

## CALIFORNIA COASTAL COMMISSION

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## RECORD PACKET COPY

9/29/04

**Fri 10c**

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR  
SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO  
BILL PONDER, COASTAL PROGRAM ANALYST**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD MELLO II  
LCP SEGMENT MAJOR AMENDMENT NO. 1-04A,C, E, F  
(Vigilucci's Seafood et al) (For Public Hearing and Possible  
Commission Action at the Meeting of October 13-15, 2004)**

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**SYNOPSIS**

The subject amendment request revises the certified Carlsbad Local Coastal Program. The LCP amendment submittal includes six separate components involving changes to both the certified LCP land use plan and the implementation plan. The land use plan change and rezone for the Kirgis property and rezone for the Cannon Lift Station, LCPA #1-04B and LCPA #1-04D, respectively, are not part of this staff report and will be scheduled for Commission hearing at a later date. A time extension for up to one year for Commission action on LCPA #1-04B and LCPA #1-04D is required by the Commission; the motion for the time extension is on page 4 of this staff report.

One land use redesignation is proposed: the Vigilucci Seafood & Steakhouse amendment would change the land use designation of a 0.3 ac. restaurant site at Old Highway 101/Tamarack Avenue from "RH" (High Density Residential) to "T-R" (Travel Recreation Commercial), a visitor serving land use designation.

Three amendments to the certified Implementation Plan are proposed: the Twin D rezone (LCPA #1-04C) would change the zoning designation of a 4.4-acre site from LC (Limited Control) to R-1 (One-family Residential). An amendment to the Conditional Use Permit ordinance (LCPA #1-04E) is proposed to allow farm worker housing in any zone except residential zones in the City. An amendment to certified parking standards (LCPA #1-04F) is proposed to modify the parking requirement for "gyms and health spas" from 1 space per 35 square feet to 1 space per 200 square feet.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending approval of the proposed LCP amendment as submitted.

The appropriate resolutions and motions begin on page 3. The findings for approval of the Land Use Plan Amendment as submitted begin on page 5; the findings for approval of the Implementation Plan Amendment as submitted begin on page 6.

### **ADDITIONAL INFORMATION**

Further information on the submittal may be obtained from **Bill Ponder** at the San Diego Area Office of the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-4402, (619) 767-2370.

### **PART I. OVERVIEW**

#### **A. LCP HISTORY**

The City of Carlsbad certified LCP contains six geographic segments as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties and Village Redevelopment. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/ Sammis Properties segment was certified in 1985. The East Batiquitos Lagoon/Hunt Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1997, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified. The subject amendment requests affect all certified segments of the LCP.

#### **B. STANDARD OF REVIEW**

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

##### **Section 30512**

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the

certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

**C. PUBLIC PARTICIPATION**

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

**PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS**

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce each resolution and a staff recommendation are provided just prior to each resolution.

**RESOLUTION I.**            *Resolution to approve certification of the City of Carlsbad Land Use Plan Amendment #1-04A Mello II Segment as submitted)*

**MOTION I:**                *I move that the Commission certify the Land Use Plan Amendment #1-04A for the City of Carlsbad LCP Mello II Segment as submitted.*

**STAFF RECOMMENDATION TO CERTIFY:**

Staff recommends a YES vote. Passage of this motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

**RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS SUBMITTED:**

The Commission hereby certifies the Land Use Plan Amendment for the Mello II Segment of the certified LCP as submitted and adopts the findings set forth below on grounds that the land use plan will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan 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 plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan.

**RESOLUTION II.**

*(Resolution to approve certification of the City of Carlsbad Implementation Plan Amendment #1-04C, E and F as submitted)*

**MOTION II**

I move that the Commission reject the City of Carlsbad Implementation Plan Amendment #1-04C, E and F as submitted.

**STAFF RECOMMENDATION TO CERTIFY:**

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

**Resolution II**

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad Local Coastal Program as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan, and certification of the Implementation Program Amendment will meet the requirements of 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 Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

**MOTION III:**

I move that the Commission extend the 90-day time limit to act on the City of Carlsbad LCP Amendment No. 1-04B (Kirgis rezone) and No. 1-04D (Cannon Road lift station rezone) for a period not to exceed one year.

**STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD  
MELLO II LAND USE PLAN AMENDMENT #1-04A, AS  
SUBMITTED**

**A. AMENDMENT DESCRIPTION**

The proposed LCP amendment would change the land use designation for a 0.3-acre restaurant site at 3878 Carlsbad Boulevard [Old Highway 101] and Tamarack Ave. from Residential High Density (RH) to Travel/Recreation Commercial (T-R), a visitor serving land use designation. The subject site is located within the Mello II LUP segment of the Carlsbad Local Coastal Program, which was adopted and certified by the Coastal Commission in 1981.

**B. CONFORMITY WITH CHAPTER 3 OF THE COASTAL ACT**

**1. Visitor-Serving Uses.**

Coastal Act Section 30213 and 30222 are applicable to the proposed LCP amendment and state:

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

The amendment would change the land use designation of the site from "RH" (High Density Residential) to "T-R" (Travel Recreation Commercial). The proposed redesignation to a visitor serving commercial designation suitable for a restaurant is consistent with Coastal Act Sections 30213 and 30222 which identify commercial recreational facilities as a high priority land use (higher than the existing residential designation on the site). The current land use on the site is Residential (R-3) and the zoning is General Commercial. Therefore, the proposed land use redesignation will be consistent with existing zoning. Therefore, the Commission finds the proposed redesignation is consistent with Chapter 3 policies of the Coastal Act.

**PART IV. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD  
MELLO II IMPLEMENTATION PLAN AMENDMENT #1-04 C, E  
AND F, AS SUBMITTED**

**A. AMENDMENT DESCRIPTIONS**

1. Twin D Rezone (LCPA #1-04 C). The City proposes to construct and operate a recycled water pump station and to formalize existing water storage and service facilities on an existing 4.4-acre reservoir site on property generally located south of Poinsettia Lane, on the east side of Black Rail Road in the City's certified Mello II LCP segment. Existing zoning on the site is Limited Control (L-C), which does not allow for any development unless a zone change is proposed consistent with the underlying General Plan and LUP designation. The LCP Land Use designation for the project site is Residential Low to Medium Density (RLM which allows 4-8 du/ac). The L-C zone will be replaced with R-1 (Single-Family Residential) zoning, which allows for public facilities with conditional use permit approval. Because a zone change is required to remove the L-C zoning, a corresponding LCP amendment is needed due to the project site's location in the coastal zone.

