

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



[Click here to go to original staff report](#)

W11a

[Click here to go to 1st addendum](#)

Addendum

May 10, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W11a**, City of Carlsbad LCP Amendment Request No. **LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)**, for the Commission Meeting of May 11, 2016

Staff recommends the following changes be made to the above-referenced staff report.

1. Add to Exhibit No. 8 – Public Correspondence received since publication of the May 6, 2016 addendum to the staff report.

5/4/16

California Coastal Commission

Attn/ Erin Prahlter

7575 Metropolitan Drive Ste 103
San Diego, CA 92108

Please change zone where Encina
Power Plant is now located (to
be removed) as OPEN SPACE
This will serve the needs of
the community better than
allowing it to be changed to
Commercial Tourist Zone.

Thank you,

Doro Schiller
6753 Oleander Way
Carlsbad, CA 92011

RECEIVED

MAY 06 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 8

Public Correspondence

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

Ron & Blanche Ramswick
2886 Elmwood Street
Carlsbad, Ca. 92008
760-434-1159

May 2, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA. 92108

RECEIVED

Attention: Erin Prahler

MAY 06 2016

Dear Ms. Prahler,

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

We have lived in Carlsbad for over 40 years and are very concerned over the City of Carlsbad's application LCP-6-CAR-15-0034-2 to change the zoning of the South Shore of the Agua Hedionda Lagoon and throughout the city from Travel Recreation to Visitor Commercial. Through a hard fought for election on February 23, 2016 a majority of the residents of Carlsbad voted to reject the change and to keep the Travel Recreation zoning designation for the South Shore of the Agua Hedionda Lagoon and we expect our vote to be upheld. We would also like Travel Recreation to remain in other areas of the city such as the Encina Power Plant parcel and not changed to Visitor Commercial.

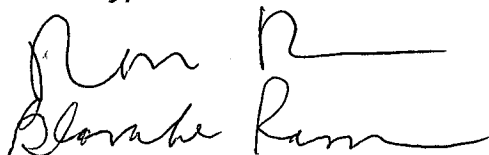
There are other zoning changes allowing for taller buildings, increase in population density and urban type mixed use buildings. All these changes especially in the Village and the Barrio will change the small town character that make Carlsbad a unique southern California coastal town. The parking study that the City of Carlsbad has requested is not complete but yet building is starting without any plans for future parking. That makes no sense. Building should be halted until the study is complete and there is a plan for adequate parking.

These zoning changes do not reflect the core values of the majority of the residents of

Carlsbad. The first of which are small town feel, open space and the environment.

Please retain the Travel Recreation zoning on the South Shore of the Agua Hedionda Lagoon as was voted on by the residents of Carlsbad and reject the citywide zoning change of Travel Recreation to Visitor Commercial. Also it is only common sense to complete the parking study before allowing multi-use high density properties to be developed.

Cordially,

The block contains two handwritten signatures. The top signature is 'Ron' in a cursive script, followed by a horizontal line. The bottom signature is 'Blanche Ramswick' in a cursive script.

Ron & Blanche Ramswick

May 5, 2016

1864 Palisades Drive

Carlsbad, CA 92008

California Coastal Commission

Dear Ms Prahl,

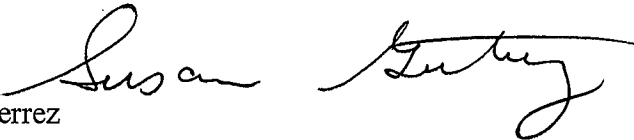
I am writing to you today to express my opposition to the City of Carlsbad rezoning the current site of the SDGE Power plant located on the Carlsbad Blvd to Commercial- Tourist Zone. This area is a wonderful resource, for ocean life, and is a gateway to tide pools slightly south of the current beach path access. Sting rays frequent the area, as do other sea life. Creating a busy commercial enterprise will cause a significant impact on this wildlife.

I request that the Coastal Commission do everything possible to have the area designated as Open Space .

Thank you for your attention.

Sincerely,

Susan Gutierrez



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MAY 06 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COA

May 5, 2016

1864 Palisades Drive

Carlsbad, CA 92008

California Coastal Commission

Dear Ms Prahl,

I am writing to you today to express my opposition to the City of Carlsbad rezoning the current site of the SDGE Power plant located on the Carlsbad Blvd to Commercial- Tourist Zone.

The zoning change in my opinion was pushed by Mayor Hall in conjunction with his efforts to have a Mega-Mall built by Caruso Affiliates, since the power plant is only about 100 meters from where the mall was to be built. He has stated several times that similar real estate sells for 1.5 million dollars an acre. I disagree that City Council should look at our land as an investment. Carlsbad is wealthy already. This is greed.

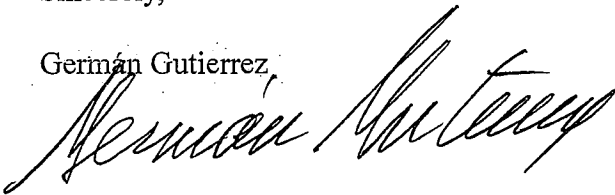
I suggest the property is used for a park, with showers and bathrooms. It would be a great place for families to picnic and go to the beach. Some two-level parking would also be very welcome.

I request that the Coastal Commission do everything possible to have the area designated as Open Space .

Thank you for your attention.

Sincerely,

German Gutierrez,



RECEIVED

MAY 06 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Hope and Vince Nelson
1416 Sapphire Dr
Carlsbad, CA 92011
760-804-1945

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MAY 09 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 8, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler

Subject: City of Carlsbad TR to VC land use designation change

Dear Ms. Prahler and others concerned,

We live in Carlsbad and have lived in Coastal Southern California our entire lives. Vince was among the 1950's surfer generation at Old Man's Beach, down bluff from San Onofre and served as a San Clemente lifeguard. Hope grew up just a few miles from Huntington Beach and spent many summers enjoying that beautiful stretch of sand and water in the 1960s. We share this history with you to let you know that we value our coastal properties and recognize the importance of its protection for future generations.


We are writing with concern over the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently under consideration by the California Coastal Commission. Included in the updates to Carlsbad's General Plan, LCP, and Land Use Maps is a proposed land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

It is appalling that the Carlsbad City Council is still trying to make this change in land use and zoning. The City Council would have you believe that this is simply a change in terminology but, in fact, this is a substantial change that comes with serious increased density issues for our coastal areas. It is not simply a change in terminology but, if approved, would allow the addition of mixed-use commercial and residential where currently not allowed.

Particularly important to note is the significant effect this would have on 48 acres on the South Shore surrounding the Agua Hedionda Lagoon. This is property that the good people of Carlsbad voted to retain as TR on February 23, 2016 with one of the largest voter turnouts in Carlsbad history. We are also concerned about the negative impact this could have for the Encina Power Plant property, soon to be available for possible development.

Please, we strongly urge the California Coastal Commission to reject this change and continue to preserve our coastline in Carlsbad.

Sincerely,


Hope Nelson


Vincent Nelson

May 05, 2016

To: California Coastal Commission

Attention: Erin Prahler

Subject: Encina Power Plant rezoning

As a Carlsbad resident, we are fighting desperately to maintain our open space. Once again our city council is determined to let our limited coastline go to commercial development. I implore you to pass on to the commission, that the majority of Carlsbad residents are in opposition to the rezoning of the power plant land to commercial. Please help us to keep it zoned as open space. Here are the reasons why it should remain open space:

- Will only add to the already heavy traffic congestion along the coast.
- Only certain individuals will benefit from having the economic status to dine and shop in a highly prized location.
- We need more parking and open space.
- Pollution run off from commercial, cars, trash, will pollute our local waters.

Thank you for your time and consideration,



Bill Arsenault
6412 Merlin Dr.
Carlsbad, CA 92011

RECEIVED

MAY 09 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
Attn: Erin Prahler
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

RECEIVED
MAY 10 2016
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Prahler,

May 6, 2016

I am writing out of concern for the fate of some of the very last open coastal space in the City of Carlsbad, California. The soon-to-be-decommissioned Encina Power Plant will be cleared away, leaving numerous acres of prime seaside land to the City of Carlsbad.

In past years, I had heard plans for a park there during Carlsbad City Council meetings. However, after Caruso Affiliated came into town, our Council has been thundering forward with plans for big L.A.-style development--promoting this developer's plans to circumvent standard environmental laws to build a large shopping center on the south shore of Agua Hedionda Lagoon. Long story short, their Measure A was soundly voted down by the citizenry this year and the mall plan cut short.

In spite of the community's passion and *repeated* pleas for true passive open space, the City is now proposing that the cleared power plant land be rezoned from Public Utility to Commercial Tourist zone. I personally believe that Caruso Affiliated and other high dollar entities are going to have another go at putting in a high density tourist magnet right on the coast. Hotels, vacation rentals, restaurants, retail...our coast road would be a permanent traffic snarl.

