

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
767-2370

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Staff: BP-SD
Staff Report: 4/18/02
Hearing Date: 5/7-10/02

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-02-29

Applicant: Keystone Carlsbad LLC

Agent: David Neish

Description: Construction of two 2,460 sq.ft. single family dwellings (and attached 400 sq.ft. garages), each 30 feet high, on two vacant lots, each approximately 4,200 sq.ft.

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| Lot Area | 4,200 sq.ft.* |
| Building Coverage | 2,860 sq. ft. (68 %) |
| Pavement Coverage | 365 sq. ft. (9 %)* |
| Landscape Coverage | 975 sq. ft. (23 %)* |
| Parking Spaces | 4 spaces total |
| Zoning | R-3 (Residential Multi-Family)-23 du/ac. |
| Plan Designation | R-H (Residential High) |
| Ht above fin grade | 30 feet |
| * = average of both lots | |

Site: At the west and north terminus of Chinquapin Avenue, east of Carlsbad Boulevard, Carlsbad, San Diego County APN 206-013-16, 17

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed residential developments subject to a number of special conditions. The main issue raised by the proposed development relates to protection of public views. The proposed developments are located on inland hillside lots near Agua Hedionda Lagoon to the south and the Pacific Ocean to the west. The certified LUP designates a public vista point at the adjacent western terminus of the street (Chinquapin Avenue) immediately south of the subject lots. Although the certified LUP does not identify views across the subject sites from this street end, the proposed development of two, 30 ft., high single-family homes will block existing public views of the ocean from the street end and adjacent unimproved vista point, inconsistent with Section 30251 of the Coastal Act. To address the visual resource issue, staff is recommending a number of special conditions, addressing appropriate setbacks,

landscaping and building colors. Another recommended condition addresses water quality concerns.

Substantive File Documents: Certified Agua Hedionda Land Use Plan; CDP Nos. 6-87-112 and 6-99-48, Geosoils Report, dated 3/12/2002

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-02-29 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. **Revised Site and Building Plans.** Prior to the issuance of the coastal development permit, the applicant shall submit for the review and written approval of the Executive Director, revised final site and building plans, approved by the City of Carlsbad,

that are in substantial conformance with plans prepared by Keystone Communities Inc., date stamped received February 11, 2002 , except that they shall be revised as follows:

- a. The residences shall be setback and extend no farther to the west of the stringline drawn between the 3-story condominium to the north of the project site(s) and the nearest single family residence to the south of the project site(s) as shown on Exhibit 4.
- b. The identified front yard detention basins shall be deleted.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. Proposed changes to the approved final plans shall not occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Open Space Deed Restriction – Setback Area. No development, as defined in Section 30106 of the Coastal Act shall occur west of the stringline setback on the project site(s) as shown in Exhibit #4 except for:

- a. low growing (i.e., no greater than 3-feet high) drought tolerant native or non-invasive plants consistent with the present character of the area;
- b. low fencing (i.e., no greater than 3-feet high), and at-grade patio and deck improvements.

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the designated open space for each lot. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the open space area. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Landscaping Plan/Deed Restriction. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final landscaping plan for the review and written approval of the Executive Director. Said plan shall include the following:

- a. A plan showing the type, size, extent and location of all plant materials on the site. Only low-growing (i.e., no greater than 3-feet high) plant materials that do not block public views to Carlsbad Blvd, Carlsbad State Beach and the Pacific Ocean are acceptable in the front yards of the proposed residences.

- b. Drought tolerant native or non-invasive plant materials shall be utilized.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction
- d. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- e. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved landscape plans shall be reported to the Executive Director. No changes to the landscape plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall record a deed restriction, in a form and content acceptable to the Executive Director, that reflects the above requirements. The restriction shall provide that landscaping shall be implemented in accordance with Special Condition #3 and consistent with those plans approved with CDP #6-02-29. The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Exterior Treatment/Deed Restriction. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a color board or other

indication of the exterior materials and color scheme to be utilized in the construction of the proposed residences for the review and approval in writing of the Executive Director. The color of the structure and roof permitted hereby shall be restricted to color compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents. All windows shall be comprised of non-glare glass.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final drainage and runoff control plans, that have been approved by City of Carlsbad, to the Executive Director for review and written approval. The plans shall document that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. Proposed is the construction of two 2,460 sq.ft. single family dwellings (and attached 400 sq.ft. garages), each 30 feet high, on two vacant lots, each approximately 4,200 sq.ft.