2. Farmworker Housing (LCPA #1-04 E). The City is modifying the CUP ordinance (Section 21.42.010) to identify temporary farm worker housing as a permitted use in all zones except residential zones, subject to a Conditional Use Permit (CUP). Currently, only the E-A (Exclusive Agricultural) Zone and R-A (Residential Agriculture) zones allow farm worker housing and then by CUP only. The amendment will delete the references to farm worker housing being a conditional use in those zones and add new provision 21.42.010(M) to the CUP ordinance to allow farmworker housing in all zones except residential zones by CUP; no other changes to the CUP ordinance are proposed

3. Gyms And Health Spas Parking Rate Amendment (LCPA #1-04 F). This amendment consists of two parts, as follows:

- A. Section 21.44.020(b)(7) of the certified Zoning Ordinance is proposed for amendment to change the parking requirement for "gyms and health spas" from 1 space per 35 square feet of floor area to 1 space per 200 square feet of floor area. This amendment applies citywide, except for the Village Redevelopment area.
- B. Section II, Chapter 6 of the certified Carlsbad Village Redevelopment Master Plan is proposed for amendment to change the parking requirement for "self-improvement services," which includes "aerobic/exercise studio, business and professional schools, dance and music studio/school, health spa, and martial arts studio." The parking requirement for "self-improvement services" is proposed to be modified as follows:
  - i. With the exception of "business and professional schools," the parking requirement for "self-improvement services" is proposed to be changed from 1 space per 35 square feet to 1 space per 200 square feet.

- ii. The “business and professional schools” use is proposed to be listed separately from the “self-improvement services” category, and the parking rate changed from 1 space per 35 square feet to 1 space per employee plus 1 space for each 3 students, which is consistent with the Zoning Ordinance parking standard for “vocational schools.”

## **B. MAJOR PROVISIONS OF THE ORDINANCES**

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

1. Twin D Rezone. The proposed R-1 zone permits development of single and medium density residential uses and allows for public facilities with CUP approval. The existing Limited Control (L-C) zoning does not permit development unless a zone change is proposed consistent with the underlying LUP designation.

2. Farmworker Housing. The Conditional Use Permit process enables the City to determine whether a particular proposal on a specific site is compatible with surrounding properties and uses, whether the site is sufficient in size and shape to accommodate the use and whether adequate improvements are being proposed to accommodate the use at a specific location. Nothing in the existing CUP ordinance allows development or uses which would be inconsistent with the standards contained in the certified local coastal program.

3. Gyms And Health Spas Parking Rate. The certified parking ordinance requires that off-street parking spaces be provided for uses or structures based on their intensity of use on the affected location. The proposed amendment to parking regulations will affect future development of “gyms and health spas” on a citywide basis by establishing a revised parking standard for such uses.

## **C. ADEQUACY OF THE ORDINANCES TO IMPLEMENT THE CERTIFIED LAND USE PLAN**

The standard of review for LCP implementation submittals or amendments are their consistency with and ability to carry out the provisions of the certified Land Use Plan (LUP). In the case of the subject LCP amendment, the City's zoning ordinance serves as the certified Implementation Program.

1. Twin D Zone Rezone. The Carlsbad Municipal Water District currently owns and operates two 1.25 million gallon (MG) tanks, one 8.5 MG tank with a graded pad to accommodate one more 8.5 MG tank in the future, a chlorine storage and injection facility and a pressure reducing station. The large tank holds potable water and the two smaller tanks (known as Twin D) contain recycled, or reclaimed water. The existing LC zoning on the site does not allow for any development unless a zone change is proposed consistent with the underlying LUP designation. The proposed R-1 zone (one family residential) is consistent with the property's current RLM (4-8 du/ac) land use

designation. The LCP land use designations for surrounding properties are primarily RLM.

The following Mello II LUP policies address water usage in the City.

**Policy 2-6 CITY SUPPORT OF EFFICIENT AGRICULTURAL WATER USAGE**

The City will take measures to reduce the reliance of agricultural users on imported water. The City will seek reductions in per capita water consumption and will support efforts at reclaiming sewage effluent for re-use in agricultural production and will seek to capture runoff waters in appropriate areas for agricultural production.

**Policy 2-7 CITY SUPPORT OF LOW COST AGRICULTURAL WATER**

The City supports the policy of the Metropolitan Water District and its member agencies to provide water to agricultural users at a lower rate than to domestic users, and recommends that the Metropolitan Water District offer its agricultural water rate only to lands designated for agricultural use in the Land Use Element of the General Plan of the City. The City also encourages the San Diego County Water Authority and the local retail water agencies to consider additional reductions in the agricultural water rate.

Approval of the proposed rezone would enable the expansion of existing water facilities at the site. According to the City, the existing reservoir has performed a necessary function for the City by providing storage capacity for over 10 million gallons of water for over 20 years. A CUP allows these types of facilities on R-1 zoned properties. Since the primary function of the site is the delivery of water services, the City states it is vital for the development and well being of the community and the City. The use will not impact existing or future permitted uses in the area since the site is already accommodating three large water reservoir tanks and is secured from public access or trespassing.

The change in zoning will not have visual impacts because existing LCP provisions will ensure that the anticipated development will be conducted in a manner than protects visual resources. The Black Rail Road street system, with the required frontage improvements, will be adequate to handle the traffic generated by this project since only City staff will access the site; general public use or access is not needed nor proposed.

The property is subject to a LCP mandated agricultural mitigation fee for the retroactive conversion from historic farming uses to the public infrastructure uses currently onsite. A condition within the CUP resolution requires this payment to maintain compliance with the provisions of the City's Coastal Agriculture Overlay Zone (Section 21.202 of the certified zoning ordinance).



The certified City of Carlsbad LCP land use plan (LUP) has been amended to incorporate the City's draft Habitat Management Plan (HMP) that was developed to meet the requirements of the Coastal Act, the Endangered Species Act and the Natural Communities Conservation Planning (NCCP) process. The site is designated as a "standards" area in the certified HMP/LCP. The certified LUP includes Coastal Act Sections 30233 and 30240 as applicable standards of review for development within and adjacent to wetlands and other environmentally sensitive habitat areas. In addition, the HMP and certified LUP contain habitat protection requirements and conservation standards for the remaining properties within the Carlsbad coastal zone (most of which are undeveloped), to concentrate future development adjacent to already-developed areas and protect slopes greater than 25% grade and scenic natural landforms.

The "standards" areas involve specific properties within the City that are located in the biological core and linkage areas identified in the County Multiple Habitat Conservation Plan (MHCP). The City's standards are focused geographically, using the Local Facilities Management Zones identified in the City's Growth Management Plan. Standards properties have conservation goals and standards which allow at least 25% development of the site, but which provide for minimum conservation of 67% of coastal sage scrub and 75% of gnatcatchers on each site. Several areas have significantly higher standards for greater protection of individual resource areas. Emphasis is placed upon creation of preservation corridors and linkage to the larger MHCP habitat areas. Projects proposed within the standards areas also require additional consultation with the City and the wildlife agencies to determine whether the project complies with the HMP.