Carlsbad City Council is clearly ignoring the vast majority of its citizens, pushing forward unwanted high-density commercial and residential development. Each time the limits of the General Plan are reached, the City simply revises the Plan to accommodate taller buildings, increased commercial/industrial and residential allowances. Each time zoning gets in the way of a big money deal, they rezone.

Our Council obviously cannot regulate itself, and I am asking the California Coastal Commission to move on behalf of the majority of regular folks in Carlsbad, its surrounding communities, and those who visit this town *because of its current character*, to save the Encina Power Plant land as Open Space. It will be good for the land, the air, the lagoon, the ocean, and the spiritual and emotional well-being of the people who will visit this potentially exquisite coastal commons.

Thank you for your consideration,

Sincerely,



Janell Cannon • P.O. Box 1362 Carlsbad, CA 92018 • blancofelis@earthlink.net

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



W11a

Addendum

May 6, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W11a**, City of Carlsbad LCP Amendment Request No. **LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)**, for the Commission Meeting of May 11, 2016

Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by a ~~strike through~~ and additions shall be underlined.

1. On Page 2 of the staff report, the second paragraph shall be modified as follows:

Commission staff received numerous comment letters from Carlsbad residents concerned that the proposed retitling of the visitor serving land use designation on the approximately 48 acre parcel located east of the I-5 and extending south from Agua Hedionda Lagoon to Cannon Road would facilitate mixed use residential development on the site. The Commercial Tourist (C-T) zone implements the visitor serving land use designation and does not currently permit mixed-use residential development. As a result of the City's request to remove the revisions to the Commercial Tourist (C-T) zone from this LCP amendment request, mixed use development ~~will continue to be an unpermitted use on parcels zoned for C-T~~ is not permitted on any site designated for VC or zoned C-T within the coastal zone. Therefore, the proposed retitling of the existing land use designation to VC will not facilitate any mixed use development on this site. Commission staff will work with the City on future efforts to amend the LCP to allow mixed use residential development in appropriate locations.

2. On Page 13 of the staff report, the second paragraph shall be modified as follows:

The City has taken a different approach with the proposed OS boundary adjustment on parcels in the Terramar neighborhood in the Mello II LCP segment. The Terramar neighborhood is located west of Carlsbad Boulevard and is one of only two beachfront residential neighborhoods in the City of Carlsbad. Beachfront residential lots in this neighborhood extend from landward of the top of the bluff and down onto the beach below. The parcels

in the Terramar neighborhood are currently designated for both Residential Low Medium density (RLM) and Open Space (OS). The City has historically described the existing inland boundary of the open space designation on these lots as drawn through existing residences on the top of the bluff and extending from the bluff edge to the seaward parcel boundary, while the residential land use designation applies to the portion of the parcels on top of the bluff and extending to the street. Commission staff reports have historically described the delineation as the bluff edge. After consultation with property owners in this neighborhood, the City proposes to shift the OS boundary on the LCP Land Use Map down the bluff face to a line generally in alignment with existing shoreline protection devices that front the residential development along this stretch of coastline. This approach is different from the City's efforts elsewhere to adjust open space boundaries to more accurately reflect topographic and natural features.

3. On Page 14 of the staff report, the second paragraph shall be modified as follows:

The City proposes to redesignate several parcels as Visitor Commercial (VC) that are currently designated for non-visitor serving uses and that do not currently contain any visitor serving uses onsite. The City proposes to redesignate the Encina Power Station and SDG&E service center parcels from Public Utilities (U) to a combination of Visitor Commercial (VC) and Open Space (OS) (APNs 210-010-46 and 210-010-40). These parcels extend from the south shore of Agua Hedionda Lagoon to Cannon Road between the rail corridor and Carlsbad Boulevard. The power plant is scheduled to be decommissioned in 2017, and after it is demolished the site will eventually be ~~redeveloped by the City.~~ Although the City is eliminating combination designations elsewhere in the coastal zone, it is proposing a combination of Visitor Commercial (VC) and Open Space (OS) on these parcels to guide future redevelopment plans. The City indicates that any future redevelopment of these parcels would be subject to a comprehensive planning process to identify development standards and the appropriate mix, type, and location of visitor serving and open space uses here.

4. Add Exhibit No. 9 – Letter of Support from the City of Carlsbad
5. Add to Exhibit No. 8 – Public Correspondence received since publication of the staff report.

All five letters object to the City's rezoning of the Encina Power Station and SDG&E service center parcels from Public Utilities (PU) to Commercial Tourist (C-T)/Open Space (OS) zones (APNs 210-010-46 and 210-010-40). These parcels are located within the Agua Hedionda Lagoon LCP segment, which is an area of deferred certification. As explained in Part V.B.6 on pages 27-28 of the staff report, because there is no implementation plan for this area, the Commission cannot certify any zoning changes in this location.

May 5, 2016

California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

SUBJECT: ITEM W11a - LCP AMENDMENT NO. LCP-6-CAR-15-0034-2 – CARLSBAD GENERAL PLAN UPDATE/LCP MAP REVISIONS

Dear Commissioners:

The City of Carlsbad supports your staff's recommendation on the above referenced LCP amendment application and the city respectfully requests your approval of the amendment as recommended.

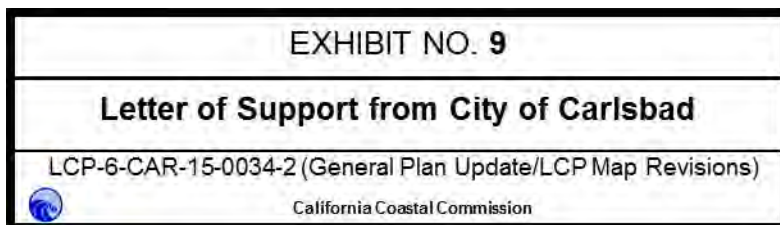
Below is information in response to comments your staff received from Carlsbad residents expressing their concerns about: A) the proposed zoning change on the power plant site from Public Utility (PU) to Commercial Tourist/Open Space (CT/OS); and B) the proposed revisions to the city's Tourist Recreation Commercial (TR) land use designation and Commercial Tourist (CT) zone.

A. Zone change on power plant site

This LCP amendment includes a proposal to change the land use designation on the power plant site (east of Carlsbad Boulevard and north of Cannon Road) from Utility (U) to Visitor Commercial/Open Space (VC/OS), and to change the zoning from Public Utility (PU) to Commercial Tourist/Open Space (CT/OS). Carlsbad residents submitted letters to the Coastal Commission expressing the preference to zone the power plant site as Open Space (OS) rather than the proposed Commercial Tourist (CT) zone.

In January 2014, the City of Carlsbad and Carlsbad Municipal Water District, Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company entered into an agreement that requires the existing power plant (excluding the desalination plant) to be decommissioned and demolished. Through the city's General Plan update process, which involved extensive community outreach and input, the community identified that the preferred future use of the site is visitor commercial and open space. The proposed LCP amendment will designate the site with land use and zoning designations (VC/OS land use and CT/OS zoning) that are consistent with the community's envisioned future use of the site. The proposed land use and zoning designations are also consistent with priority land uses identified by the Coastal Act.

In addition to the proposed land use and zoning designations, the city's new General Plan includes policies that:



- Require the power plant to be decommissioned and demolished pursuant to the agreement mentioned above.
- Require that the desalination plant remain on the site (this area of the site is proposed to be designated for “Public (P)” land use).
- Require the site to be redeveloped with a mix of visitor-serving commercial uses and community-accessible open spaces along Agua Hedionda Lagoon and Carlsbad Boulevard (encouraging community gathering spaces, outdoor dining, and other features to maximize potential views of the ocean and the lagoon).
- Require a comprehensive planning process (e.g. specific plan or master plan) to determine specific uses, development standards, infrastructure, public improvements, site planning and amenities.
- Require the city to work with SDG&E to identify a mutually acceptable alternative location for SDG&E’s north coast service center and an alternative site for the Encina substation.

The power plant site is located within the Agua Hedionda segment of the city’s LCP, and there currently is no certified implementation plan for this segment. Therefore, as recommended by the commission’s staff, the proposed zone change on the power plant site has been removed from this LCP amendment and will be deferred and incorporated with the city’s comprehensive LCP update (currently in process). For this LCP amendment, commission staff recommends that the commission approve the proposed land use designation (VC/OS). Until the Coastal Commission certifies an implementation plan for this segment of the city’s LCP, any future coastal development permit proposal on this site will be reviewed by the Coastal Commission and will be subject to the approved land use designation; the city’s zoning (CT/OS) will be referred to as a guide in the commission’s consideration of the coastal development permit.