The project sites are located within an existing developed area on an inland hillside approximately 300 feet north of the outer basin of Agua Hedionda Lagoon in the City of Carlsbad (Exhibit 1). The slope is approximately 15 to 20 feet high and descends at an approximate gradient of 1.5:1 (horizontal to vertical). The slope is covered with non-native grasses and ice plant and contains no sensitive vegetation. The previously graded sites are approx. 40 to 50 feet above sea level and located to the north and west of the cul-de-sac terminus of Chinquapin Avenue (Exhibit 2). Access to the sites is from an

easement on the adjacent property to the east. The surrounding area is characterized by a mixture of older, single-family homes and duplexes, and newer high density, multi-family housing.

The new homes are proposed adjacent to a public vista point as identified in the certified Agua Hedionda Lagoon Land Use Plan (Exhibit 3). The vista point is located immediately adjacent to the project sites to the south within the 50-foot wide public right of way owned by the City of Carlsbad. The right of way is the paper street end of Chinquapin Avenue as it would intersect with Carlsbad Blvd., a major coastal access route and identified Scenic Highway. In CDP #6-99-48 (Beach King) the Commission approved public access/vista point improvements in this right of way as part of a 3-lot parcel map and 3 new homes. The approved improvements included two benches near the bluff edge where visitors could sit and view upcoast and downcoast panoramic views, landscaping, a 40-foot long walkway, guardrail and two parking spaces. The City has also authorized construction of the proposed improvements. The viewpoint improvements have not yet been installed.

To the immediate north of the subject sites, in CDP #6-87-112, the Commission approved a three-story, 14,175 sq.ft. eight unit condominium structure on a 13,400 sq.ft. lot at the southeast corner of the intersection of Carlsbad Blvd. and Sequoia Avenue. The project was approved with a landscape plan requirement based on its location adjacent to LUP designated scenic corridor, Carlsbad Blvd.

The project sites are located within the City of Carlsbad's Beach Area Overlay Zone (BAOZ). The BAOZ has been certified with regard to other areas within Carlsbad but not yet with regard to areas adjacent to Agua Hedionda. No discretionary approvals are required from Carlsbad because the proposed homes meet local development standards. The homes conform to the 30-foot building height requirements of the BAOZ and adequate parking is proposed with guest parking being proposed on the driveway.

The property is zoned Residential High allowing up to 23 units/acre in the certified Agua Hedionda Land Use Plan. The Agua Hedionda Lagoon plan area is the only uncertified segment in the City of Carlsbad's LCP; therefore, the Commission retains permit jurisdiction in this area with the standard of review being the Chapter 3 policies of the Coastal Act and the Agua Hedionda Lagoon LUP used as guidance.

2. Visual Resources. Section 30251 of the Coastal Act is applicable and states in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas....

The project site is on a visually prominent inland hillside overlooking Carlsbad Boulevard (a designated scenic corridor and first coastal road), Carlsbad State Beach and the Pacific Ocean. The site is within 300 feet of the outer basin of Agua Hedionda Lagoon to the south. The two lots proposed for development are relatively flat and contain no biological resources. The adjacent City right of way to the south of the subject sites (i.e., the end of Chinquapin Avenue) is identified in the certified Agua Hedionda Lagoon Land Use Plan as a public vista point. LUP policy 8.2 provides that special vista points and viewing areas shall be preserved, and made available to the public.

As noted, in its approval of the Beach King parcel map (CDP #6-99-48), the Commission required the improvement of the vista point. The Commission found the proposal met the requirements of the LUP for preserving and protecting public viewpoints and is consistent with the Coastal Act policies concerning protection of the scenic qualities of the coast. The Commission found that although the proposed residences would result in some view blockage of the panoramic views that are currently available from the terminus of Chinquapin Avenue, the proposal to install public access improvements in the Chinquapin Ave. right-of-way would mitigate this impact by facilitating use of the right-of-way to gain those panoramic views. Notwithstanding the preceding, the Commission found the proposed houses must be set back 40 feet in order to ensure that the panoramic view will remain available from the Chinquapin ROW.

