

**CALIFORNIA COASTAL COMMISSION**

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



November 22, 2011

**W13a****TO: COMMISSIONERS AND INTERESTED PERSONS****FROM: CHARLES LESTER, EXECUTIVE DIRECTOR****SUBJECT: CITY OF CARLSBAD DE MINIMIS LOCAL COASTAL PROGRAM  
AMENDMENT NO. 1-10B (Village Area Title Amendment) FOR  
COMMISSION REVIEW AT ITS MEETING OF December 7, 2011**

The Coastal Act was amended January 1, 1995 to provide for a more streamlined method to review amendments to local coastal programs. Section 30514(d) allows the Executive Director to make a determination that a proposed LCP amendment is de minimis in nature. The Executive Director must determine that the proposed amendment: 1) has no impact, either individually or cumulatively, on coastal resources; 2) is consistent with the policies of Chapter 3; and 3) does not propose any change in land use or water use or any change in the allowable use of property. Section 30514(d) requires the local government to notice the proposed de minimis LCP amendment 21 days prior to submitting it to the Executive Director either through: 1) publication in a newspaper of general circulation; 2) posting onsite and offsite the area affected by the amendment; or 3) direct mailing to owners of contiguous property. If the Executive Director makes the determination that the proposed amendment qualifies as a "de minimis" amendment and finds the public notice measures have been satisfied, such determination is then reported to the Commission for its concurrence.

**PROPOSED AMENDMENT**

The City of Carlsbad has submitted an LCP amendment request which includes revisions to the certified zoning ordinance and reference maps to allow for corrections, minor heading changes, title revisions and map legend corrections, primarily reflecting the expiration of the City's Village Area Redevelopment Plan. The Village Area is one of the City's six geographic segments and is generally comprised of its historic downtown area. The Carlsbad Village Area contains about 90 acres of which approximately half is within the coastal zone. In general, the Village Area is geographically bounded by Carlsbad Boulevard (Highway 101) and Garfield Street to the west, Buena Vista Lagoon to the north, I-5 to the east, and Walnut Avenue to the south. The western boundary of the plan area is only approximately one block inland of the ocean and the first public roadway, Ocean Street. One block southwest of Carlsbad Village Drive is Carlsbad State Beach.

The proposal is a city-initiated amendment and consists of revisions to the text of the General Plan Land Use Element, Local Coastal Program and Zoning Ordinance to correct

terminology related to the Village Area and revisions to the certified LCP Land Use Plan and LCP Zoning Maps to remove the term “redevelopment” from references to the Village Area and to update map legends and zoning designation titles. Specifically, related to the LCP Zoning Map, the amendment changes the zoning designation title of the “Village Redevelopment Zone” to “Village Review Zone”. Within the certified Zoning Ordinance, the proposed amendment changes references from the “Village Redevelopment Zone” to “Village Review Zone”, updates references from the “Village Redevelopment Master Plan” to the “Carlsbad Village Master Plan and Design Manual” and deletes references to the “Design Review Board”. Finally, with regard to the General Plan Land Use Element, the amendment revises outdated wording to reflect current coastal zone permitting authorities. Of the City’s six geographic segments, the only remaining uncertified segment is the Agua Hedionda Lagoon segment where the Coastal Commission retains coastal development permit authority.

The City Council and Planning Commission resolutions that approve and convey the proposed de minimis LCP amendment are attached. Following is a summary of the proposed changes along with a brief explanation of the purpose for or intent of the change and a reason why it is de minimis pursuant to Section 30514 of the Coastal Act.

The amendment was properly noticed through newspaper publication and direct mail and there are no known interested parties. The amendment request (LCPA #1-10B) was received in the Commission office on September 22, 2010 and a one year time extension was granted by the Commission on December 15, 2010. As such, the final date for Commission review is the December 2011 hearing.

## **DISCUSSION**

In July, 1981, the City of Carlsbad adopted the Village Redevelopment Plan to create a Village Redevelopment Project Area for the then-blighted downtown area (Village Area) of Carlsbad. The City Council adopted the Village Area as a redevelopment project under California State Law which used resources for redevelopment purposes.

On July 21, 2010, the effective date for the redevelopment plan expired. In June 2009, to address the expiration of the Village Redevelopment Plan, the City Council approved a previous package of amendments to the Village Master Plan and Design Manual, Zoning Ordinance, LCP and General Plan; the bulk of the proposed changes were to remove the term “redevelopment” from references to the Village Area. The June 2009 amendments were reviewed and approved as a previous de minimis LCP amendment (LCPA #3-09) on November 5, 2009 by the Commission. However, a few references were inadvertently not amended and these final clarifications comprise the bulk of this amendment request.

The current proposed amendment package consists of correcting title references and map legends that were not amended by the earlier action. An unrelated amendment to the General Plan is also included to revise outdated wording which describes the coastal development permit authority in the various LCP segments. In addition, when the

redevelopment plan expired, the authority and responsibilities of the Design Review Board was transferred to the Planning Commission and references to the “Design Review Board” should be deleted. The bulk of these corrections were also made in the previous LCP amendment; however, a few references to the “redevelopment area”, “redevelopment plan” and the “design review board” remained and need to be corrected or clarified. No changes to land use policy, programs or processes are proposed in this amendment. The proposed map changes do not alter existing regulations or land use/zoning designations affecting any property within the coastal zone or City.