B. Revisions to Tourist Recreation Commercial (TR) land use designation and Commercial Tourist (CT) zone

- Land use designation title change

The title “Travel Recreation Commercial (TR)” is proposed to be replaced with “Visitor Commercial (VC)”. The title change does not change the primary intent of the land use designation. In fact, the new “Visitor Commercial (VC)” title is intended to be more intuitive and user-friendly by more directly describing the intended land use of the designation. The title change also more directly reflects the expressed Coastal Act land use priority, and more clearly represents how the designation is different than the city’s other commercial land use designations (Local Shopping Center (L), General Commercial (GC), and Regional Commercial (R)). Whether the designation is titled TR or VC, the primary difference when compared to the other commercial designations is the focus on visitor-serving commercial and recreation uses.

- Proposal to allow residential as mixed use in the CT zone

As part of the city's General Plan update (approved in September 2015), changes were made to the General Plan description of typical land uses allowed in the VC land use designation. The changes added the ability to include residential uses in combination with a visitor commercial development, provided the primary use of the property is visitor-serving. To implement this provision of the General Plan, the city proposes to add residential mixed use as a permitted use in the CT zone. While the General Plan is not part of the city's LCP, and not the subject of this proposed LCP amendment, the CT zone is part of the city's LCP implementation plan and the

May 5, 2016

Page 3

proposed revision to the CT zone is part of this proposed LCP amendment. However, as recommended by your staff, the city requests that the commission defer their action on the proposed CT zone amendment. The city will continue to coordinate with your staff on this proposal as part of the city's comprehensive LCP update.

As described in the letters submitted to your staff in regard to this LCP amendment, some Carlsbad residents believe that the proposed visitor commercial revisions, described above, were related to a privately sponsored initiative (Agua Hedionda South Shore Specific Plan - AHSP initiative) to develop a site designated TR; the site is located on the east side of Interstate 5 and south of Agua Hedionda Lagoon, north of Cannon Road. In February 2016, Carlsbad residents voted to reject the AHSP initiative (Measure A).

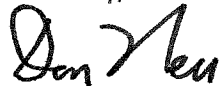
The proposed visitor commercial land use/zone changes described above are not related to the AHSP initiative; the proposed changes were drafted as part of the city's General Plan update and the proposed LCP amendment. The AHSP initiative was a completely separate process from the General Plan update/LCP amendment. The AHSP initiative proposed a stand-alone proposal to create a new "Visitor-Serving Commercial (VSC)" land use designation for the AHSP initiative site. The AHSP proposed VSC designation was a stand-alone designation for that particular property and was entirely different from and not dependent upon the General Plan update and proposed LCP amendment.

The General Plan update and proposed LCP amendment were initiated by the city, completely independent and unrelated to the AHSP initiative, and began nearly seven years prior to the AHSP initiative. The General Plan update and proposed LCP amendment involved extensive community involvement, including a 19 member citizens committee, numerous workshops and stakeholder meetings, two citywide surveys, and public hearings, which culminated in the City Council's approval of the comprehensive update/amendment in September 2015.

As stated above, it is recommended that the commission defer their consideration and action on the proposed CT zone change that would allow residential mixed use. The CT zone is the zone utilized to implement the VC (or TR) land use designation, therefore, at this time, it will not be possible for the city or Coastal Commission to allow residential mixed use on any site designated VC or zoned CT within the coastal zone. As stated above, the city and your staff will address this issue with the city's comprehensive LCP update.

I and other city staff will be in attendance at the Coastal Commission's meeting to consider this LCP amendment. City staff will be available for questions at the meeting. I can also be reached at (760) 602-4601.

Sincerely,



DON NEU, AICP

City Planner

c: Gabriel Buhr, Coastal Program Manager, California Coastal Commission
Erin Prahl, Coastal Program Analyst, California Coastal Commission
Jennifer Jesser, Senior Planner, City of Carlsbad
David de Cordova, Principal Planner, City of Carlsbad

April 28, 2016

California Coastal Commission

RECEIVED

MAY 02 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Opposition to proposed zoning changes at Carlsbad coast

The Encina Power Plant, at Cannon Road and Carlsbad Boulevard, is slated to go off-line and the buildings removed from the property.

The land is currently zoned Public Utility or P.U. and the corner park area at Cannon is zoned Open Space or O.S.

Under the proposed City of Carlsbad zone changes under the Village and Barrio Plan, the Public Utility land will be rezoned to C-T or Commercial Tourist Zone.

I am opposed to any zoning changes for these properties and request that they be retained as Open Space.

Sincerely,

Kevin Bender

Kevin Bender and the Bender Family
4070 Adams St
Carlsbad, CA 92008

cc: Carlsbad City Council

EXHIBIT NO. 8

Public Correspondence

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)



California Coastal Commission



JAMES M. VELTMAN
2251 Galena Avenue
Carlsbad, CA 92009
760-448-5562

4/28/2016

California Coastal Commission
Attn: Erin Prahl
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

RE: Carlsbad Power Plant property rezoning

Dear Ms. Prahl:

Please be advised that I oppose the rezoning of the old Encina Power Plant property to CT, commercial/tourist.

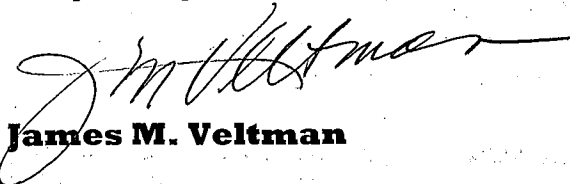
This property is within a block of the ocean and would be a great location to save for open space. The park on the corner of the property is designated open space.

I request that you retain the zoning designation as open space for the entire property.

Please protect the land from development that has slowly taken away the scenic character of the Carlsbad coastline over the years. There is plenty of land available in Carlsbad to develop that does not front the ocean.

Thank you for your consideration.

Very Truly Yours,



James M. Veltman

RECEIVED

MAY 02 2016

**CALIFORNIA
COASTAL COMMISSION**

April 29, 2016

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MAY 03 2016

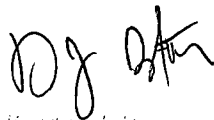
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
Attn: Erin Prahler
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108

Dear Ms. Prahler,

I am writing to you and the Coastal Commission as a concerned resident of Carlsbad. I would like to add my voice to the many others who feel very strongly that the land on which the Encina Power Plant is currently situated should be returned to its original zoning of Open Space (OS) after the demolition of the existing facility is complete. Many within the community are deeply troubled by recent events and actions taken by the current Mayor and City Council that betray a lack of responsiveness to the express wishes of the majority of their constituents. We have expressed our displeasure with their actions and our concern about their ongoing lack of regard for members of the community who do not share their agenda. More troubling still is the nature of the actions taken by this Mayor and City Council. It had been my naïve belief that elected officials should serve the interests of the people. Yet time and again we have witnessed attempts to circumvent the accepted process of enabling changes to existing zoning by using confusing and misleading language or, worse yet, simply making application for such changes without the knowledge of the residents of Carlsbad. Such lack of transparency indicates a complete disregard for the community and its interests. This is merely one more example. We appeal to you and the Coastal Commission to review all relevant information and render a fair decision that reflects input from all concerned parties.

Respectfully,



Donald J. Burton
7450 Esfera Street
Carlsbad, CA 92009
760-753-7715

27p
Nedda Viscovich
2810 Via Diego, Carlsbad CA 92010
c)760 445-4700

4/30/2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler


Dear Ms. Prahler and Interested Parties,

As a resident of Carlsbad, California I am writing regarding the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. It appears that the City of Carlsbad has not learned a lesson from Prop. A and are again trying to make changes to the Land Use that is in opposition to what the residents of the community made clear we want. While their claim is that the change is in 'semantics', which does not appear to be the case. I strongly oppose the proposed changes especially in view of the result of the Special Election on the Agua Hedionda 85/15 Specific Plan to keep the land use as TR. We do not want 'mixed commercial/residential' designation which the City is now proposing!!

The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the Encina Power Plant parcel. This area has been proposed, and the people of Carlsbad expect this area to become a new waterfront park for the enjoyment of the residents and visitors. I therefore request that the designation for this area remain as it was.

I request that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations.

Sincerely,



Nedda Viscovich
Cc Scott Donnell

RECEIVED

MAY 04 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

8
May 2, 2016

California Coastal Commission
Erin Prahl
7575 Metropolitan Drive #103
San Diego, CA 92180

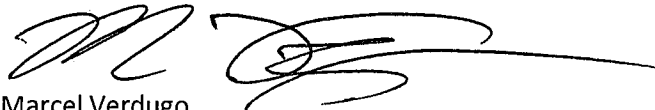
Dear Erin:

I am a citizen of Carlsbad and I reside at 889 Piovana Court, 92011. I am writing this letter regarding the potential rezoning of the land at the Encina Power Plant.