In this case, the two lots immediately north of the vista point are proposed for development. The proposed single-family homes meet the uncertified development standards of the R-3 zone with 20-foot front yard setbacks, five-foot interior side yard setbacks, 10-foot street side yard setback, and 10-foot rear yard setbacks. The proposed building coverage is 45% where 60% is allowed. The front yard setback is being measured from the existing Carlsbad Blvd right-of-way/property line, which is about 23 to 25 feet east of the existing roadway improvements. The city will retain the slope area, which is excess right-of-way. The homes are proposed approximately 10 to 15 feet east of the slope edge, in line with the large condominium structure to the north but approximately 20 feet closer to the slope than the residences approved in CDP #6-99-48.

The certified Agua Hedionda Land Use Plan identifies that the important public views originate to the south and west of the viewpoint (Exhibit 3). These views of Agua Hedionda Lagoon and Carlsbad State Beach were addressed in the Commission's action on CDP #6-99-48. The proposed siting of the residences would not affect these views because the houses are located to the north of the vista point.

However, as proposed, the subject development would completely block existing northern views to the ocean from the Chinquapin street end. Presently there are unobstructed views to the ocean from the street end, except those blocked by the existing condominium structure to the north. Although the LUP does not identify northern views to the ocean for preservation from the vista point or the street end, the Commission finds this northern ocean view is important and as such should be preserved to the maximum extent feasible, consistent with Section 30251 of the Coastal Act.

As noted previously, from the Chiquapin Street-end, views of the ocean to the north are currently available and the development as proposed will completely eliminate these existing ocean views. In addition, in 1999, the Commission approved public access/vista point improvements (benches, paths, landscaping and parking spaces) within the right of way between the street end and the slope edge directly adjacent and south of the subject sites. Although the vista point improvements have not yet been installed, it is important to also protect views from this vantage point. Again, as proposed, the subject development will block existing ocean views to the north from all but the very western edge of the public vista point area. Thus, the proposed development is inconsistent with Section 30251 of the Coastal Act. However, if existing ocean views to the north are preserved entirely, this would not allow for development of the southern most lot subject to this review and would also likely not allow for development of the northern lot as well. Thus, to address the view issue, the Commission must look at alternatives that would protect as much of the existing views of the ocean to the north as possible, while still allowing reasonable development of the subject lots. The Commission has, in the past, addressed issues like this by applying a "development stringline" in which an imaginary line is drawn between corners of adjacent structures on either side of the site and not allowing any proposed structures to extend beyond this "stringline". In this particular case, staff has looked at the plans for development of the adjacent public vista point. Exhibit #4 indicates there is to be a circular "plaza" within improved vista point area, approximately midway between the street end and the slope edge. Restricting the proposed development to a stringline drawn between the northern condominium and the home to the south of the right of way would preserve ocean views from this plaza to the north and at the same time give the applicant reasonable use of the lots. The northernmost proposed residence would require a minor redesign to meet the stringline requirement; the southernmost proposed residence would require a greater redesign. However, the redesign would not appear to deny the construction of a reasonably sized residence on the lot. In any event, the suggested redesigns would preserve public views originating from the terrace area of the public vista point. While not all existing views would be preserved, the Commission finds that as conditioned, existing public views would be preserved to the maximum extent feasible.

In order to address this issue, Special Condition #1 requires revised site and building plans be submitted which document that the proposed residences will be setback behind a stringline drawn between the condominium to the north and the single family residence to the south of the viewpoint (Ref. Exhibit 4).

Special Condition #2 requires an open space deed restriction be placed over the stringline setback area prohibiting development within this area except for drought tolerant native plants consistent with the present character of the area, low fencing to demarcate public/private space and at-grade patio and deck improvements.