Development proposals within the Coastal Zone will continue to require a coastal development permit and be required to comply with all the applicable provisions of the certified LCP for the Village Area; no changes to the coastal development review process or appeals procedures are proposed. Inasmuch as the proposed de minimis changes do not change land uses or have any potential for impacts to coastal resources, the amendment is adequate to carry out the certified land use plan. All of the proposed de minimis modifications are consistent with Chapter 3 of the Coastal Act.

### **CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. 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 an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment request, the Commission finds that approval of the de minimis LCP amendment, as submitted, would not result in any significant adverse environmental impacts under the meaning of the California Environmental Quality Act.

### **DETERMINATION**

The Executive Director determines that the City of Carlsbad LCP amendment is de minimis. Based on the information submitted by the City, the proposed LCP amendment will have no impact, either individually or cumulatively, on coastal resources. It is consistent with the policies of Chapter 3 of the Coastal Act. The amendment does not propose any change in land use or any change in the allowable use of property. The City has properly noticed the proposed amendment. As such, the amendment is de minimis pursuant to Section 30514(d).

**MOTION:**

*I move that the Commission concur with the Executive Director's determination that the LCP amendment, as submitted, is de minimis.*

**STAFF RECOMMENDATION:**

The Executive Director recommends that the Commission **concur** in this determination. Unless three or more members of the Commission object to this determination, the amendment shall become effective and part of the certified LCP ten (10) days after the date of the Commission meeting.

W13a

RESOLUTION NO. 2010-188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND A LOCAL COASTAL PROGRAM (LCP) AMENDMENT TO MAKE MINOR AMENDMENTS TO CORRECT TITLES RELATED TO THE EXPIRATION OF THE VILLAGE REDEVELOPMENT PLAN.  
CASE NAME: VILLAGE AREA TITLE AMENDMENT  
CASE NO.: GPA 10-01/LCPA 10-01

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 did, on May 5, 2010, hold a duly noticed public hearing as prescribed by law to consider General Plan Amendment (GPA 10-01), as referenced in Planning Commission Resolution No. 6691, Local Coastal Program Amendment (LCPA 10-01) as referenced in Planning Commission Resolution No. 6692, and Zone Code Amendment (ZCA 10-02) as referenced in Planning Commission No. 6693; and

WHEREAS, the Planning Commission adopted Planning Commission Resolutions No. 6691, 6692 and 6693 recommending to the City Council that GPA 10-01, LCPA 10-01 and ZCA 10-02 be approved; and

WHEREAS, the City Council of the City of Carlsbad, on the 13th day of July, 2010, held a duly noticed public hearing to consider the General Plan Amendment, Local Coastal Program Amendment and Zone Code Amendment; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the City Council considered all factors relating to the General Plan Amendment, Local Coastal Program Amendment and Zone Code Amendment.

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.

Carlsbad LCPA # 1-10B  
Village Area Title Amendment

Exhibit A

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2. That the findings of the Planning Commission contained in Planning Commission Resolutions No. 6691 and 6692 on file with the City Clerk and incorporated herein by reference, are the findings of the City Council.

3. That the amendment to the General Plan (GPA 10-01) is approved as shown in Planning Commission Resolution No. 6691.

4. That the amendment to the Local Coastal Program (LCPA 10-01) is approved as shown in Planning Commission Resolution No. 6692.

5. That the approval of GPA 10-01 shall not be effective until LCPA 10-01 is approved by the California Coastal Commission.

6. That the approval of LCPA 10-01 shall not become effective until it is approved by the California Coastal Commission.

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PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council  
of the City of Carlsbad on the 13<sup>th</sup> day of July, 2010, by the following vote to wit:

AYES: Council Members Lewis, Kulchin, Hall, Packard and Blackburn.

NOES: None.

ABSENT: None.

*Signature on file*  
\_\_\_\_\_  
CLAUDE A. LEWIS, Mayor

ATTEST:

*Signature on file*  
\_\_\_\_\_  
LORRAINE M. WOOD, City Clerk  
(SEAL)





**Land Use Element**



access. Landscaped buffers should be provided around the project site between neighborhood commercial uses and other uses to ensure compatibility. All buildings should be low-rise and should include architectural/design features to be compatible with the neighborhood. Permitted uses and building intensities should be compatible with surrounding land uses.

**b. Regional Commercial (R):** Regional commercial centers provide shopping goods, general merchandise, automobile sales, apparel, furniture, and home furnishing in full depth and variety. Two or more department stores are typically the major anchors of a regional shopping center, while other stores supplement and complement the various department store lines. New forms of regional centers may include such developments as outlet centers with an aggregation of factory outlet stores where there are no specific anchor tenants although such centers are regional and enjoy a strong tourist trade. Regional centers draw customers from outside the City and generate interregional traffic. For this reason, such centers are customarily located on a site that is easily visible as well as accessible from interchange points between highways and freeways. Local shopping centers may be adjunct to regional centers to also serve the daily convenience needs of customers utilizing the larger shopping center. A group of convenience stores, service facilities, business and professional offices are also often associated with a regional center. Some of these may be incorporated in the center itself, or arranged at the periphery in the immediate area.