In this case, although identified as a standards area, almost the entirety of the site has been previously developed with City water facilities. There is little resource value remaining on the site as a result of this development. Therefore requiring open space zoning on any portion of the site would be inappropriate. However, there is a narrow corridor of non-native vegetation on the site's eastern boundary that could be restored to coastal sage scrub or another suitable upland habitat to promote connectivity between the site and nearby standards properties. This opportunity is publicly available as the site is City owned and operated and such restoration could be implemented through the CUP process.

In any event, the proposed rezoning will not affect or conflict with LCP policies regarding resource protection, access, recreational opportunities or views. Thus, the Commission finds that because the proposed rezoning would implement the LUP designation, the amendment is consistent with and adequate to carry out the above policies of the certified LUP.

2. Farmworker Housing. State housing law requires the City to provide farmworker housing. Additionally, many policies in the certified LCP support agriculture and its related uses. Several potential sites were identified in the City's Farmworker Housing/Shelter Feasibility Study; however, none are zoned R-A or E-A, currently the only two zones which allow farmworker housing and then only by CUP. Currently, all of the R-A zoning in the City has been developed with permanent single-family housing and there is only one remaining, small property with E-A zoning.

However, active farming operations exist on a number of properties throughout the City in different zones. The City indicates the amendment will allow flexibility to provide farmworker housing particularly on sites which have active farming and are located in several different zones. Making the farmworker housing approval process subject to the Conditional Use Permit process allows the City to determine whether a particular proposal on a specific site (most likely sites which currently have agricultural operations on them) is compatible with surrounding properties and uses, whether the site is sufficient in size and shape to accommodate the use, and whether adequate improvements are being proposed to accommodate the use at a specific location. The amendment specifies farmworker housing is not allowed in purely residential zones because of land use compatibility issues.

As noted, nothing in the presently certified Conditional Use Permit Ordinance allows development or uses which would be inconsistent with the certified local coastal program. Additionally, nothing in the proposed ordinance would allow farmworker housing to circumvent protections or escape requirements provided in the LCP. Any farmworker housing proposal within the Coastal Zone would require coastal development permit approval. Existing resource protection provisions in the LUP require that new development must be sited and designed to be protective of coastal resources. Several policies of the amended LCP/HMP require that habitat setbacks be established between new development and nearby riparian and wetland resources; sensitive upland habitat is also protected in the LUP. Therefore, because nothing in the proposed amendment would allow for an exception to the policies of the certified LCP, the Commission finds the proposed ordinance is adequate to carry out the resource protection provisions of the certified LUP and can be accepted.

3. Parking Change. The proposed amendment is a significant reduction to the number of parking spaces currently required for “gyms and health spas.” The City relied on a parking study and data from the Institute of Transportation Engineers (ITE), which support the proposal to reduce the parking requirement for “gyms and health spas.” The City found that based upon the more spacious design of modern day health clubs, and the results of the parking study and ITE data, it could support the proposed parking rate for “gyms and health spas.”

**PEAK PARKING COUNT SUMMARY FOR HEALTH CLUBS IN NORTH SAN DIEGO COUNTY**

Location	Facility Size (square feet)	Weekday (Mon.)	Weekday (Thurs.)	Weekend (Sat.)
		Peak Parking Use	Peak Parking Use	Peak Parking Use
LA Fitness Encinitas	51,284	227 (4.43/1000 sf) (1 space/226 sf)	187 (3.65/1000 sf) (1 space/274 sf)	205 (4.00/1000 sf) 1 space/250 sf)
LA Fitness Vista	41,000	189 (4.61/1000 sf) (1 space/217 sf)	189 (4.61/1000 sf) (1 space/217 sf)	164 (4.00/1000 sf) (1 space/250 sf)

24-Hour Fitness Sport-Oceanside	39,804	232 (5.83/1000 sf) (1 space/172 sf)	161 (4.04/1000 sf) (1 space/248 sf)	131 (3.29/1000 sf) (1 space/304 sf)
24-Hour Fitness Oceanside	19,384	85 (4.39/1000 sf) (1 space/228 sf)	83 (4.28/1000 sf) (1 space/234 sf)	90 (4.64/1000 sf) (1 space/216 sf)
Fitness Elite Carlsbad	11,430	56 (4.90/1000 sf) (1 space/204 sf)	32 (2.80/1000 sf) (1 space/357 sf)	50 (4.37/1000 sf) (1 space/229 sf)
Peak Rate Average		4.35/1000 sf (1 space/230 square feet)		4.06/1000 sf (1 space/246 sf)
ITE Peak Demand Rate		4.37/1000 sf (1 space/229 square feet)		-
Current City Requirement		28.57/1000 sf (1 space/35 square feet)		28.57/1000 sf (1 space/35 sf)

The Parking Study recommends that the average peak parking demand rate (4.35/1000 sf) be increased by 10% (4.8/1000 sf) to be conservative, and to account for circulating vehicles that may have been missed during the surveys. The recommended rate of 4.8/1000 square feet is equivalent to 1-space/208 square feet of floor area. The proposed parking rate of 1 space/200 square feet is 15% more than the Parking Study average (4.35/1000 sf), and is slightly more conservative than the study recommends.

**TABLE C**  
**Other Jurisdictions' Parking Standards for Health Clubs**

<b>Jurisdiction</b>	<b>Parking standard for health clubs</b>
El Cajon	1 space/ <b>200</b> square feet/or as determined through CUP
Encinitas	1 space/ <b>100</b> square feet
Escondido	1 space/ <b>200</b> square feet
Murrieta	1 space/ <b>300</b> square feet
Oceanside	1 space/ <b>250</b> square feet
Poway	1 space/ <b>300</b> square feet
San Clemente	1 space/ <b>150</b> square feet or 1 space/ <b>125</b> square feet if club includes instruction (i.e. aerobics, jazzercise)
San Diego (city)	1 space/ <b>200</b> square feet clubs with courts – 1 additional space per the maximum number of authorized players per court.
Solana Beach	1 space/ <b>200</b> square feet
Temecula	1 space/ <b>200</b> square feet
Vista	1 space/ <b>50</b> square feet

The certified Mello II LUP provides:

**POLICY 7-10 PARKING**

Parking standards set forth within the City of Carlsbad are appropriate for the future development of various land uses.

The parking standards of other jurisdictions indicate that the proposed standard of 1 space/200 square feet is consistent with several other jurisdictions. With the exception of Vista, the parking standard for health clubs in other jurisdictions ranges from 1-space/100 square feet to 1-space/300 square feet, with the majority being 1 space/200 square feet. Some of the jurisdictions surveyed (i.e. Chula Vista, Del Mar, Coronado) did not have a parking standard used for gyms and health clubs, which is why they are not listed in the table. In these cases, the jurisdiction would typically require a parking study for a proposed health club to determine the appropriate parking ratio.

**Village Redevelopment Area**

In addition to "health spas," the "self-improvement services" category in the Village MP also includes "aerobic/exercise studio," "business and professional schools," "dance and music studio/school," and "martial arts studio." With the exception of "business and professional schools," the uses are similar to a "gym and health spa" use. In fact, many jurisdictions apply the same parking rate for aerobic/dance/martial arts studios as for health clubs (Oceanside, Poway, Solana Beach, Temecula, Murrieta).