Special Condition #3 requires a landscape plan be submitted that shows the type, size, extent and location of all plant materials on the site. The plan must indicate that only low growing (i.e., no greater than 3-feet high), drought-tolerant native or non-invasive plant materials that do not block public views to the ocean are allowed. The condition also

requires that a landscape maintenance agreement is maintained for the project through a written commitment that all planted materials shall be maintained in good growing condition and that landscaping shall be installed concurrent with, or within sixty days following construction of the approved residences. A landscape monitoring report is required that certifies the landscaping is in conformance with the approved landscape plan. If the landscape monitoring report indicates the landscaping is inadequate, a revised or supplemental landscape plan must be submitted which identifies measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

To mitigate the visual impacts of the proposed development as viewed from public viewing areas and coastal access routes (i.e. Carlsbad State Beach, Carlsbad Blvd. and the ocean) Special Condition #4 requires the applicant to submit a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed residences. The submittal must verify that the residences will be finished in deep earthtones compatible with the surrounding hills and lagoon. The color of the structure and roof permitted hereby shall be restricted to color compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents. All windows shall be comprised of non-glare glass. The condition further requires that the above requirements be formalized through recordation of a deed restriction so all subsequent owners of the residential units are aware of these restrictions.

In summary, while the proposed homes meet City of Carlsbad development standards, the proposed siting will result in public view blockage to the ocean. However, as conditioned to setback the homes and restrict the height of future development in the setback, views to the ocean from the public viewpoint will be maintained. Additionally, as conditioned to color the exterior of the homes, the visual impacts of the proposed development as viewed from public viewing areas and coastal access routes will be minimized. Thus, the proposed residential development as conditioned will not adversely impact existing public views to the Pacific Ocean and is consistent with Section 30251 of the Coastal Act.

3. Water Quality. The following Coastal Act policy is applicable to the proposed development and states:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The sites are located near the north shore of Agua Hedionda Lagoon. Agua Hedionda Lagoon has been identified by the State Department of Fish and Game as one of the 19 highest priority wetland areas for acquisition and, as such, is referenced in Section 30233(c) of the Coastal Act. The adverse impacts of development most often associated with wetland areas are erosion of soils within the watershed and subsequent sediment transport to the wetlands.

Initially, the applicant proposed a detention basin (9' x 19' typical) along the western edge of each home near the top edge of the slope above Carlsbad Boulevard. The applicant indicates the basins were designed to comply with Carlsbad water quality requirements. However, upon further review, the applicant proposes that water quality concerns can be addressed by directing runoff through vegetation before it is discharged off-site rather than treating it in large desiltation basins. The City indicates it can accept the proposal provided it complies with City and State mandated water quality requirements. Special Condition #5 requires final drainage and runoff control plans, which have been approved by the City of Carlsbad, and document that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from development such as the subject proposal.

As conditioned, the Commission finds that potential adverse impacts related to water quality have been minimized to the maximum extent feasible. As such, the proposed project can be found consistent with Section 30231 of the Coastal Act.

4. Local Coastal Planning. Section 30604(a) requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. Such a finding can be made for the subject proposal as conditioned.

The City of Carlsbad has a certified land use plan for the Agua Hedionda Lagoon plan segment and is currently developing its implementation component. The subject site is zoned R-3 and designated in the certified Agua Hedionda Land Use Plan for High-Density Residential development and the proposed projects are consistent with these designations. As noted, the LUP identifies as public vista point adjacent to the project sites. As conditioned, the projects will be redesigned so that public views originating from the site will not be adversely affected.