I am requesting that this land is continued to be zoned as Open Space, rather than the Commercial-Tourist designation being proposed by the City of Carlsbad. I have significant concerns about the environmental impact in developing this land for Commercial Tourist use. The traffic in the area is already backed up during commute times and development of this land will have a harmful effect on the ocean and the lagoon that is adjacent to this property.

I appreciate you listening and documenting my concerns regarding this property. Feel free to contact me should you have any further questions. Thank you for your consideration.

Sincerely,



Marcel Verdugo

889 Piovana Court
Carlsbad, CA 92011

mverdugo@windowscenes.com

RECEIVED

MAY 04 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

CALIFORNIA COASTAL COMMISSION

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



April 29, 2016

W11a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SD COAST DISTRICT
GABRIEL BUHR, COASTAL PROGRAM MANAGER, SD COAST DISTRICT
ERIN PRAHLER, COASTAL PROGRAM ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD LCP AMENDMENT
NO. LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions) for
Commission Meeting of May 11-13, 2016**

SYNOPSIS

The City of Carlsbad's Local Coastal Program (LCP) land use and implementation plan amendment LCP-6-CAR-15-0043-2 was submitted on November 9, 2015 and filed as complete on December 14, 2015. The Commission granted a one-year extension on March 9, 2016; therefore, the Commission must act on this amendment request no later than the March 2017 hearing. This report addresses the entire submittal.

SUMMARY OF AMENDMENT REQUEST

LCP Amendment request no. LCP-6-CAR-15-0034-2 involves revisions to both the Land Use Plan (LUP) and Implementation Plan (IP) components of the certified LCP. The City recently updated its General Plan and now proposes numerous land use and zoning map revisions to make the LCP Land Use and Zoning Maps consistent with land use and zoning designations completed as part of this Citywide update. These proposed designation changes are intended to: better reflect existing development on the ground; remove combination designations in most of the coastal zone; retitle the residential land use designations; retitle and streamline the number of visitor serving commercial and public land use designations; adjust the boundaries of existing open space designations; designate parcels as open space that are already mapped as hardline habitat in the City's Habitat Management Plan or that have existing open space or conservation restrictions; increase the net acreage of property designated for open space and for visitor serving commercial use; and increase the density and amount of land designated for residential uses. Finally, the City proposes to make text revisions to several Zoning Code sections to eliminate references to the Regional Housing Needs Assessment (RHNA) base density requirement; reduce the minimum density of mixed-use developments within the Neighborhood Commercial (C-1), General Commercial (C-2) and Local Shopping Center (C-L) zones from 20 dwelling units per acre to 15 dwelling units per acre; and allow professional care facilities in the Office (O) zone with a conditional use permit.

As originally submitted, the City's amendment request also included land use and zoning designation changes for the Marja Acres site (an over 20 acre site with historic agricultural operations located east of Agua Hedionda Lagoon), zoning changes for all six areas of deferred certification that remain within the City's Coastal Zone, and revisions to the Commercial Tourist (C-T) zone to allow mixed use residential development. After several months of coordination, the City agreed to remove these items from this amendment request, acknowledging that these items required more substantive review beyond the mapping update changes that are the focus of this subject LCP amendment submittal (**Exhibit 1**). Commission and City staff will continue to work on these items as part of future LCP amendment requests. The City is in agreement with Commission staff's recommendation on this amendment request, as modified.

Commission staff received numerous comment letters from Carlsbad residents concerned that the proposed retitling of the visitor serving land use designation on the approximately 48 acre parcel located east of the I-5 and extending south from Agua Hedionda Lagoon to Cannon Road would facilitate mixed use residential development on the site. As a result of the City's request to remove the revisions to the Commercial Tourist (C-T) zone from this LCP amendment request, mixed use development will continue to be an unpermitted use on parcels zoned for C-T. Therefore, the proposed retitling of the existing land use designation to VC will not facilitate any mixed use development on this site. Commission staff will work with the City on future efforts to amend the LCP to allow mixed use residential development in appropriate locations.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending denial of the land use plan and implementation plan amendment as submitted, and instead recommends approval of the LCP amendment with seven suggested modifications. Staff recommends the Commission find the majority of the proposed land use designation and zoning changes and the proposed text revisions to the Neighborhood Commercial (C-1), General Commercial (C-2), Local Shopping Center (C-L) and Office (O) zones consistent with Chapter 3 and the certified LUPs. However, staff recommends suggested modifications that would require the City to designate two hotels with the Visitor Commercial (VC) land use and the Commercial Tourist (C-T) zone, revise the LCP Zoning Map to correct two mapping errors, and add map notes on the LCP Land Use and Zoning Maps related to the Open Space (OS) land use designation and zoning in the Terramar neighborhood and to clarify that zoning shown within the six areas of deferred certification are not certified by the Commission and that the Commission continues to retain permitting jurisdiction in these areas.

The appropriate resolutions and motions begin on page 5.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad's LCP amendment no. LCP-6-CAR-15-0034-2 may be obtained from Erin Prahler, Coastal Planner, at (619) 767-2370.

EXHIBITS

- Exhibit 1 – Letter from City of Carlsbad Planning Director, Don Neu, to Coastal Commission Staff, dated April 27, 2016
- Exhibit 2 – Resolution
- Exhibit 3 – Ordinance
- Exhibit 4 – Proposed Land Use Changes Listed by Assessor Parcel Number
- Exhibit 5 – Proposed Zone Changes Listed by Assessor Parcel Number
- Exhibit 6 – Proposed LCP Land Use Map
- Exhibit 7 – Proposed LCP Zoning Map
- Exhibit 8 – Public Correspondence

APPENDICES

- Appendix A – Substantive File Documents
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PART I. OVERVIEW

A. LCP HISTORY

The City of Carlsbad's 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 Area. 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 LCP segment is a deferred certification area until an implementation plan for that segment is certified. This amendment request affects all the LCP segments.

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 and conforms with Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

I 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 [for determination of substantial issue], 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.

In those cases when a local government approves implementing ordinances in association with a land use plan amendment and both are submitted to the Commission for certification as part of one LCP amendment, pursuant to Section 13542(c) of the Commission's regulations, the standard of review of the implementing actions shall be the land use plan most recently certified by the Commission. Thus, if the land use plan is conditionally certified subject to local government acceptance of the suggested modifications, the standard of review shall be the conditionally certified land use plan.

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 SUBMITT-L - RESOLUTIONS

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

- I. MOTION:** *I move that the Commission certify Land Use Plan Amendment No. LCP-6-CAR-15-0034-2 for the City of Carlsbad as submitted.*

STAFF RECOMMENDATION OF DENIAL OF CERTIFICATION:

Staff recommends a **NO** vote on the motion. Failure of this motion will result in denial of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO DENY CERTIFICATION OF LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Land Use Plan Amendment for the City of Carlsbad as submitted and finds for the reasons discussed below that the submitted Land Use Plan Amendment fails to meet the requirements of and does not conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures that would substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

- II. MOTION:** *I move that the Commission certify Land Use Plan Amendment No. LCP-6-CAR-15-0034-2 for the City of Carlsbad as submitted if modified in accordance with the suggested changes set forth in the staff report.*

STAFF RECOMMENDATION: CERTIFICATION IF MODIFIED AS SUGGESTED:

Staff recommends a **YES** vote on the motion. Passage of the motion will result in certification with suggested modifications of the submitted land use plan amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY SUBMITTED LAND USE PLAN AMENDMENT IF MODIFIED AS SUGGESTED:

Subject to the following modifications, the Commission hereby certifies the Land Use Plan Amendment for the City of Carlsbad as submitted and finds for the reasons discussed herein that, if modified as suggested below, the submitted Land Use Plan Amendment will meet the requirements of and conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan if modified as suggested below 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 or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

- III. MOTION:** *I move that the Commission reject Implementation Program Amendment No. LCP-6-CAR-15-0034-2 for the City of Carlsbad as submitted.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the Implementation Program Amendment 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 TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Implementation Program Amendment submitted for the City of Carlsbad and adopts the findings set forth below on grounds that the Implementation Program Amendment as submitted does not conform with, and is not adequate to carry out, the provisions of the certified Land Use Plans. Certification of the

Implementation Program Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment as submitted

IV. MOTION: *I move that the Commission certify Implementation Program Amendment No. LCP-6-CAR-15-0034-2 for the City of Carlsbad if it is modified as suggested in this staff report.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Program Amendment with suggested modifications 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 TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program Amendment with the suggested modifications will conform with, and is adequate to carry out, the provisions of the certified Land Use Plans. Certification of the Implementation Program Amendment if modified as suggested 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 Implementation Program Amendment 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.

PART III. SUGGESTED MODIFICATIONS

Staff recommends the following suggested revisions to the proposed LCP be adopted. The underlined sections represent directions to the City as to what modifications it should make to its Land Use and Zoning Maps as originally submitted.