**c. Travel/Recreation Commercial (TR):** This land use category designates areas for visitor attractions and commercial uses that serve the travel and recreational needs of tourists, residents, as well as employees of business and industrial centers. Such uses may include, but are not limited to, hotels and motels, restaurants, recreation facilities, museums, travel support services, and specialty retail uses catering to tourists. Travel/recreation commercial uses are generally located near major transportation corridors or recreational and resort areas such as spas, hotels, beaches or lagoons. Travel/recreation commercial uses

should be compatible with and designed to protect surrounding properties, should ensure safe traffic circulation and should promote economically viable tourist-oriented areas of the City.

**d. Village (V):** The Village addresses land uses located in the heart of "old" Carlsbad in the area commonly referred to as the "downtown." Permitted land uses may include retail stores, offices, financial institutions, restaurants and tourist-serving facilities. Residential uses can be intermixed throughout the area. The Village Area is regulated by the Carlsbad Village Master Plan and Design Manual.

**e. Office and Related Commercial (O):** This classification designates areas that are compatible with and environmentally suited for office and professional uses, as well as related commercial uses. This designation is especially appropriate for medical office use. Office and related commercial land use can be used as buffers between retail commercial areas and residential uses.

**4. PLANNED INDUSTRIAL (PI)**

Planned Industrial land uses include those areas currently used for, proposed as, or adjacent to industrial development, including manufacturing, warehousing, storage, research and development, and utility use. Agricultural and outdoor recreation uses on lots of one acre or more are considered to be a proper interim use for industrially designated areas.

**5. GOVERNMENTAL FACILITIES (G)**

This classification of land use designates areas currently being used for major governmental facilities by agencies such as the city, county, state, or federal government. Facilities within this category may include uses such as civic buildings, libraries, maintenance yards, police and fire stations and airports (McClellan-Palomar Airport). Smaller facilities, such as branch libraries, may be found in other land use designations, such as commercial, and are not shown on the land use map.

C



City of Carlsbad General Plan Land Use Element, Section II.D.3 (Special Planning Considerations – Coastal Zone Programs) is proposed to be amended as follows:

### 3. COASTAL ZONE PROGRAMS

In 1972, California voters approved Proposition 20 which led to the enactment of the State law (California Coastal Act of 1976) which regulates any development within California's Coastal Zone. The Coastal Act requires that individual jurisdictions adopt Local Coastal Programs (LCP) to implement the State law at a local level. Carlsbad's Local Coastal Program is consistent with the General Plan, but it is a separate document containing separate land use policies and implementation measures which must also be complied with in addition to the General Plan. Approximately one-third of the City is located within the Coastal Zone. The City's coastal zone has been divided into six segments and each segment is regulated by separate LCP's (See Map 4: Local Coastal Program Boundary). The boundaries of the City's Coastal Zone which were established by the State are depicted on the Land Use Map.

Almost every conceivable type of development proposal within the Coastal Zone from removal of natural vegetation to the construction of huge master planned communities requires the approval of a Coastal Development Permit (CDP) in addition to any other permits or entitlements. The land use policies, programs and regulations of the relevant LCP shall be referred to in addition to the General Plan, the Municipal Code and other pertinent regulations for guiding land use and development within the Coastal Zone. ~~Although the City has adopted LCP segments for all of its Coastal Zone,~~ **The California Coastal Commission currently retains Coastal Development Permit authority in the Agua Hedionda Segment.** ~~it only has authority to issue Coastal Development Permits within the Redevelopment segment. In the remaining five segments,~~ **the City has the authority to issue Coastal Development Permits.** ~~the California Coastal Commission currently retains Coastal Development Permit authority. Carlsbad is actively pursuing the lengthy task of effectively implementing the five LCP segments in order to transfer permit authority to the City.~~

In those circumstances where an issue is not addressed by the Local Coastal Program Land Use Plan, but is addressed by the City of Carlsbad General Plan, no coastal development permit, or exemption may be granted unless the project considered is found by the appropriate authority to be consistent with the City of Carlsbad General Plan. In those circumstances where an issue is addressed by both the Local Coastal Program Land Use Plan and the City of Carlsbad General Plan, the terms of the Local Coastal Program Land Use Plan shall prevail.