Additionally, the project sites are located within the Beach Area Overlay Zone (BAOZ). The homes conform to the more restrictive 30-foot building height requirements of the BAOZ and adequate parking is provided with guest parking being provided on the driveways. Therefore, the Commission finds that approval of the proposed

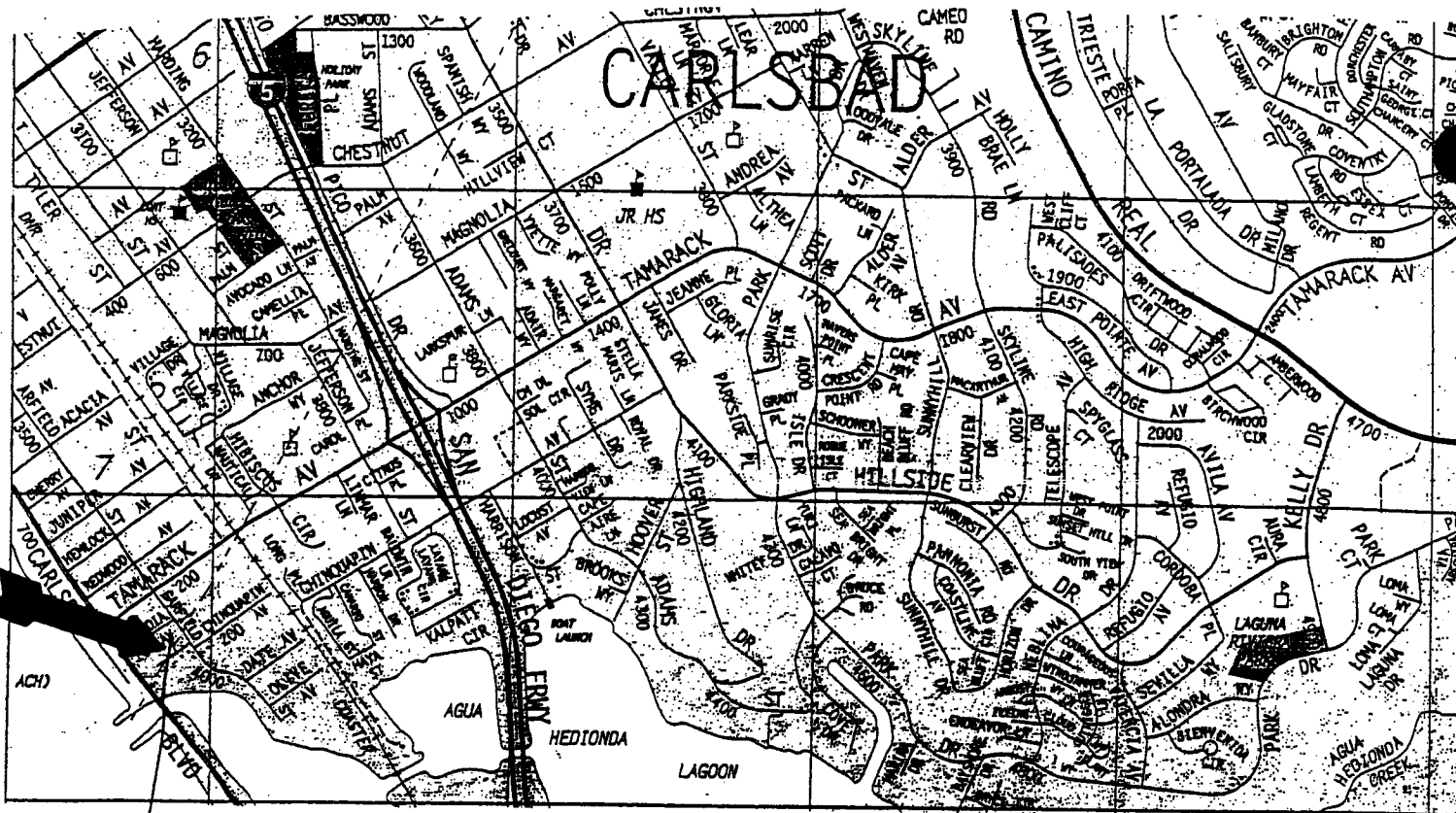
developments, as conditioned, will not prejudice the ability of the City of Carlsbad to continue developing a fully certifiable LCP.