Land Use Plan:

1. Add the following note to the City of Carlsbad LCP Land Use Map regarding the Open Space boundary in the Terramar neighborhood: “The location of this Open Space boundary shall be refined during the process to update the Carlsbad Local Coastal Program (LCPA 15-07). The boundary may be adjusted to more accurately reflect beach and bluff areas that are undevelopable pursuant to California Coastal Act and city policies.”

2. Revise the City of Carlsbad LCP Land Use Map to apply the Visitor Commercial (VC) land use designation to APNs 214-450-17 and 214-450-31 (720 and 751 Macadamia Drive).

Implementation Plan:

3. Add the following note to the City of Carlsbad LCP Zoning Map regarding the Open Space boundary in the Terramar neighborhood: “The location of this Open Space boundary shall be refined during the process to update the Carlsbad Local Coastal Program (LCPA 15-07). The boundary may be adjusted to more accurately reflect beach and bluff areas that are undevelopable pursuant to California Coastal Act and city policies.”
4. Revise the City of Carlsbad LCP Zoning Map to apply the Commercial Tourist (C-T) zoning designation to APNs 214-450-17 and 214-450-31 (720 and 751 Macadamia Drive).
5. Revise the City of Carlsbad LCP Zoning Map to retain the existing One-Family Residential (R-1) zoning designation on properties along Willow Place (APNs 212-230-01 to 14).
6. Revise the City of Carlsbad LCP Zoning Map to retain the existing Open Space (OS) zoning designation on the northern portions of Batiquitos Lagoon (APN 216-140-34).
7. Add the following note to the City of Carlsbad LCP Zoning Map regarding Deferred Certification Areas: “Within the deferred certification areas, the zoning classifications shown on this map are not certified by the California Coastal Commission. Until a Local Coastal Program implementation plan is certified by the California Coastal Commission for these areas, the California Coastal Commission retains authority to issue coastal development permits for development on these properties. The California Coastal Commission will utilize the city’s zoning, as shown on this map, as a guide when evaluating proposed coastal development permits within these areas.”

PART IV. FINDINGS FOR DENIAL OF CERTIFICATION OF THE CITY OF CARLSBAD LUP AMENDMENT, AS SUBMITTED, AND FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD LUP AMENDMENT, IF MODIFIED AS SUGGESTED

A. AMENDMENT DESCRIPTION

The City proposes to retitle the residential land use designations and to retitle and streamline the number of visitor serving commercial and public land use designations. The existing land use designation titles are listed on the left in the table below and, where the City proposes to retitle land use designations, the new title is listed to the right.

Existing Title	Proposed Title
Residential	
RLM – Low Medium Density (0-4 du/ac)	R-4 (Residential 0-4 du/ac)
RM – Medium Density (4-8 du/ac)	R-8 (Residential 4-8 du/ac)
RMH – Medium High Density (8-15 du/ac)	R-15 (Residential 8-15 du/ac)
RH – High Density (15-23 du/ac)	R-23 (Residential 15-23 du/ac)
R-30 (Residential 23-30 du/ac)	
Non-Residential	
N (Neighborhood Commercial)	
C (Community Commercial)	
GC (General Commercial)	
L (Local Shopping Center)	
T-R (Travel Recreation Commercial)	VC (Visitor Commercial)
T-S (Travel Services Commercial)	
RC (Recreation Commercial)	
O (Office)	
OS (Open Space)	
PI (Planned Industrial)	
U (Public Utility)	P (Public)
E (Elementary School)	
H (High School)	
J (Junior High School)	
P (Private School)	
G (Government)	
CF (Community Facilities)	
V (Village)	

In addition to retitling and streamlining the number of land use designations, the City proposes to modify a substantial number of land use designations throughout the coastal zone. **Exhibit 4** provides a list of the proposed land use designation modifications by Assessor Parcel Number and the proposed LCP Land Use Map is shown in **Exhibit 6**.

Most parcels currently designated for residential use will remain residential under the new residential land use titles that clearly reflect the allowed density range. For example, properties designated for Residential Low Medium density (RLM) will be retitled as R-4, continuing to limit density of development to 0-4 dwelling units per acre. However, the City also proposes to increase or decrease the density of existing residential land uses on some parcels and to redesignate parcels from non-residential land uses to residential. These proposed changes in density and increase in residentially designated lands are generally intended to resolve inconsistencies between the existing land use and zoning designations, to better reflect the development on the ground, and to accommodate the projected population growth in the City.

The City proposes to apply an Open Space (OS) designation to many parcels that are currently designated for other uses. Most of these proposed Open Space (OS) designations are on parcels with existing open space or conservation easements or that represent areas that are already mapped as hardline habitat areas in the City's Habitat Management Plan. Some parcels are already designated for Open Space (OS) and another use (for example, residential, planned industrial, or office) and the City is proposing to adjust the boundaries of the open space designation to better reflect natural features, including steep slopes and existing habitat present on the site. As a result of adjusting the boundaries of existing OS designations and redesignating many parcels to OS, the City reports a net increase in the amount of land designated for open space in the coastal zone.

Also proposed are a variety of changes related to visitor serving land use designations. In addition to streamlining the number of designations from three existing designations (Travel/Recreational Commercial (T-R), Travel Services Commercial (TS) and Recreation Commercial (RC)) into a single Visitor Commercial (VC) designation, the City also proposes to eliminate existing combination designations where parcels are designated for both visitor serving and another non-visitor serving use (including residential, office, and commercial uses). The City will eliminate these combination designations by changing these parcels to either solely VC or another non-visitor serving designation. Finally, the City proposes to redesignate five parcels as VC that are currently designated for non-visitor serving uses and are not developed with visitor serving uses (existing development include power plant and church uses). As a result of the proposed land use designation changes, the City reports a net increase in the acreage of land that will be designated for visitor serving land uses.

The City's proposal will eliminate the Unplanned Area (UA) land use designation by redesignating parcels for General Commercial (GC) or for higher density residential uses (R-23 and R-30). Finally, the City is proposing modifications to the location of parcels designated for Planned Industrial (PI), Office (O), and General Commercial (GC) land uses.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2(b) of the Coastal Act, that portions of the Land Use Plan as set forth in the preceding resolutions, are not in conformance

with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

- a) The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan does not conform with Chapter 3 of the Coastal Act or the goals of the state for the coastal zone with regards to LCP Amendment Request No. LCP-6-CAR-15-0034-2.

C. CONFORMITY ANALYSIS WITH CHAPTER 3 AND FINDINGS

The potential Coastal Act issues raised by some of the City's proposed land use designation changes include protection of environmentally sensitive habitat areas and visitor and recreational facilities.

1. Open Space

Section 30240 states:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Section 30251 states:

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

Section 30253 states:

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The City proposes to dramatically increase the acreage of land designated as Open Space (OS) throughout the coastal zone by redesignating many parcels that are subject to existing open space or conservation easements, or that are already mapped as habitat areas in the City's Habitat Management Plan. The City is also proposing to adjust the boundaries of open space designations on parcels that are designated for both open space and another use. These boundary adjustments are generally based on improved mapping and will more accurately reflect topographic and natural features, including steep slopes and existing habitat, on individual parcels. As such, the proposed redesignations to the OS land use and OS boundary adjustments are consistent with Section 30240.

One example that represents how the City's proposed boundary adjustments are intended to better reflect existing conditions is parcel number 211-040-26 located along Paseo del Norte. This vacant parcel is currently designated for Open Space (OS). The parcel to the northwest is developed with an office building and parking (APN 211-040-25). The northwest side of the vacant parcel is at a similar grade with the office building, but then slopes steeply down to Encinas Creek. The portion of the parcel at lower elevation surrounding the stream is valuable riparian and wetland habitat, while the steep slope and top of slope is largely unvegetated. The steep slope on the parcel creates a natural buffer between the adjacent development and the vegetation below. The City proposes to adjust the OS boundary to apply to the slope and riparian and wetland habitat portion of the site and apply an Office (O) designation on the area at the top of slope closest to the neighboring office building on the adjacent property. By following the top of slope, the proposed OS boundary will more accurately reflect sensitive habitat features consistent with Section 30240. This land use designation change will also make the LCP Land Use Map consistent with the City's Habitat Management Plan which identifies the slope and

riparian and wetland habitat areas on this parcel as existing hardline habitat area. Any proposed development in the portion of the site designated for Office (O) would have to meet development standards required by the Mello II LCP and pursuant to the City's Habitat Management Plan, consistent with Section 30240.