1 PLANNING COMMISSION RESOLUTION NO. 6692

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
3 CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING  
4 APPROVAL OF AN AMENDMENT TO THE CARLSBAD  
5 LOCAL COASTAL PROGRAM TO MAKE MINOR  
6 AMENDMENTS TO CORRECT TITLES RELATED TO THE  
7 EXPIRATION OF THE VILLAGE REDEVELOPMENT PLAN.  
8 CASE NAME: VILLAGE AREA TITLE AMENDMENT  
9 CASE NO: LCPA 10-01

10 WHEREAS, California State law requires that the Local Coastal Program,  
11 General Plan, and Zoning designations for properties in the Coastal Zone be in conformance; and

12 WHEREAS, the City of Carlsbad, "Applicant," has filed a verified application  
13 for an amendment to the Local Coastal Program; and

14 WHEREAS, said verified application constitutes a request for a Local Coastal  
15 Program Amendment as shown on Exhibits "Y-1," "Y-2," "Y-3," and "Y-4" dated May 5,  
16 2010, attached hereto, and as shown on Exhibit "Z-1" dated May 5, 2010, attached to Planning  
17 Commission Resolution No. 6693, as provided in Public Resources Code Section 30514 and  
18 Section 13551 of California Code of Regulations Title 14, Division 5.5; and

19 WHEREAS, the Planning Commission did on May 5, 2010, hold a duly noticed  
20 public hearing as prescribed by law to consider said request; and

21 WHEREAS, at said public hearing, upon hearing and considering all testimony  
22 and arguments, if any, of all persons desiring to be heard, said Commission considered all factors  
23 relating to the Local Coastal Program Amendment; and

24 WHEREAS, State Coastal Guidelines requires a six-week public review period  
25 for any amendment to the Local Coastal Program.

26 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning  
27 Commission of the City of Carlsbad, as follows:

- 28 A) That the foregoing recitations are true and correct.

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B) At the end of the State-mandated six-week review period, starting on April 9, 2010 and ending on May 21, 2010, staff shall present to the City Council a summary of the comments received.

C) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **VILLAGE AREA TITLE AMENDMENT - LCPA 10-01** based on the following findings:

**Findings:**

1. That the proposed Local Coastal Program Amendment meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act and all applicable policies of the Carlsbad Local Coastal Program not being amended by this amendment, in that **the amendment ensures consistency with the Carlsbad General Plan and Zoning Ordinance, and does not conflict with any coastal zone regulations, land use designations or policies, with which development must comply.**
2. That the proposed amendment to the Carlsbad Local Coastal Program is required to bring it into consistency with **the proposed General Plan Amendment (GPA 10-01) and Zone Code Amendment (ZCA 10-02).**

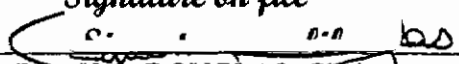
PASSED, APPROVED, AND ADOPTED at a regular meeting to the Planning Commission of the City of Carlsbad, held on May 5, 2010, by the following vote, to wit:

AYES:


NOES:

ABSENT:

ABSTAIN:

*Signature on file*  
  
 FARRAH G. DOUGLAS, Chairperson  
 CARLSBAD PLANNING COMMISSION

ATTEST:

*Signature on file*  
  
 DON NEU  
 Planning Director

**Land Use – Introduction**

**Chapter I**

the Coastal Commission in September 1980 and June 1981, respectively. The Agua Hedionda land use plan was prepared by the City and approved by the Coastal Commission on July 1, 1982.

Preparation of the Mello I, Mello II and Agua Hedionda segments resulted in a number of issues and conflicts between the City and Commission over the years. These segments cover a good portion of the city's coastal zone and contain substantial amounts of undeveloped property. Among those issues which surfaced in the preparation of the LCPs were preservation of agricultural lands, protection of steep sloping hillsides and erosion control. The City found the policies of the certified Mello I and II segments regarding preservation of agriculture and steep sloping hillsides to be unacceptable. Following the certification of Mello I and II, the City pursued negotiations with the Commission through a City Council-formed special committee comprised of Commission staff and City officials to resolve issues. In September of 1984 the Governor signed Assembly Bill 3744 (effective January 1, 1985) which eliminated provisions for an "agricultural subsidy program" in Carlsbad's coastal zone.