5. CEQA finding. California Environmental Quality Act (CEQA) Consistency. Section 13096 of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit to be supported by a finding showing the permit is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

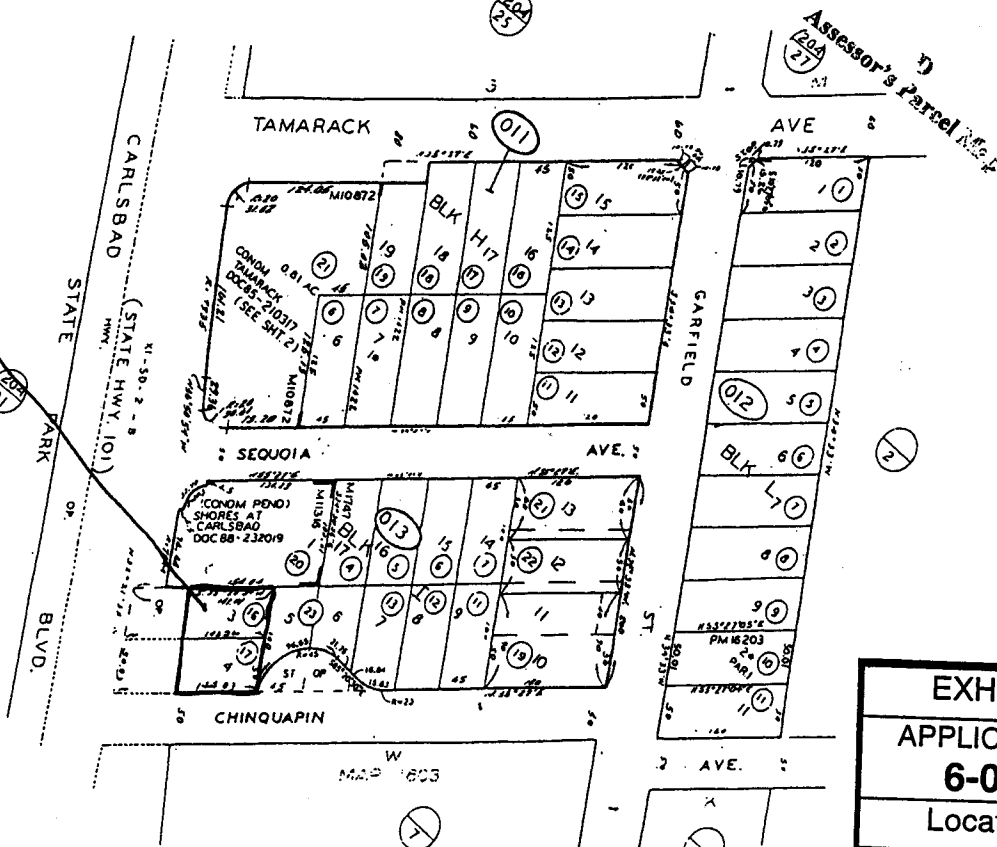
As conditioned, the proposed projects have been found consistent with the visual protection policies of the Coastal Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact, which the activities may have on the environment. As noted above, the projects will be redesigned to protect existing public views to the ocean across the sites. This redesign will give reasonable use of the sites without adversely affecting identified public views from the adjacent public right-of-way. Therefore, the Commission finds that the proposed projects are the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.

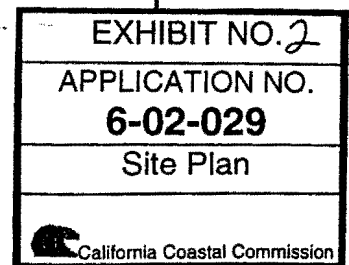


Sites



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| EXHIBIT NO. / |
| APPLICATION NO. |
| 6-02-029 |
| Location Map |
| California Coastal Commission |

BOULEVARD





NORTH

SCALE IN FEET

COUNTY OF SAN DIEGO
CITY OF CARLSBAD

AGUA HEDIONDA LCP



EXHIBIT NO. 3

APPLICATION NO.