The City has taken a different approach with the proposed OS boundary adjustment on parcels in the Terramar neighborhood in the Mello II LCP segment. The Terramar neighborhood is located west of Carlsbad Boulevard and is one of only two beachfront residential neighborhoods in the City of Carlsbad. Beachfront residential lots in this neighborhood extend from landward of the top of the bluff and down onto the beach below. The parcels in the Terramar neighborhood are currently designated for both Residential Low Medium density (RLM) and Open Space (OS). The City has historically described the existing open space designation on these lots as extending from the bluff edge to the seaward parcel boundary, while the residential land use designation applies to the portion of the parcels on top of the bluff. After consultation with property owners in this neighborhood, the City proposes to shift the OS boundary on the LCP Land Use Map down the bluff face to a line generally in alignment with existing shoreline protection devices that front the residential development along this stretch of coastline. This approach is different from the City's efforts elsewhere to adjust open space boundaries to more accurately reflect topographic and natural features.

Although the City's proposal would relocate the OS boundary down the bluff face (reducing the total amount of land designated as OS in this area), the City's Mello II LCP segment policies related to shoreline development and protection of scenic resources would continue to restrict development on the bluff face regardless of the OS boundary changes as proposed by the City. As a result, this proposed OS boundary adjustment is consistent with Section 30251 and Section 30253. However, residential development in this neighborhood is currently subject to coastal hazards, including bluff erosion that will likely be accelerated under future sea level rise conditions, and revetments and seawalls already protect many of the homes along the bluff top. With support from a 2015 Coastal Commission LCP grant, the City is currently undertaking a vulnerability assessment to inform a comprehensive update of its LCP that would address coastal hazards, including sea level rise. The City commits to reassess the Open Space (OS) boundary in its forthcoming comprehensive LCP update based on anticipated impacts from sea level rise. Suggested modification [1] requires the City to indicate through a map note on the LCP Land Use Map that the OS boundary on these parcels as currently depicted is temporary, and that it will be refined as a part of the City's comprehensive LCP update.

2. Visitor Serving

Section 30213 states:

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

The City proposes to replace the Travel/Recreation Commercial (T-R), Travel Services Commercial (TS) and Recreation Commercial (RC) land use designations with a new Visitor Commercial (VC) designation. Most properties that are currently designated as T-R, TS, or RC will continue to be designated for visitor serving commercial uses in the new VC designation. The City proposes to redesignate several parcels that are currently designated for multiple uses – for example, visitor serving and residential, commercial or office uses – as Visitor Commercial (VC) to eliminate any shared, combination designations. These parcels are already developed with visitor serving uses, including hotels, restaurants, and mixed use residential uses. Renaming the T-R, TS and RC land use designations to Visitor Commercial (VC) is consistent with Section 30213 because it will continue to protect, encourage, and facilitate provision of visitor serving and recreational facilities. The City's proposal to redesignate parcels solely for Visitor Commercial (VC) use that are currently designated for multiple uses is also consistent with Section 30213 because the elimination of the non-visitor serving designations will protect, encourage and facilitate provision of additional visitor and recreational facilities on these properties.

The City proposes to redesignate several parcels as Visitor Commercial (VC) that are currently designated for non-visitor serving uses and that do not currently contain any visitor serving uses onsite. The City proposes to redesignate the Encina Power Station and SDG&E service center parcels from Public Utilities (U) to a combination of Visitor Commercial (VC) and Open Space (OS) (APNs 210-010-46 and 210-010-40). These parcels extend from the south shore of Agua Hedionda Lagoon to Cannon Road between the rail corridor and Carlsbad Boulevard. The power plant is scheduled to be decommissioned in 2017, and after it is demolished the site will eventually be redeveloped by the City. Although the City is eliminating combination designations elsewhere in the coastal zone, it is proposing a combination of Visitor Commercial (VC) and Open Space (OS) on these parcels to guide future redevelopment plans. The City indicates that any future redevelopment of these parcels would be subject to a comprehensive planning process to identify development standards and the appropriate mix, type, and location of visitor serving and open space uses here.

In the block immediately north of Tamarack Avenue and east of the I-5, the City is proposing to redesignate three parcels to VC that are developed with two churches and a parochial school. These parcels are currently designated Travel Services Commercial (TS)/Residential Low-Medium Density (RLM), Private School (P)/Residential Low-Medium Density (RLM), and Residential Low-Medium Density (RLM) (APNs 205-270-43, 205-270-44, and 205-270-09). To the east, the surrounding neighborhood is currently designated as RLM (Residential Low-Medium Density) and will continue to be designated for 0-4 dwelling units per acre with the new title R-4. Parcels at either end of this block are designated for and developed with visitor serving uses (a motel, gas station, and restaurant). Churches and religious schools are not visitor-serving uses, so the proposed Visitor Commercial (VC) land use designation does not protect or provide a visitor-serving use at this time. Although the City suggests that these parcels are ideally located for visitor serving uses and the Visitor Commercial (VC) land use designation will encourage redevelopment of these sites to visitor serving uses in the future, in

Commission staff's experience, churches rarely redevelop into non-faith based uses. For this reason, the proposed visitor serving designation does not provide a meaningful addition of land protected for visitor serving uses at this time and is unlikely to in the future.

In connection with this LCP amendment request, the City did not assess, and this staff report does not address, the adequacy of the existing stock of visitor serving designated property within the City's coastal zone. The Commission recommends that the City undertake a comprehensive assessment of the City's stock of visitor serving uses in connection with future LCP amendment requests. That assessment should consider whether existing development on parcels designated for visitor serving uses provides meaningful opportunities now and in the future for increasing and enhancing the City's stock of visitor and recreational facilities. In this case, Commission staff does not think that these parcels should be counted as part of the City's stock of visitor and recreational facilities until and unless redevelopment is proposed. At such time, it would be appropriate to consider redevelopment plans and the location of these parcels in relation to other visitor serving uses. As proposed, the City's amendment would result in a net increase of acreage in the visitor-serving designation. Even if the power plant and church parcels are not included in the acreage of land designated for visitor serving uses, the City reports a net increase in land designated for visitor serving uses. As a result, designation of these sites as visitor serving, even in the absence of current or proposed visitor serving uses, can be found consistent with Section 30213.

Finally, the City proposes to remove the existing visitor serving designation from several properties. All of these parcels are currently designated for multiple uses – visitor serving and Village (V), Office (O), Community Commercial (C), Residential High Density (RH) or Open Space (OS). The following table summarizes the existing and proposed land use designations and describes the existing use on the ground for parcels that the City proposes to remove from a visitor serving land use designation.

APN/Address	Existing Use	Existing LCP Land Use Designation	Proposed LCP Land Use Designation
203-250-26 (3136 Carlsbad Blvd)	Hotel (being built)	V – Village T-R – Travel/Recreation Commercial	V – Village
203-250-08 (3155 Lincoln Street)	Hotel (being built)	T-R – Travel/Recreation Commercial RH – Residential High Density	V – Village
211-050-09 (6100 Paseo del Norte)	Pacific Sales	TS/O – Travel Services Commercial/Office	GC – General Commercial

211-040-29 (6118 Paseo del Norte)	Tip Top Meats	TS/O – Travel Services Commercial/Office	GC – General Commercial
211-040-20 (6120 Paseo del Norte)	Office	TS/O – Travel Services Commercial/Office	O – Office
211-040-028 (6120 Paseo del Norte)	Office parking	TS/O – Travel Services Commercial/Office	O – Office
211-040-32 (6130 Paseo del Norte)	Day Care	TS/O – Travel Services Commercial/Office (2.58 acres) OS – Open Space (0.79 acres)	O – Office (2.3 acres) OS – Open Space (1.07 acres)
211-040-24 (6121 Paseo del Norte)	Office	TS/O – Travel Services Commercial/Office	O – Office
211-040-25 (6125 Paseo del Norte)	Equipment Rental	TS/O – Travel Services Commercial/Office	O – Office
214-450-17 (751 Macadamia Drive)	Hotel	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial
214-450-31 (720 Macadamia Drive)	Hotel	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial
214-450-019 (6860 Avenida Encinas)	Kaiser Medical Office	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial
214-450-14 (6830 Avenida Encinas)	Auto Dealer	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial
214-450-15 (6830 Avenida Encinas)	Auto Dealer	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial
214-450-16 (6800 Avenida Encinas)	Auto Dealer	TS/C – Travel Services Commercial/Community Commercial	GC – General Commercial

All but four of these parcels are currently developed with non-visitor serving uses that are consistent with the applicable existing, non-visitor serving land use designations. Because these parcels are currently designated for multiple uses and the existing development is not visitor-serving, the removal of the visitor serving designations on these parcels is consistent with Section 30213.

Of the four parcels with hotels (either existing or under construction), the City proposes to redesignate two parcels (APNs 203-250-26 and 203-250-08) as Village (V). Both of these parcels straddle two LCP segments – the portions of these parcels already designated for Village (V) are included within the Village Redevelopment Area LCP segment, while the portions of the parcels currently designated for Travel/Recreation Commercial (T-R) and Residential High Density (RH) are located within the Mello II LCP segment. The proposed redesignation would incorporate both parcels entirely in the Village Redevelopment Area LCP segment. Although these parcels would not be designated for Visitor Commercial (VC), the Village Redevelopment LCP segment does prioritize and protect visitor-serving uses. As a result, this redesignation is also consistent with Section 30213.