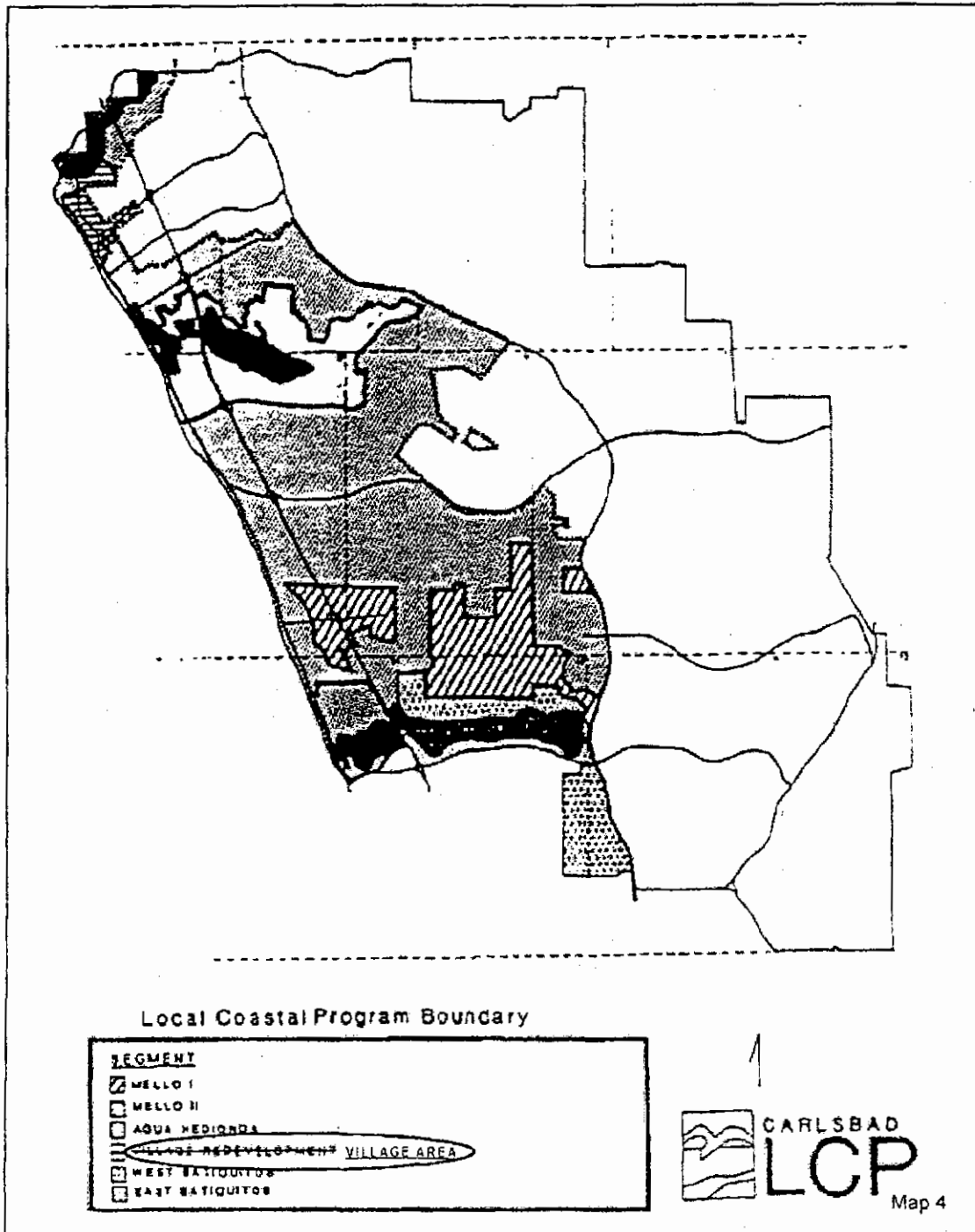
In the summer of 1985, the City submitted two amendment requests to the Commission and, in October 1985, the Commission certified amendments 1-85 and 2-85 to the Mello I and II segments. These major amendments to the LCP involved changes to the agricultural preservation, steep slope and housing protection policies of the Mello I and II segments. After certification of these amendments, the City adopted the Mello I and II LCP segments and began the process of preparing documents for "effective" certification of the entire LCP.

The West Batiquitos Lagoon/Sammis Properties segment was certified in 1985 along with a coastal development permit for a project comprising the majority of the uplands within that segment. The master plan (Batiquitos Lagoon Educational Park) associated with this project served as the LCP implementing ordinances.

The plan area of the Village Area segment (previously titled "Village Area Redevelopment" segment) was formerly part of the Mello II segment. In August 1984, the Commission approved the segmentation of this 100 acre area from the remainder of the Mello II LCP segment and, at the same time, approved the submitted land use plan for the area. In March of 1988, the Commission approved the Implementation Program for the Village Area Redevelopment segment. The City assumed permit authority for this segment on December 14, 1988. In November 2009, the title of this segment was changed to the "Village Area" segment due to the imminent (July 2010) expiration of the Village Redevelopment Plan; however, the boundaries and policies affecting this segment are unchanged.