The Zoning Ordinance specifies a separate parking standard for "vocational schools," which is equivalent to "business and professional schools." The Zoning Ordinance parking standard for "vocational schools" is "one space/employee plus one space for each three students, minimum, with an adequate loading and unloading area." The City approved the "business and professional schools" use be listed separately from the "self-improvement services" category in the Village MP; and the parking rate be changed from 1 space/35 square feet to the Zoning Ordinance parking standard for "vocational schools".

The certified LUP requires that parking standards be appropriate for the future development of various land uses. Based on the above parking study/analysis and information from other localities supporting the parking standard revisions, the Commission finds that because the proposed rezoning would not have adverse impacts on public access, the amendment is consistent with and adequate to carry out the policies of the certified LUP.

**PART V. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENT  
QUALITY ACT (CEQA)**

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and

approvals necessary for the preparation and adoption of a local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required, in a LCP submittal or, as in this case, a LCP amendment submittal, to find that the approval of the proposed LCP, or LCP, as amended, conforms to CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13542(a), 13540(f), and 13555(b). The proposed land use redesignation and rezones will not result in adverse impacts on coastal resources or public access. The Commission finds that there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the LCP amendment may have on the environment. Therefore, in terms of CEQA review, the Commission finds that approval of the LCP amendment will not result in any significant adverse environmental impacts.

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING AMENDMENTS TO THE GENERAL PLAN AND LOCAL COASTAL PROGRAM MAPS BY CHANGING THE LAND USE DESIGNATION FROM "RH" (HIGH DENSITY RESIDENTIAL) TO "T-R" (TRAVEL/RECREATION COMMERCIAL) AND A CONDITIONAL USE PERMIT TO OPERATE AN EXISTING RESTAURANT ON PROPERTY AT 3878 CARLSBAD BOULEVARD IN LOCAL FACILITIES MANAGEMENT ZONE 1

CASE NAME: VIGILUCCI'S SEAFOOD & STEAKHOUSE

CASE NO.: GPA 01-04/LCPA 01-07/CUP 02-19

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

WHEREAS, pursuant to the provisions of the Municipal Code, the Planning Commission, on January 21, 2004, and February 4, 2004, held a duly noticed public hearing as prescribed by law to consider a General Plan Amendment, Local Coastal Program, and Conditional Use Permit and recommended their approval; and

WHEREAS, the City Council of the City of Carlsbad, on the 9th day of March, 2004, held a duly noticed public hearing to consider said General Plan Amendment, Local Coastal Program Amendment, and Conditional Use Permit and at that time received recommendations, objections, protests, comments of all persons interested in or opposed to GPA 01-04, LCPA 01-07, and CUP 02-19; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Carlsbad as follows:

1. That the above recitations are true and correct.

2. That the City Council approves City Council Resolution No. 2004-082 and that the findings and conditions of the Planning Commission as set forth in Planning Commission Resolutions No. 5549, 5550 and 5551, on file with the City Clerk and made a part hereof by reference, are the findings and conditions of the City Council.

3. That the application for a General Plan Amendment from "RH" to "T-R" on property at 3878 Carlsbad Boulevard as shown in Planning Commission Resolution No. 5549, is hereby accepted, approved in concept, and shall be formally approved with GPA Batch No. 1 comprised of GPA 01-03, GPA 02-01, GPA 03-01, GPA 03-04, GPA 03-09 and GPA 03-12.

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EXHIBIT NO. <b>4</b>
APPLICATION NO.
<b>Carlsbad LCPA</b>
<b>No. 1-04 A</b>
Council Resolution
Vigilucci's Seafood & Steakhouse

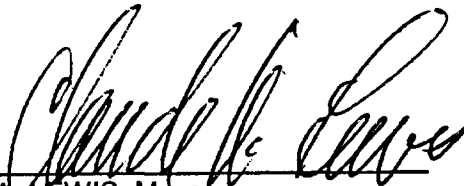
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PASSED AND ADOPTED at a regular meeting of the City Council of the City of  
Carlsbad on the 9th day of March 2004, by the following vote, to wit:

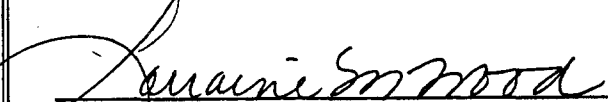
AYES: Council Members Lewis, Finnila, Kulchin, Hall, and Packard

NOES: None

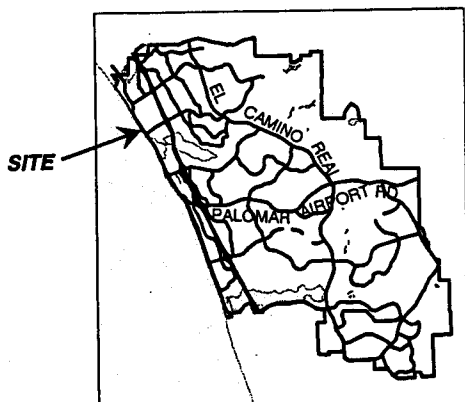
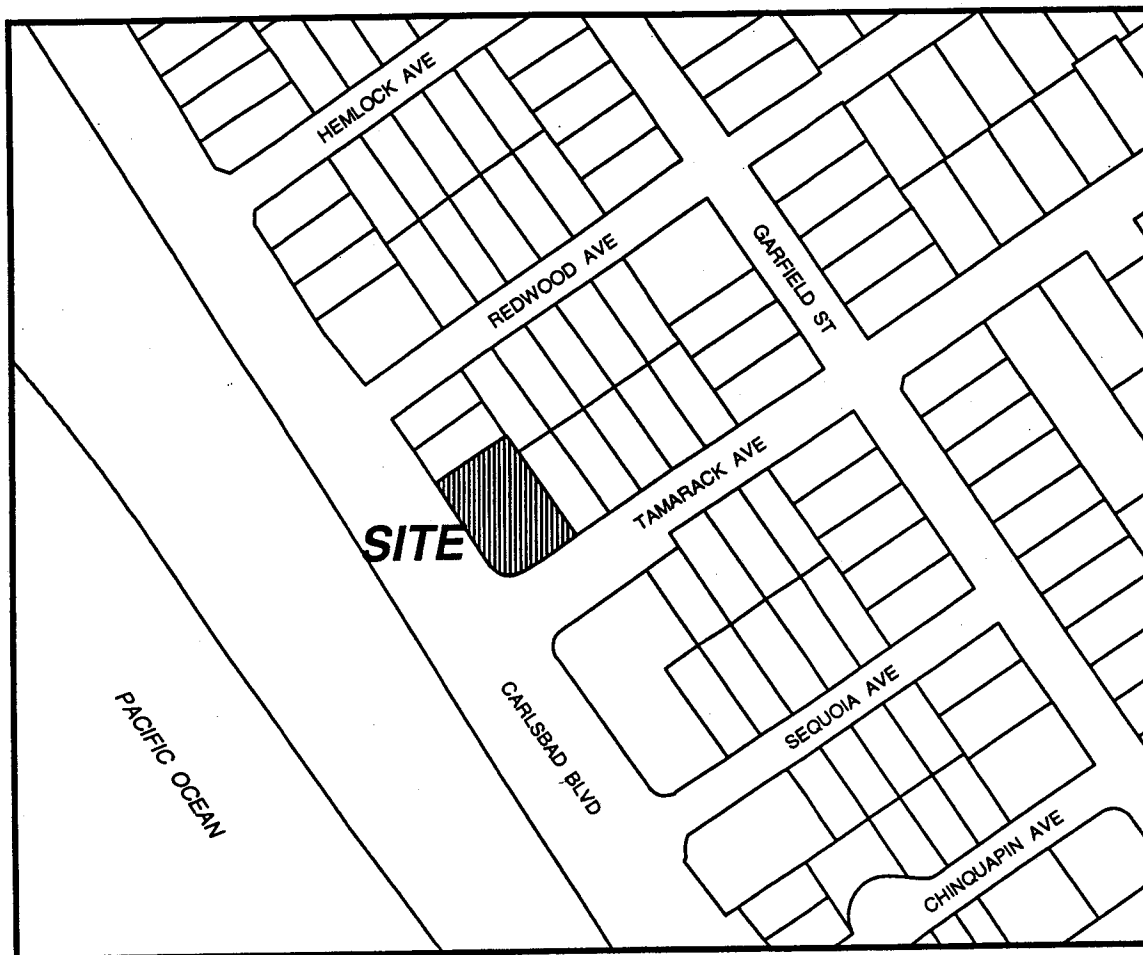
ABSENT: None