Macadamia Drive, located north of Poinsettia Lane and immediately west of the I-5, is developed with hotels and restaurants. Two of these hotel parcels are currently designated for both Travel Services Commercial (TS) and Community Commercial (C) (APNs 214-450-17 and 214-450-31). Rather than redesignate these parcels for Visitor Commercial (VC), the City is proposing to redesignate the parcels to General Commercial (GC). Because these two parcels are already developed with hotels, the proposed redesignation of these parcels to General Commercial (GC) will not protect existing visitor and recreational facilities and is not consistent with Section 30213. To protect the existing visitor serving uses on these parcels consistent with Section 30213, suggested modification [2] requires the City to redesignate these parcels as Visitor Commercial (VC).

Note about 48 acre site subject to Measure A.

The approximately 48 acre parcel located east of the I-5 and extending south from Agua Hedionda Lagoon to Cannon Road was the subject of a failed voter initiative associated with a shopping center proposal (Measure A) earlier this year. The site is currently designated as Travel Services Commercial (TS). The City proposes to retitle this land use designation Visitor Commercial (VC). Commission staff received numerous comment letters from Carlsbad residents concerned with the proposed redesignation from TS to VC on this parcel (**Exhibit 8**). The comment letters cite Table 2-4 from the newly adopted General Plan which describes mixed use residential development as an allowable use on visitor serving properties. All the comments received state that mixed use development is inappropriate on this site in light of the failure of Measure A earlier this year.

The City's General Plan is not part of the certified LCP. Although LCP land use designations indicate in general terms which uses are appropriate, it is the zoning designation that specifies the permitted uses and development standards applicable to each parcel. The City's existing visitor serving land uses (T-R, TS, and RC) are implemented through the Commercial Tourist (C-T) zone. The proposed Visitor Commercial (VC) land use designation will also be implemented through the Commercial Tourist (C-T) zone. Mixed use development is not currently permitted within the Commercial Tourist (C-T) zone. As submitted, this LCP amendment request

did originally propose to revise the Commercial Tourist (C-T) zone (Section 21.29 of the Zoning Code) to allow mixed use residential developments on parcels zoned for C-T. However, at Commission staff's request, the City amended its request to remove the proposed revisions to the C-T zone and those changes are no longer before the Commission (**Exhibit 1**). Approval of this LCP amendment request will not permit mixed use developments within the C-T zone. As a result, the proposed land use designation change from T-R, TS and RC to VC will not facilitate any mixed use development on visitor serving parcels and is consistent with Section 30213 of the Coastal Act. Commission staff will work with the City on future efforts to amend the LCP to allow mixed use residential development in appropriate locations.

3. Residential

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30250

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resource...

The City proposes to retitle existing residential land use designations to more clearly reflect the allowed density range and most residential parcels will remain residential with the same density limits. However, the City also proposes to increase or decrease the density of existing residential land uses on some parcels and to redesignate parcels from non-residential land uses to residential. These proposed changes in density and increase in residentially designated lands are generally intended to resolve inconsistencies between the existing land use and zoning designations, to better reflect the development on the ground, and to accommodate the projected population growth in the City.

Two examples of sites that the City proposes to convert from non-residential land uses to meet anticipated housing needs include the Aviara Farms or Ukegawa parcel (APN 212-040-56) and a vacant parcel in the Ponto area (APN 216-140-43). The Ukegawa parcel is located near El Camino Real (the inland coastal zone boundary) south of Palomar Airport Road. The property is currently designated for Planned Industrial (PI) and the City proposes to redesignate this site for R-30, allowing a density range of 23-30 dwelling

units per acre. The area immediately west and south of this site is already designated for and developed with low and medium density residential uses. Office development is located immediately north of the site and to the west is protected open space area.

The City also proposes to redesignate a large vacant parcel in the Ponto area that is currently designated as Unplanned Area (UA). This parcel is located just north of Avenida Encinas and Batiquitos Lagoon, between Carlsbad Boulevard and the rail corridor. The City proposes to redesignate the smaller portion of the parcel west of Ponto Drive as General Commercial (GC) and the larger portion of the parcel on the east side of Ponto Drive as R-23. The proposed General Commercial land use designation and associated C-2 zone designation would also allow some mixed use residential on the western portion of the site. Parcels east side of the rail corridor and immediately north of this site are designated for multi-family residential uses. The large, undeveloped parcel to the south is designated for visitor serving use, while Carlsbad Boulevard and the South Carlsbad State Beach are located west of this site.

The proposed land use designations are consistent with development and land use designations of the surrounding area and with Section 30250(a). Finally, potential impacts to public access and coastal resources will be evaluated with project proposals.

PART V. FINDINGS FOR REJECTION OF THE CITY OF CARLSBAD IP AMENDMENT, AS SUBMITTED, AND FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD IP AMENDMENT, IF MODIFIED AS SUSTED

A. AMENDMENT DESCRIPTION

The proposed changes to the Implementation Plan (IP) component of the certified LCP includes rezoning numerous parcels throughout the coastal zone and text revisions to several sections of the City's Zoning Code. The Zoning Map changes include changes to the acreage and location of open space, visitor serving, commercial, office, agricultural and residential zones. The proposed map revisions would: make the LCP zoning designations consistent with the recently updated General Plan zoning designations; better reflect development on the ground; resolve existing inconsistencies between the current land use and zoning designations; eliminate most combination zones; adjust the boundaries of existing open space zones; rezone as open space parcels that are mapped as hardline habitat in the City's Habitat Management Plan or that have existing open space or conservation restrictions; and increase the net acreage of property designated for open space and for visitor serving commercial use. **Exhibit 5** provides a list of the proposed zone modifications by Assessor Parcel Number and the proposed LCP Zoning Map is shown in **Exhibit 7**.

The amendment also includes text revisions to Section 21.26.015.C (Chapter 21.26 – C-1 Neighborhood Commercial Zone), Section 21.28.015.C (Chapter 21.28 – C-2 General Commercial Zone), and Section 21.31.065.C (Chapter 21.31 – C-L Local Shopping

Center Zone) to eliminate the phrase “RHNA base density” and reduce the minimum density for mixed use in these commercial zones from 20 dwelling units per acre to 15 dwelling units per acre. The City also proposes to revise the text of Section 21.53.230.e (Chapter 21.53 – Uses Generally) to remove references to the “RHNA base.” Finally, the amendment includes text revisions to Section 21.27.020 (Chapter 21.27 – Office Zone) to allow professional care facilities within the Office zone, subject to a conditional use permit.

B. CONSISTENCY ANALYSIS WITH CITY OF CARLSBAD LUP AND FINDINGS

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.

The majority of the zone changes proposed in this amendment request conform with, and are adequate to carry out, the provisions of the certified LUPs. However, five suggested modifications are necessary for the Commission to approve this implementation plan amendment request. The City proposes to add the Open Space (OS) zone to the seaward portion of beachfront parcels in the Terramar neighborhood, but unlike other open space zone boundary adjustments proposed in this LCP amendment request, the zone boundaries here do not reflect any topographic or habitat feature. To ensure consistency between the land use plan, as modified, and the implementation plan, two hotel parcels should be rezoned Commercial Tourist (C-T). The City’s amendment request included two mapping errors on the submitted LCP Zoning Map that should be corrected. Finally, as submitted, the City’s amendment request originally included zone changes applicable to all six of the City’s areas of deferred certification. Because there is no certified implementation plan for these areas, the Commission cannot approve zoning changes in these areas. The City submitted a letter requesting that these zone changes be removed from this amendment request (Exhibit 1), and as a result, the proposed changes are not before the Commission in this amendment request. However, the LCP Zoning Map should make clear that the Commission retains permitting jurisdiction over these areas and that any zones shown within these areas are not certified by the Commission.

a) Purpose and Intent of the Ordinance. The purpose and intent of the proposed implementation plan amendment is to revise the certified LCP zoning map and to revise the text of several sections of the City’s certified zoning code.

b) Major Provisions of the Ordinance. Ordinance No. CS-287 provides for amendment of the LCP Zoning Map to reflect numerous zone changes throughout the City’s coastal zone. The proposed text revisions include changes to Section 21.26.015.C (Chapter 21.26 – C-1 Neighborhood Commercial Zone), Section 21.28.015.C (Chapter 21.28 – C-2 General Commercial Zone), and Section 21.31.065.C (Chapter 21.31 – C-L Local Shopping Center Zone) to eliminate the phrase “RHNA base density” and reduce the minimum density for mixed use in these commercial zones from 20 dwelling units per acre to 15 dwelling units per acre. The City also proposes to revise the text of Section 21.53.230.e (Chapter 21.53 – Uses Generally) to remove references to the “RHNA base.”

