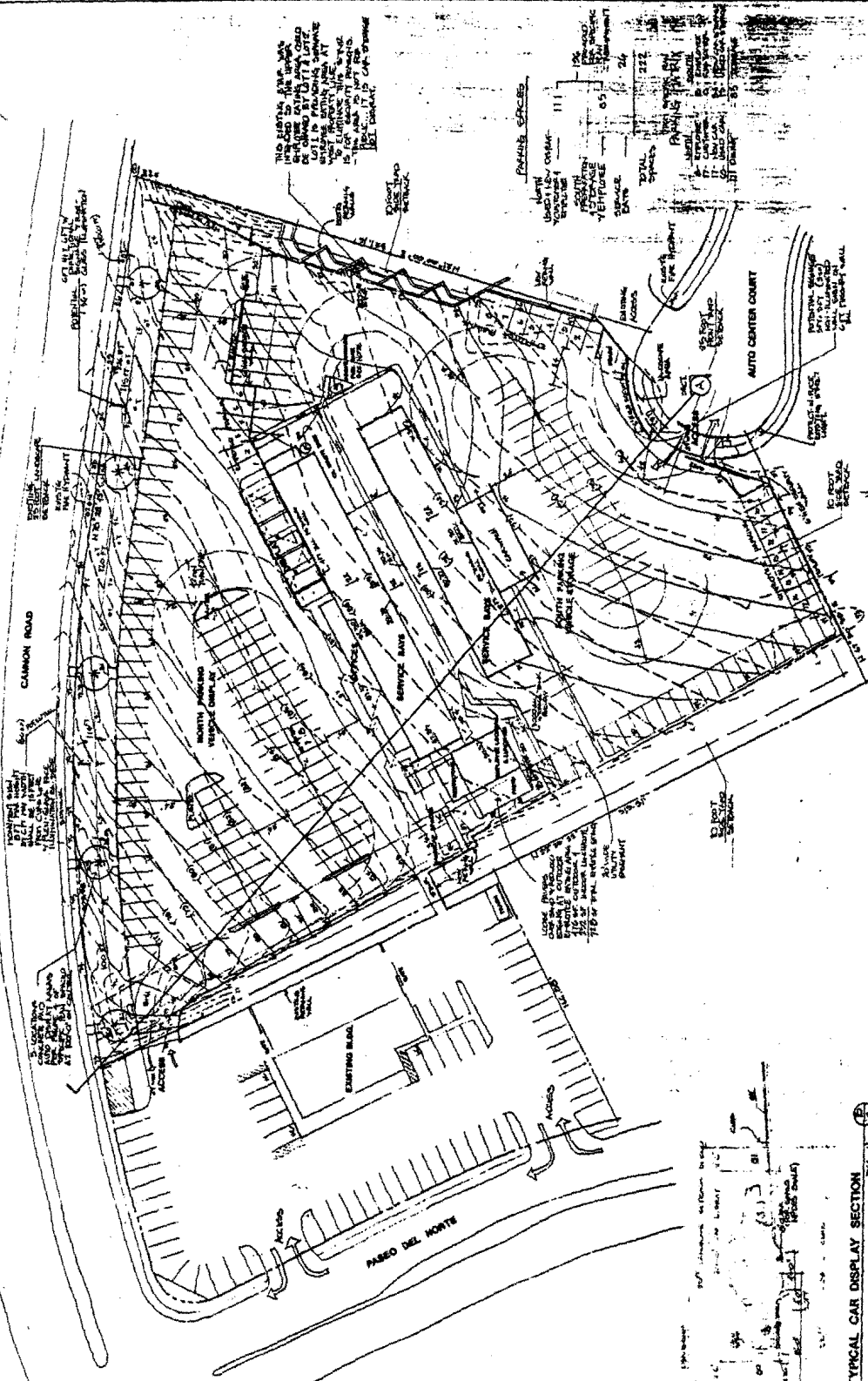
LANDSCAPING
 All areas shall be landscaped
 with native plants and trees
 to provide a natural setting
 and to reduce the impact of
 the development.

TOYOTA CARLSBA EXPANSION
 4124 PASO DEL NORTE
 SAN CLEMENTE, CALIFORNIA 92683
 714-441-1111

BOVAL
 KIBBY, SANDERSON
 ARCHITECTS
 244 North Street
 Dana Point, California 92629
 (949) 431-8244, 433-0548

SDP-85-08

SITE PLAN & SITE SECTION



SITE PLAN

PLEASE CONTACT THE ARCHITECT FOR
 ALL INFORMATION REGARDING THIS
 PLAN. THIS PLAN IS NOT TO BE
 USED FOR ANY OTHER PURPOSES
 WITHOUT THE WRITTEN CONSENT
 OF THE ARCHITECT.

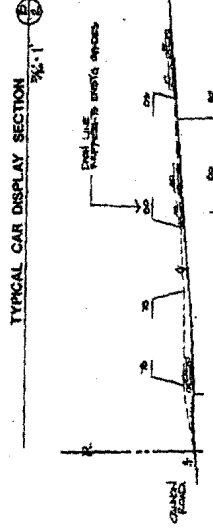


EXHIBIT NO. 2
APPLICATION NO.
 0-96-69
Site Plan

California Coastal Commission