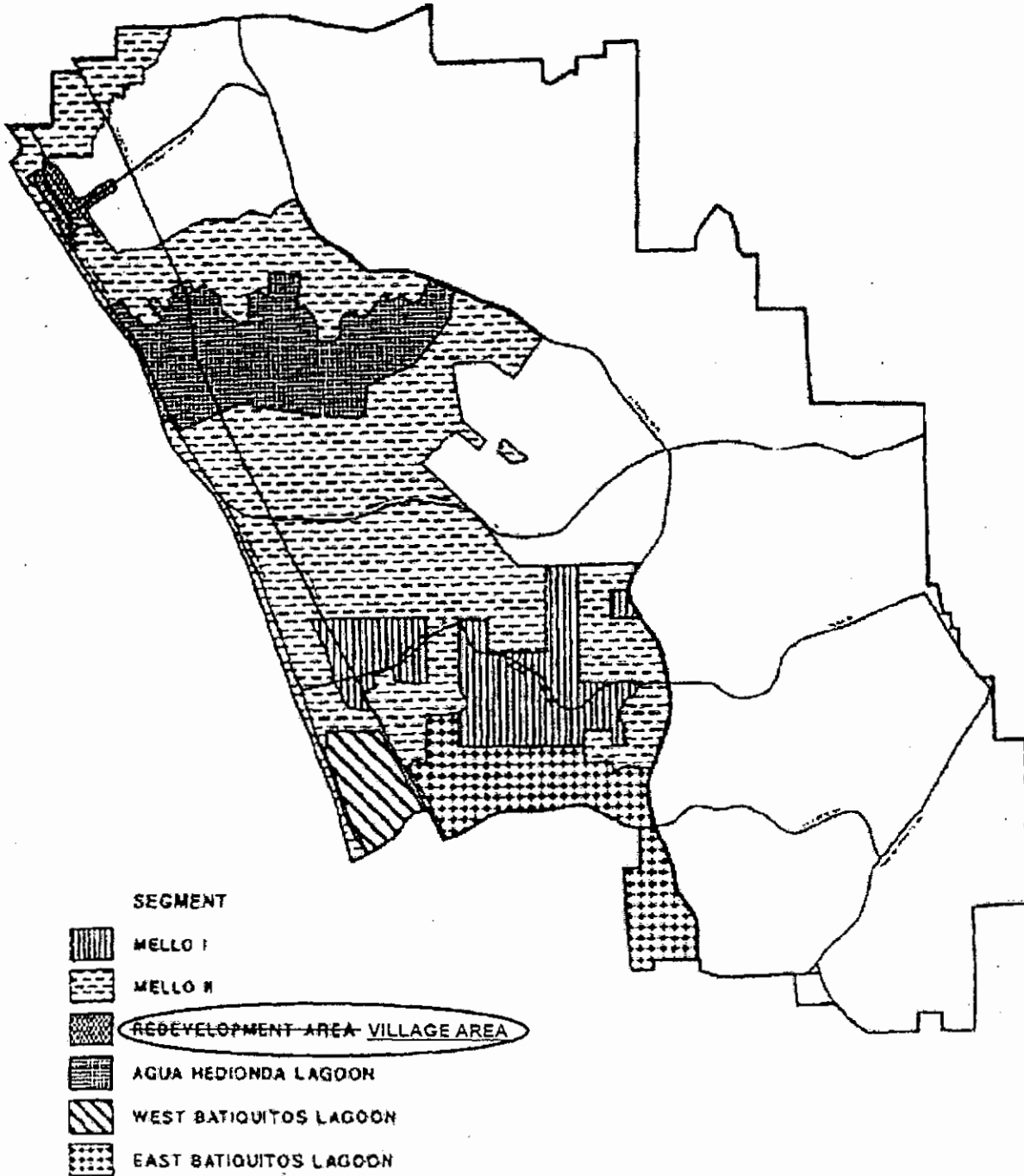
The East Batiquitos Lagoon/Hunt Properties segment is comprised of a portion of the original Mello I area and an area annexed (1985) to Carlsbad in and around Batiquitos Lagoon. An area of the segment known as Green Valley, south of the lagoon, the lagoon and the immediate north shore were previously part of the County of San Diego LCP (uncertified). All of this property, at the time of LCP preparation, was in one ownership (Hunt) and was the subject of the Pacific Rim master plan covering the lagoon and north shore uplands. The segment was certified by the Commission (land use and master plan as implementing ordinances) in March of 1988.

Land Use Element

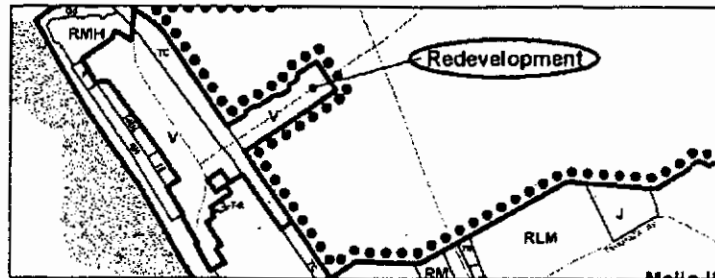


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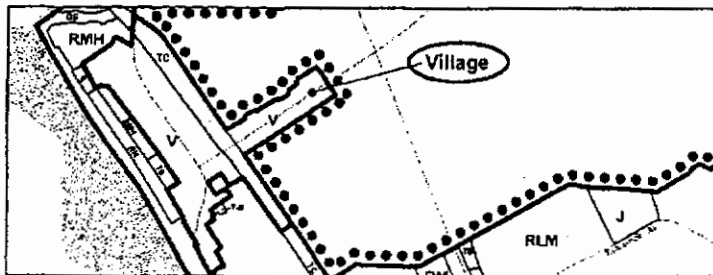


LCPA 10-01 (LCP Land Use Map)  
 Village Area Title Amendment



U Public Utilities	N Neighborhood Commercial	RH High Density Residential
G Governmental Facilities	TS Travel Services Commercial	AR Agricultural/Residential (2)
OS Open Space	RC Recreation Commercial	UA Unplanned Areas
NRR Non-Residential Reserve	V Village Redevelopment Area	
TC Transportation Corridor	GC General Commercial	
	R Regional Commercial	
	T-R Travel/Recreation Commercial	