6-02-029

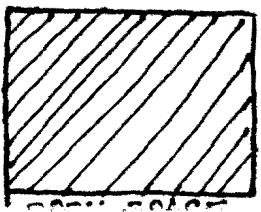
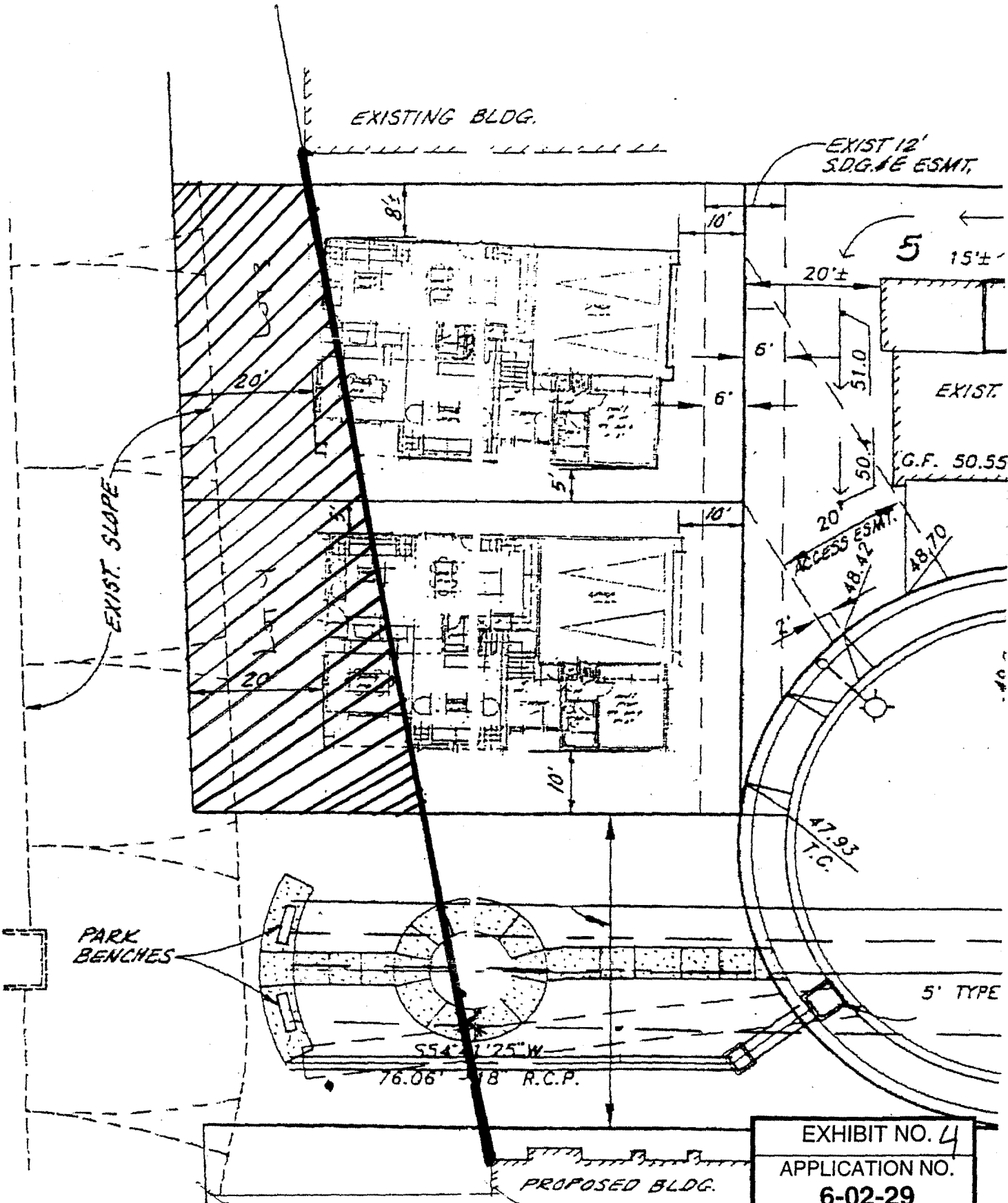
Public Views