  
\_\_\_\_\_  
CLAUDE A. LEWIS, Mayor

ATTEST:

  
\_\_\_\_\_  
LORRAINE M. WOOD, City Clerk

(SEAL)



CURRENT LAND USE: RH

PROPOSED LAND USE: T-R



# VIGILUCCI'S SEAFOOD & STEAKHOUSE

LCPA 01-07



ORDINANCE NO. NS-678

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AMENDING SECTION 21.05.030 OF THE CARLSBAD MUNICIPAL CODE BY AN AMENDMENT TO THE ZONING MAP TO GRANT A ZONE CHANGE FROM LIMITED CONTROL (L-C) TO SINGLE-FAMILY RESIDENTIAL (R-1) ON PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF BLACK RAIL ROAD, SOUTH OF POINSETTIA LANE IN LOCAL FACILITIES MANAGEMENT ZONE 20.

CASE NAME: TWIN D RECYCLED WATER PUMP STATION  
CASE NO.: ZC 03-07

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

SECTION I: That Section 21.050.30 of the Carlsbad Municipal Code, being the City's zoning map, is amended as shown on the map marked Exhibit "ZC 03-07" attached hereto and made a part hereof.

SECTION II: That the findings and conditions of the Planning Commission as set forth in Planning Commission Resolution 5470 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 to the adoption of this ordinance and cause it to be published at least once in a publication of general circulation in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance shall not be effective within the City's Coastal Zone until LCPA 03-08 is approved by the California Coastal Commission.)*

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EXHIBIT NO. 2
APPLICATION NO.
<b>Carlsbad LCPA</b>
<b>No. 1-04 C</b>
Council Resolution
Twin D
 California Coastal Commission

1 INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City  
2 Council on the 20th day of January 2004, and thereafter.

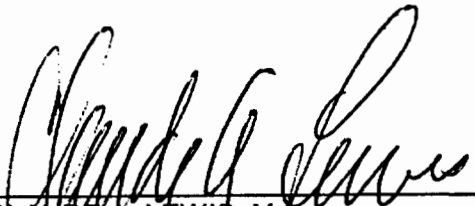
3 PASSED AND ADOPTED at a regular meeting of the City Council of the City of  
4 Carlsbad on the 3rd day of February 2004, by the following vote, to wit:

5  
6 AYES: Council Members Lewis, Finnilla, Kulchin, Hall and Packard

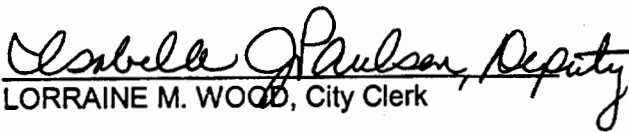
7 NOES: None

8 ABSENT: None

9 ABSTAIN: None

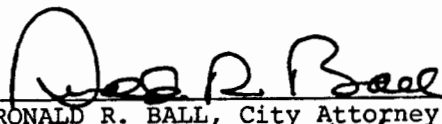
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CLAUDE A. LEWIS, Mayor

14 ATTEST:

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LORRAINE M. WOOD, City Clerk

17 (SEAL)

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20 APPROVED AS TO FORM AND LEGALITY:

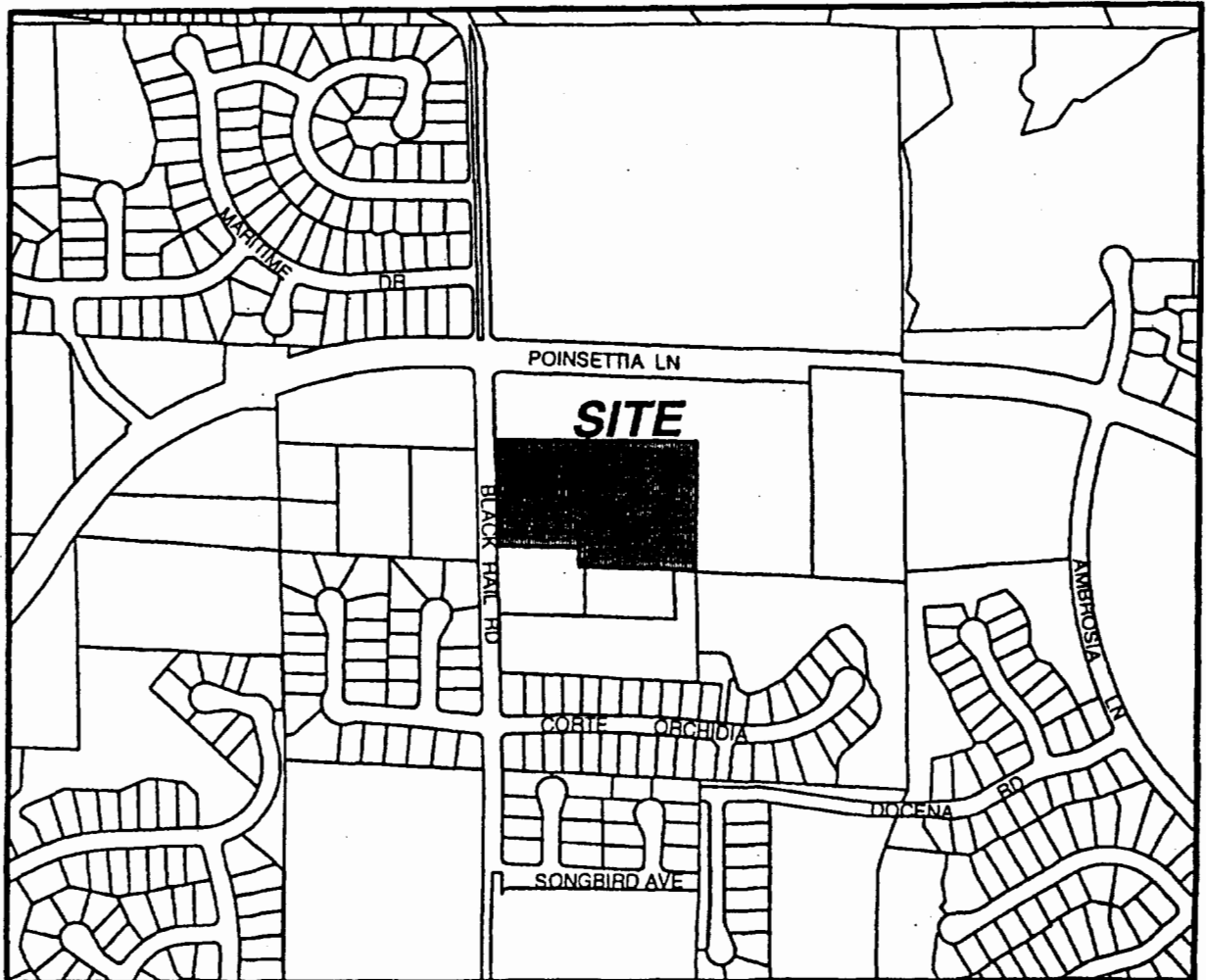
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22   
RONALD R. BALL, City Attorney  
2/4/04.

# PROPERTY ZONE CHANGE

ZC 03-07

draft ☒

final ☐



Project Name: Twin D Recycled Water Pump Station			Related Case File No(s): LCPA 03-08 / CUP 03-15 / CDP 03-23	
Legal Description(s): Parcel 1 of SBE Map 2600-37-15 APN: 215-080-05 / 23				
Zone Change			Approvals	
Property:	From:	To:	Council Approval Date:	
A. 215-080-05	Limited Control	R-1	Ordinance No:	
B. 215-080-23	Limited Control	R-1	Effective Date:	
			Signature:	
Attach additional pages if necessary				

RESOLUTION NO. 2004-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR A ZONE CODE AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT AND APPROVING A LOCAL COASTAL PROGRAM AMENDMENT TO AMEND TITLE 21 OF THE MUNICIPAL CODE BY AMENDING SECTION 21.42.010 TO ALLOW CONSIDERATION OF FARMWORKER HOUSING BY CONDITIONAL USE PERMIT.

CASE NAME: FARMWORKER HOUSING

CASE NO.: ZCA 04-01/LCPA 04-01

WHEREAS, pursuant to the provisions of the Municipal Code, the Planning Commission did, on March 3, 2004, hold a duly noticed public hearing as prescribed by law to consider a Negative Declaration, Zone Code Amendment and Local Coastal Program Amendment, and recommended their approval; and

WHEREAS, the City Council of the City of Carlsbad, on the 6th day of April, 2004, held a duly noticed public hearing to consider said Negative Declaration, Zone Code Amendment and Local Coastal Program Amendment, and at that time received recommendations, objections, protests, comments from all persons interested in or opposed to ZCA 04-01 and LCPA 04-01;

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

1. That the above recitations are true and correct.
2. That the Negative Declaration is adopted as shown on Exhibit "ND", attached hereto and made a part hereof, based upon information presented at the public hearing and contained in Exhibits "NOI" and "PII", attached to Planning Commission Resolution No. 5577 on file with the City Clerk and incorporated herein by reference.
3. That the findings of the Planning Commission for the LCPA, as specified in Planning Commission Resolution No. 5579, are incorporated herein by reference and are the findings of the City Council.

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EXHIBIT NO. 3  
APPLICATION NO.  
**Carlsbad LCPA**  
**No. 1-04 E**

Council Resolution  
Farmworker Housing

1 PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council  
2 of the City of Carlsbad, California, held on the 6th day of April  
3 2004, by the following vote, to wit:  
4

5 AYES: Council Members Lewis, Finnilla, Kulchin, Hall and Packard

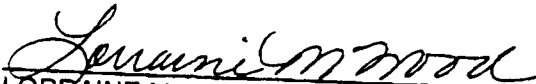
6 NOES: None

7 ABSENT: None

8 ABSTAIN: None

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11 CLAUDE A. LEWIS, Mayor

12 ATTEST:

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14 LORRAINE M. WOOD, City Clerk

15 (SEAL)  
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**21.42.010 Permitted uses.**

All of the following in all matters directly related thereto are declared to be uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various zones herein defined, and the authority for the location and operation thereof shall be subject to review and the issuance of conditional use permits. It is also intended for uses whose approximate location is indicated in the general plan, but whose exact location and arrangements must be carefully studied. In granting the permit, certain safeguards to protect the health, safety and general welfare may be required as conditions of approval.

The following uses may be permitted by approval of a conditional use permit in the following zones:

(1) R-A (residential-agricultural) zone only:

~~(A) Agricultural labor housing,~~

~~(B)~~ (A) Temporary public dumps;

(2) All zones including residential, with the exception of the community facilities zone (Chapter 21.25) in which all uses must be specifically allowed by Chapter 21.25:

(A) Cemeteries,

(B) Churches,

(C) Public and private schools,

(D) Repealed by Ord. NS-56 § 2.

(E) Golf courses (except as may be approved as part of a planned community development),

(F) Greenhouses greater than two thousand square feet in area and packing or sorting sheds greater than six hundred square feet in area subject to the following conditions:

1. Lighting to be directed away from nearby residences and shall not create undue illumination
2. Fans shall not create a noise nuisance to nearby residences
3. Driveways shall be improved with dust control material and be maintained
4. Structure, including panels or coverings, shall be maintained and not become a safety hazard or nuisance to the neighborhood
5. The approving conditional use permit resolution shall contain the time limits of the permit and the provisions for periodic review,

(G) Repealed by Ord. 9564 § 3.

(H) Overnight campsites. All overnight campsites shall comply with the following conditions:

(a) Any campsite shall be located in, adjacent to, or shall be directly associated with existing or planned parks and open space system and shall augment the city's general plan.

(b) An overnight campsite shall comply with all federal, state and local laws.