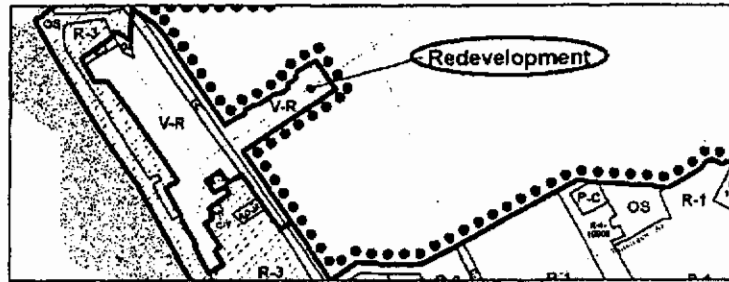
EXISTING



U Public Utilities	N Neighborhood Commercial	RH High Density Residential
G Governmental Facilities	TS Travel Services Commercial	AR Agricultural/Residential (2)
OS Open Space	RC Recreation Commercial	UA Unplanned Areas
NRR Non-Residential Reserve	V Village	
TC Transportation Corridor	GC General Commercial	
	R Regional Commercial	
	T-R Travel/Recreation Commercial	

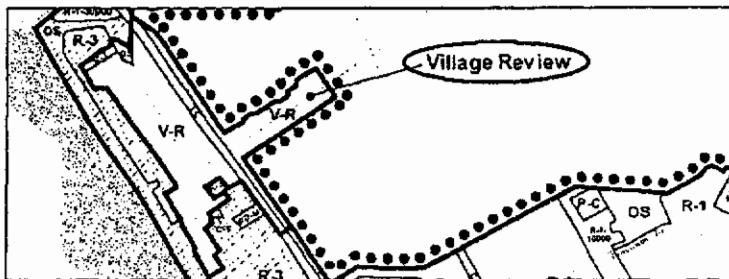
PROPOSED

LCPA 10-01 (LCP Zoning Map)  
 Village Area Title Amendment



R-3 Multiple-Family Residential Zone	C-L Local Shopping Center Zone
RD-M Residential Density-Multiple Zone	M Industrial Zone
RMHF Residential Mobile Home Park Zone	P-M Planned Industrial Zone
R-P Residential Professional Zone	V-R Village Redevelopment Zone
R-T Residential Tourist Zone	P-U Public Utility Zone
R-W Residential Waterway Zone	P-C Planned Community Zone
OS Open Space Zone	L-C Limited Control Zone

EXISTING
















R-3 Multiple-Family Residential Zone	C-L Local Shopping Center Zone
RD-M Residential Density-Multiple Zone	M Industrial Zone
RMHF Residential Mobile Home Park Zone	P-M Planned Industrial Zone
R-P Residential Professional Zone	V-R Village Review Zone
R-T Residential Tourist Zone	P-U Public Utility Zone
R-W Residential Waterway Zone	P-C Planned Community Zone
OS Open Space Zone	L-C Limited Control Zone




















PROPOSED



### ZCA 10-02 (Zoning Map) Village Area Title Amendment

	Local Shopping Center		
	General & Neighborhood Commercial		
	Tourist Commercial		
	Heavy Commercial		
	Industrial		
	Planned Industrial		
	Public Utility		
	Village Redevelopment		
	Planned Community		
	Limited Control		
	Open Space		
	Transportation Corridor		
	Multiple Designations		

EXISTING LEGEND ( partial)

	Local Shopping Center		
	General & Neighborhood Commercial		
	Tourist Commercial		
	Heavy Commercial		
	Industrial		
	Planned Industrial		
	Public Utility		
	Village Review		
	Planned Community		
	Limited Control		
	Open Space		
	Transportation Corridor		
	Multiple Designations		

PROPOSED LEGEND (partial)

**ZCA 10-02 – Village Area Title Amendment  
Underline/Strikeout Exhibit**

Section 21.05.010 (Zone Establishment – Boundaries, Names of Zones) is proposed to be amended as follows:

**21.05.010 - Names of zones.**

In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, thirty-six classes of zones and overlay zones are established by this title to be known as follows:

- C-1—Neighborhood Commercial Zone
- C-2—General Commercial Zone
- C-F—Community Facilities Zone
- C-L—Local Shopping Center Zone
- C-M—Heavy Commercial-Limited Industrial Zone
- C-T—Commercial Tourist Zone
- E-A—Exclusive Agricultural Zone
- L-C—Limited Control Zone
- M—Industrial Zone
- O—Office Zone
- O-S—Open Space Zone
- P-C—Planned Community Zone
- P-M—Planned Industrial Zone
- P-U—Public Utility Zone
- R-1—One-Family Residential Zone
- R-2—Two-Family Residential Zone
- R-3—Multiple-Family Residential Zone
- R-A—Residential Agricultural Zone
- R-E—Residential Estate Zone
- R-P—Residential-Professional Zone
- R-T—Residential Tourist Zone
- R-W—Residential Waterway Zone
- RD-M—Residential Density-Multiple Zone
- RMHP—Residential Mobile Home Park
- T-C—Transportation Corridor Zone
- V-R—Village Review ~~Redevelopment~~ Zone
- BAO—Beach Area Overlay Zone
- Coastal Agriculture Overlay Zone
- Coastal Resource Protection Overlay Zone
- Coastal Shoreline Development Overlay Zone
- Coastal Resource Overlay Zone Mello I LCP Segment
- C/V-SO—Commercial/Visitor-Serving Overlay Zone
- F-P—Floodplain Overlay Zone
- H-O—Hospital Overlay Zone
- Q—Qualified Development Overlay Zone
- S-P—Scenic Preservation Overlay Zone

**21.45.040 - Planned Developments, Permitted zones and uses.**

Footnote (8) to Table A of Section 21.45.040 (Planned Developments, Permitted zones and uses) is proposed to be amended as follows:

(8) Refer to the Carlsbad Village Redevelopment Master Plan and Design Manual for permitted uses.

**21.54 – Procedures, Hearings, Notices and Fees**

The list of sections in Chapter 21.54 (Procedures, Hearings, Notices and Fees) is proposed to be amended as follows:

Sections:

- 21.54.010 Applications.
- 21.54.020 Acceptability of signatures on applications.
- 21.54.030 Applications a part of permanent record.
- 21.54.040 Filing fees.
- 21.54.050 Setting of hearing.
- 21.54.060 Notices.
- 21.54.061 Content of notice.
- 21.54.062 Additional notice to persons requesting it.
- 21.54.063 Failure to receive notice.
- 21.54.064 Applicant's responsibilities.
- 21.54.070 Required wording of notices.
- 21.54.080 Investigations.
- 21.54.090 Rule establishment for conduct of hearings.
- 21.54.100 Hearing continuance without public notice.
- 21.54.110 Permanent files shall include summary of testimony.
- 21.54.120 General plan amendments (except for the coastal zone).
- 21.54.130 Restriction on reapplication after denial.
- 21.54.140 Effective date of order--Appeal of planning director or housing and redevelopment director decisions.
- 21.54.150 Effective date of order--Appeal of planning commission ~~or design review board~~ decisions.

**21.54.140 - Procedures, Hearings, Notices and Fees, Effective date of order.**

Section 21.54.140(a) (Procedures, Hearings, Notices and Fees, Effective date of order—Appeal of planning director or housing and redevelopment director decisions) is proposed to be amended as follows:

(a) This section shall apply to those decisions or determinations of the planning director or housing and redevelopment director made pursuant to this title or planning director determinations pursuant to Title 19. Accordingly, in this section, "housing and redevelopment director" shall be interchangeable with "planning director;" "housing and redevelopment department" shall be interchangeable with "planning department;" ~~"design review board" shall be interchangeable with "planning commission;"~~ and "housing and redevelopment commission" shall be interchangeable with "city council."

**21.54.150 - Procedures, Hearings, Notices and Fees, Effective date of order.**

The title of Section 21.54.150 and Section 21.54.150(a) (Effective date of order--Appeal of planning commission or design review board decisions) are proposed to be amended as follows:

21.54.150 Effective date of order--Appeal of planning commission ~~or design review board~~ decisions

(a) This section shall apply to those decisions or determinations of the planning commission ~~or design review board~~ made pursuant to this title or Title 19. Accordingly, in this section, "housing and redevelopment director" shall be interchangeable with "planning director;" "housing and redevelopment department" shall be interchangeable with "planning department;" ~~"design review board"~~ shall be interchangeable with "planning commission;" and "housing and redevelopment commission" shall be interchangeable with "city council."

**21.84.040 - Housing for Senior Citizens.**

Table A of Section 21.84.040 (Housing for Senior Citizens, Use Table) is proposed to be amended as follows:

Table A  
 Zones Where Housing for Senior Citizens Is Permitted

Zone	Housing for Senior Citizens
R-3	SDP
R-P	SDP*
R-T	SDP
R-W	SDP
RD-M	SDP
V-R	**
P-C	**

Note: Housing for Senior Citizens is prohibited in those zones not indicated.

\* The city may approve a site development plan for housing for senior citizens on property in the R-P zone where the general plan applicable to such property permits residential uses.

\*\* May be permitted subject to the standards of the controlling document (i.e., in V-R zone - ~~Carlsbad Village Area Redevelopment Plan and Village Master Plan~~ and Design Manual, and in P-C zone - applicable master plan) and the provisions of this chapter.

**21.201.020 - Coastal Development Permit Procedures, Definitions.**

Section 21.201.020.H (Coastal Development Permit Procedures, Definitions) is proposed to be amended as follows:

H. "Coastal zone" means the coastal zone of the city as described in the Public Resources Code Section 30103. This chapter shall apply in the coastal zone (except in the Agua Hedionda Lagoon and Village Area redevelopment segments of the Carlsbad Local Coastal Program).