California Coastal Commission

K055-01

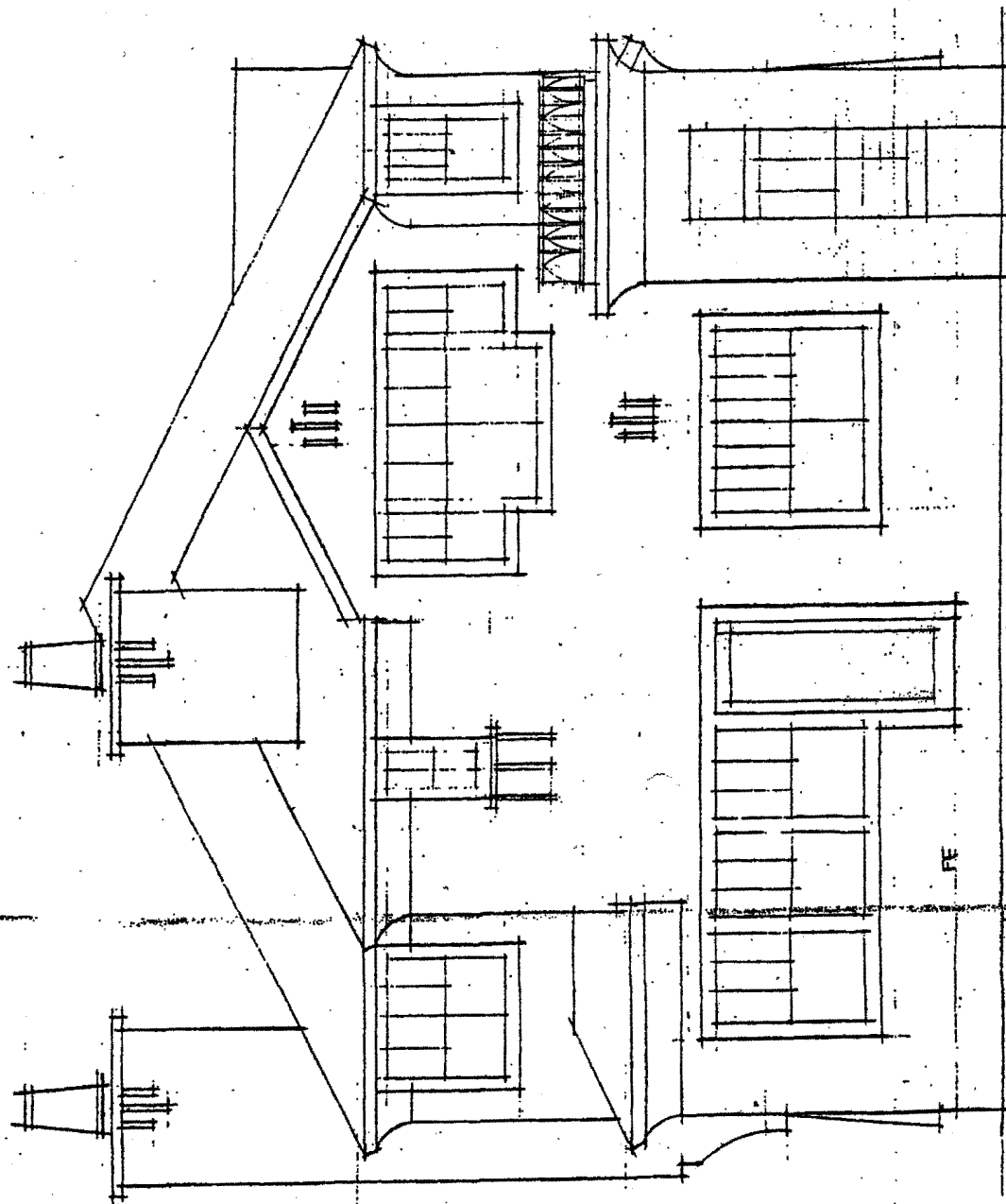
CARBON COPY
CARLSBAD AVENUE



SURROUND

619 581 6138

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| EXHIBIT NO. 4 |
| APPLICATION NO. |
| 6-02-29 |
| String Line Setback & Open Space Deed Restriction |
| California Coastal Commission |



PLAN 2

KEYSTONE / CARLSBAD

REAR

PLAN 2 REAR ELEVATION

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|-------------------------------|
| EXHIBIT NO. 5 |
| APPLICATION NO. 6-01-29 |
| West Elevation |
| California Coastal Commission |

CONCEPT PLANS

PREL