**EXHIBIT NO. 3a**  
**APPLICATION NO.**  
**Carlsbad LCPA**  
**No. 1-04 E**  
**Conditional Use**  
**Permit Ordinance**  
**Farmworker Housing**

- (c) Overall design for an overnight campsite shall be approved by a licensed architect or landscape architect.
- (d) No person shall occupy any part of an overnight campsite for more than ninety days, in the aggregate, during any given year.
- (e) The design of an overnight campsite shall be subject to the following conditions:
  - 1. Upon site review, a perimeter six-foot fence or wall may be required. Interior six-foot fencing shall be required to isolate major trash collection and storage areas. Such fences or walls shall be of materials compatible with an approved architectural scheme for the total development.
  - 2. Primary road surfaces, i.e., two-way throughways, shall be blacktop, asphalt or equivalent road surfaces. One-way throughways with sufficient natural drainage may be surfaced with decomposed granite or equivalent, otherwise hard surface equal to two-way requirements will be required. The remaining travel surfaces (camp pads, footpaths, maintenance roads) will be covered with decomposed granite or equivalent material.
  - 3. Associated signs, freestanding or attached to buildings shall be designed and constructed in accordance with city ordinances.
  - 4. Unit site densities will be computed from a slope analysis of the project area: 0-5 percent slope = maximum 7 units; 6-15 percent slope = maximum 3 units; 16 plus percent slope = permanent open space.
  - 5. Sites within the campground shall be clearly marked and shall be not less than two thousand five hundred square feet in area.
  - 6. Sites utilized by auto-truck campers, trailers, mobile coaches, shall front on a roadway not less than fifteen feet wide and which affords access to a public road.
  - 7. Said campground facility shall total not less than ten acres, of which not less than sixty percent of the site shall be utilized for recreation activities, other than buildings, roadways, parking pads, trash or storage areas.
  - 8. Camping spaces shall be placed at random throughout the project, so as not to reflect uniformity in appearance or design.
  - 9. Exterior lighting shall be a type so as not to make visible a direct light source or cause glare outside the campground facility. Proposed light fixtures shall be subject to review to assure compatibility with the architectural scheme of the total development.
  - 10. Landscaping and sprinkler system shall be constructed in conformance with a plan approved by a registered landscape architect and approved by the land use planning office prior to building permit issuance. The sprinkler system shall be applied only to those areas that are not in extensive recreational use. Such

landscaping shall be in conformance with but not limited to the following minimum standards:

- (a) The campground site shall be planted with combinations of flowers, turf, groundcovers, shrubs, and trees; said plantings shall be distributed throughout the site to create a park-like effect.
- (b) Trees shall be planted at a ratio of one for each one thousand square feet of gross land area. Ten percent of all trees shall be of specimen size, the remainder of which shall be equally divided among fifteen, five and one-gallon sizes. Existing on-site trees may be utilized to fulfill tree requirements.

11. An architectural concept shall be adopted for the total development. Plans for all structures and fences shall be subject to review and approval by the land use planning office to assure harmony and compatibility of all facilities within the campground.

12. Documents pertaining to the maintenance of all facilities including landscaping, and designating those persons responsible for same, shall be submitted for staff approval prior to building permit issuance.

Other conditions may be imposed in connection with any conditional use permit issued for a campsite, pursuant to conditional use permit ordinance regulations then in effect;

- (I) Public buildings,
- (J) Accessory public and quasi-public utility buildings and facilities including, but not limited to, water wells, water storage, pump stations, booster stations, transmission or distribution electrical substations, operating centers, gas metering and regulating stations, or neighboring telephone exchanges, with the necessary apparatus or appurtenances incident thereto,
- (K) Private zoos; provided the property for such private zoo has a minimum of twenty thousand square feet, no animal is kept within twenty feet of any property line, and a valid wild animal permit has been issued by the state,
- (L) Aquaculture: The cultivation of aquatic organisms both in inland waters and the open sea;
- (M) Temporary Agricultural Farmworker Housing in all zones except Residential (unless exempt from a Conditional Use Permit pursuant to Government Code Section 65589.4) approved by the City Council following recommendation of the Planning Commission at a duly noticed public hearing.**

(3) R-A commercial or industrial zones: nurseries and nursery supplies;

(4) R-P (residential-professional) commercial and industrial zones:

(A) Mortuaries;



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA AMENDING TITLE 21 OF THE MUNICIPAL CODE (ZONING ORDINANCE) AND THE LOCAL COASTAL PROGRAM BY AMENDING MUNICIPAL CODE SECTION 21.44.020(b)(7) TO CHANGE THE PARKING REQUIREMENT FOR GYMS AND HEALTH SPAS FROM 1 SPACE PER 35 SQUARE FEET OF GROSS FLOOR AREA TO 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, AND AMENDING SECTION 21.35.020 OF THE CARLSBAD MUNICIPAL CODE TO REFERENCE AN AMENDMENT TO THE CARLSBAD VILLAGE REDEVELOPMENT MASTER PLAN AND DESIGN MANUAL

CASE NAME: GYMS AND HEALTH SPAS PARKING RATE AMENDMENT

CASE NO.: ZCA 03-03/ZCA 04-02

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

SECTION 1: That Section 21.44.020(b)(7) of the Carlsbad Municipal Code is amended to read as follows:

(7) Gyms and Health Spas – One space/two-hundred (200) square feet of gross floor area.

SECTION 2: That Section 21.35.020 of the Carlsbad Municipal Code is amended to read as follows:

The Carlsbad Village Area Redevelopment Plan as adopted by Carlsbad City Council Ordinance No. 9591 on July 21, 1981, and the Village Master Plan and Design Manual as adopted by Carlsbad Housing and Redevelopment Commission Resolution No. 271 on November 21, 1995, and modified by Carlsbad Housing and Redevelopment Commission Resolutions No. 280 on August 13, 1996, No. 291 on December 16, 1997, and No. 379 on April 13, 2004, are hereby adopted by reference and incorporated into this chapter.

EFFECTIVE DATE: This ordinance shall become effective thirty (30) days after its adoption, and the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once in a publication of general circulation in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance shall not become effective within the City's Coastal Zone until LCPA 03-10 and LCPA 04-03 are approved by the California Coastal Commission.)*

INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the 13th day of April 2004, and thereafter.

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EXHIBIT NO. 4
APPLICATION NO.
<b>Carlsbad LCPA</b>
<b>No. 1-04 F</b>
Parking Standard Change
 California Coastal Commission

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of  
Carlsbad on the 20th day of April 2004, by the following vote, to wit:

AYES: Council Members Lewis, Finnilla, Kulchin, Hall and Packard

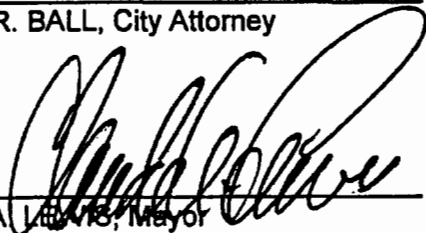
NOES: None

ABSENT: None

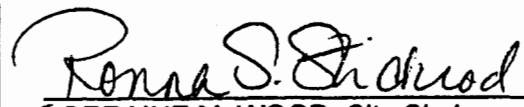
ABSTAIN:

APPROVED AS TO FORM AND LEGALITY

  
RONALD R. BALL, City Attorney

  
CLAUDE A. LEWIS, Mayor

ATTEST:

  
LORRAINE M. WOOD, City Clerk

(SEAL)

**LCPA # 1-04E (Purefitness)**

**Strike-Out/Underline**

**Amendment to Section 21.44.020 of the Carlsbad Municipal Code**

**21.44.020 Parking spaces required.**

The number of off-street parking spaces required for the uses or structures designated in this section shall be no less than as set forth in the following:

**(a) Residential.**

(1) Standard Single-Family, R-1, R-A, E-A and RE Zones. Two car garage with the following exceptions:

One additional paved off-street (covered or uncovered) parking space shall be provided for a second dwelling unit and shall comply with the requirements of this chapter. The additional parking space may be provided through tandem parking (provided that the garage is set back a minimum of twenty feet from the property line) or the front yard setback.

(2) Planned Unit Developments and Condominiums -- Two standard covered parking spaces. Exceptions: studio--1.5 spaces/unit, one covered/unit, planned unit developments in the R-W zone--two standard spaces, one covered/unit, and second dwelling unit--one space/second unit, one covered or uncovered. Any uncovered required parking space for units in the R-W zone may be located within a required front yard setback and may be tandem. The parking space for a second dwelling unit may be provided through tandem parking (provided that the covered parking spaces for the primary dwelling unit are located within a two-car garage and the garage is setback a minimum of twenty feet from the property line) or in the front yard setback. In addition, parking areas for guest parking must be provided as follows: 0.5 spaces for each unit up through ten units, 0.3 spaces for each unit in excess of ten units. Credit for visitor parking may be given for frontage on local streets that meet public street standards for detached single-family residential projects subject to the approval of the planning commission; not less than twenty-four lineal feet per space exclusive of driveway entrances and driveway aprons shall be provided for each parking space, except where parallel parking spaces are located immediately adjacent to driveway aprons, then twenty lineal feet may be provided.

**(3) Apartments.**

Studio and one bedroom -- 1.5 spaces/unit.

Two bedroom and more -- 2 spaces/unit.

In addition, parking areas for guest parking must be provided as follows:  
0.5 space for each unit up through ten units. 0.25 space for each unit in excess of ten units.

(4) All Residential Uses -- Beach Area Overlay Zone -- Same as the requirements for planned unit developments and condominiums with the following exceptions:

No credit will be given for onstreet parking. Twenty percent of the visitor parking may be provided as tandem parking for existing substandard lots if the garages are setback at least twenty feet from the front property line, or in the case where no individual property lines are present, then at least twenty feet from the edge of the street pavement or sidewalk whichever is closest to the structure.

(5) Fraternities -- 1.25 spaces for each sleeping room.

(6) Mobile Home Parks -- Two spaces per unit plus one guest parking space for every four units.

(7) Residential Care -- Two spaces plus one space/three beds.

- (8) Roominghouse -- One space for each sleeping room.
- (9) Housing for Senior Citizens -- Minimum 1.5 covered spaces per every unit, plus one covered space for an onsite manager's unit (when provided) and one guest parking space per every five units, subject to approval of a site development plan.
- (10) Time-Share Condominiums -- Minimum 1.2 spaces per unit subject to approval of a conditional use permit.
- (b) Commercial.
  - (1) Bed and Breakfast Inns -- Two standard spaces, one of which must be covered for the owner's unit, plus one space for each guest room.
  - (2) Bowling Alleys -- Six per alley.
  - (3) Driving Ranges -- One space/tee plus required parking for accessory uses.
  - (4) Financial Institutions and Professional Offices.
    - (A) Medical Office -- One space/two hundred square feet of gross floor area.
    - (B) Financial Institutions -- One space/two hundred fifty square feet of gross floor area.
    - (C) One space/two hundred fifty square feet of gross floor area.
- For office uses in the village redevelopment zone and areas within three hundred feet of its boundary -- One space/three hundred square feet of gross floor area.
- (5) Furniture and Appliance -- One space/Six hundred square feet of gross floor area.
- (6) Golf Courses -- Six spaces/hole plus required parking for accessory uses.
- (7) Gyms and Health Spas -- One space/~~thirty-five~~ **two-hundred (200)** square feet of gross floor area.
- (8) Hospitals -- Three spaces per bed or one per two hundred square feet of gross floor area, whichever is greater.
- (9) Hotels and Motels -- 1.2 spaces per unit.
- (10) Libraries -- One space/two hundred square feet of gross floor area.
  - (A) Library Substations -- One space/two hundred fifty square feet of gross floor area.
- (11) Mortuaries -- One space/fifty square feet of assembly area.
- (12) Motor Vehicle.
  - (A) Sales -- One space/four hundred square feet of gross floor area.
  - (B) Repair -- Four spaces for every work bay (up through three work bays). Two spaces per bay in excess of three bays. Workbays do not count as parking spaces.
- (13) Museums -- One space/five hundred square feet of gross floor area.
- (14) Public Assembly -- One space/five seats or one space/one hundred square feet of assembly area, whichever is greater.
- (15) Recreational Vehicle Storage Areas -- One space for every ten thousand square feet of storage area, with a minimum of three spaces.
- (16) Restaurant.
  - (A) Less than four thousand square feet in size -- One space/one hundred square feet gross floor area.
  - (B) Four thousand square feet or greater -- Forty plus one space/fifty square feet of floor space in excess of four thousand square feet.
- (17) Retail.
  - (A) Individual -- One space/three hundred square feet of gross floor area.
  - (B) Shopping Center -- One space/two hundred square feet of gross floor area.
- (18) Schools.

(A) Preschools/Nurseries -- One space/employee plus one for each ten students, minimum, with an adequate loading and unloading area.

(B) Elementary Schools -- One space/employee, minimum, with an adequate loading and unloading area.

(C) High Schools -- One space/employee plus one space for each ten students, minimum, with an adequate loading and unloading area.

(D) Colleges, Vocational Schools -- One space/employee plus one space for each three students, minimum, with an adequate loading and unloading area.

(19) Theaters -- One space/five seats.

(20) Professional Care Facilities -- .45 parking spaces per every bed.

(c) Industrial.

(1) Manufacturing -- One space/four hundred square feet of gross floor area plus one stall for each vehicle used in conjunction with the use.

(2) Research and Development -- One space/two hundred fifty square feet of gross floor area.

(A) Bio industrial research and development -- One space/three hundred feet of gross floor area.

(3) Warehouse -- One space/one thousand square feet of gross floor area plus one stall for each vehicle used in conjunction with the use.