Finally, the amendment includes text revisions to Section 21.27.020 (Chapter 21.27 – Office Zone) to allow professional care facilities within the Office zone, subject to a conditional use permit.

Ordinance No. CS-287 also describes revisions to Chapter 21.29 (C-T Commercial Tourist Zone) that would allow mixed use residential development within the C-T zone. At staff's request, the City removed these changes from its amendment request to allow further coordination on appropriate changes to the C-T zone to allow mixed use residential development (**Exhibit 1**).

c) Adequacy of the Ordinance to Implement the Certified LUP Segments. The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUPs (i.e., the Mello I, Mello II, Village Redevelopment Area, Agua Hedionda Lagoon, East Batiquitos Lagoon, and West Batiquitos Lagoon LUPs). The proposed mapping changes and text revisions are described below with relevant LUP policies.

1. Open Space

Mello I

Policy 7-1.2 Environmentally Sensitive Habitat Areas (ESHA)

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Mello II

Policy 3-1.2 Environmentally Sensitive Habitat Areas (ESHA)

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Policy 4-1 Subsection IV. Undevelopable Shoreline Features

No development shall be permitted on any sand or rock beach or on the face of any ocean bluff, with the exception of accessways to provide public beach access and of limited public recreation facilities.

Policy 8-1 Site Development Review

The Scenic Preservation Overlay Zone should be applied where necessary throughout the Carlsbad coastal zone to assure the maintenance of existing views and panoramas. Sites considered for development should undergo review to determine if the proposed development will obstruct views or otherwise damage the visual beauty of the area. The Planning Commission should enforce appropriate height limitations and see-through construction, as well as minimize alterations to topography.

The City proposes to dramatically increase the acreage of land zoned as Open Space (OS) by rezoning many parcels that are subject to existing open space or conservation easements, or that are already mapped as habitat areas in the City's Habitat Management Plan. The City is also proposing to adjust the boundaries of open space zones on parcels that are zoned for both open space and another use. These boundary adjustments are generally based on improved mapping and will more accurately reflect topographic and natural features, including steep slopes and existing habitat, on individual parcels. As such, the proposed changes to the OS zone and OS boundary adjustments are consistent with Policy 7-1.2 of the Mello I and Policy 3-1.2 of the Mello II LUPs.

Within the Mello II LCP segment, the City proposes to split zone the beachfront residential parcels in the Terramar neighborhood, applying the OS zone to the seaward portion of the lots. The boundaries of the new OS zone would align with the proposed OS land use designation boundaries described in Part IV.C of this staff report. These properties have historically been zoned solely for residential development and the City proposes to add the OS zone to make the zoning consistent with the existing Residential Low Medium density (RLM) and Open Space (OS) land use designations. Mello II LCP policies related to shoreline development and protection of visual resources will continue to restrict development on the bluff face. As a result, the proposed OS zone is consistent with Policy 4-1 and Policy 8-1 of the Mello II LUP. However, as described previously, the City will reassess the OS boundary in its forthcoming comprehensive LCP update based on anticipated impacts of sea level rise. Suggested modification 3 requires the City to indicate through a map note on the LCP Zoning Map that the OS boundary on these parcels will be refined in the City's comprehensive LCP update.

2. Visitor Serving

Mello I

Occidental Land, Inc. Policy 1 Land Uses

(4) The area located west of Interstate 5 and north of Poinsettia Lane shall be designated for visitor-serving or neighborhood commercial development according to Chapter 21.26 of the Carlsbad Zoning Ordinance, provided that a minimum of 35% is developed as visitor serving uses.

Mello II

Policy 6-6 Additional Visitor-Serving Facilities at Elm Avenue and Carlsbad Boulevard

Provision should be made for additional visitor-serving facilities, as well as retaining existing visitor uses, at the western terminus of the Elm Avenue corridor in the coastal zone.

The City proposes to rezone parcels for Commercial Tourist (C-T) consistent with the proposed land use designation changes described previously in Part IV.C. These changes include eliminating split zones by identifying them solely as either a C-T or a non-visitor serving zone, or by making the zoning consistent with existing visitor serving land use designations where parcels are currently zoned for other uses. For example, parcel number 203-233-03 is currently designated for Travel Services Commercial (TS), but zoned for Multi-Family Residential (R-3). The City proposes to retitle the land use designation Visitor Commercial (VC) and rezone the property as C-T. This parcel is located in the Mello II segment at the northeast corner of Carlsbad Village Drive (previously Elm Avenue) and Ocean Street and is developed with a hotel. The rezone to C-T is consistent with Policy 6-6 of the Mello II LUP because it will protect an existing visitor use in that location.

Part IV.C of this staff report describes suggested modification 2 requiring the City to designate two existing hotel parcels as Visitor Commercial (VC) instead of the proposed General Commercial (GC) land use. To carry out the VC land use designation, suggested modification 4 requires the City to rezone these parcels (APNs 214-450-17 and 214-450-31) from General Commercial (C-2) to Commercial Tourist (C-T). By protecting the existing hotel development, this zone change is also consistent with Policy 1(4) of the Mello I LCP related to the Occidental Land, Inc. properties, which requires that a minimum 35% of this area be developed with visitor serving uses.

3. Coastal Agriculture

Mello II

Policy 2-3 Lands Historically In Agriculture Yet Not Designated Coastal Agriculture

The following properties which have been in agricultural production in the past shall be permitted to convert to urban uses. Because of unique circumstances associated with these parcels, conversion to urban uses would not create any significant adverse impact on the area's agricultural economy, directly or indirectly, and such conversion would therefore not require the mitigation...

(c) Ukegawa Parcel.

The 13.98 acre parcel (APN 212-040-25) owned by Ukegawa, located on the south side of Palomar Airport Road, may be converted to industrial uses that

should be supportive of the agricultural economy. The site has not been in use for field crop production for many years, and has been the subject of numerous authorized and unauthorized fills in recent years. Because of the substantial importation of fill dirt, the site cannot be designated as possessing agricultural soils. Because of the access available to Palomar Airport Road on the parcel, and its location between agricultural lands and developed industrial uses to the east, the site shall be designated for Planned Industrial use, and should be developed for agricultural processing purposes. Conversion of these parcels to urban uses will complete the development of established developed areas, thereby contributing to the creation of stable urban/rural boundaries. Such conversion should reduce market pressures for the conversion to urban uses of other agricultural lands suitable for continued agricultural production.

Policy 2-4 Small Scattered Ineffective Agricultural Lands

Approximately 100 acres of agricultural use are located in scattered parcels along El Camino Real both north and south of Agua Hedionda Lagoon. The small individual size of these parcels, together with the fact that they are not contiguous, precludes their effective use as agricultural land in the future. These lands are therefore designated for residential development, at a maximum density of one dwelling unit per acre as rural residential estate Section 21.09 or as residential agriculture zone, Section 21.08 of Carlsbad Zoning Ordinance. No further land divisions shall be allowed in the area under current agricultural production except in compliance with these policies.

The City proposes to modify the zoning on several parcels with existing agricultural or residential agricultural zoning designations to non-agricultural zones. The first is the Aviara Farms or Ukegawa parcel (APN 212-040-56 *note: this APN has been changed since certification of the LUP policy above, however the parcel that it references remains the same), currently zoned for Exclusive Agriculture (E-A). The City proposes to change the zoning to Residential Density – Multiple (RD-M). Policy 2-3(c) of the Mello II LCP segment describes this parcel as unsuitable for agricultural use. Although Policy 2-3 calls for agricultural processing uses here, this parcel is clearly identified in the certified LCP as no longer suitable for agricultural production. Policy 2-3 also indicates that the site was envisioned to convert to urban uses, allowing growth in the City while protecting and preserving other land more suitable for coastal agriculture. Population growth in the City has continued since certification of the LCP, further increasing housing needs. The rezoning of this site for higher density housing will enable the City to meet this housing demand without converting land suitable for agricultural use. The area immediately west and south of this site is already designated for and developed with one- and multi-family residential uses. Office development is located immediately north of the site and to the west is protected open space area. As a result, rezoning this site to medium density residential is consistent with the character of the surrounding area.

The City also proposes to rezone a total of nine parcels that are currently zoned for Residential Agriculture (R-A) within the Mello II LCP segment to either residential or

open space designations. Policy 2-4 of the Mello II LCP segment describes approximately 100 acres located along El Camino Real both north and south of Agua Hedionda Lagoon that are inappropriate for future agricultural use due to their small size and lack of contiguity. Policy 2-4 indicates these parcels should be zoned for Rural Residential Estate or Residential Agriculture to allow residential development along with small scale agricultural uses. Although Policy 2-4 does not identify specific parcels, eight of the nine Residential Agriculture (R-A) parcels the City proposes to rezone are located north and south of Agua Hedionda Lagoon close to El Camino Real.

The City proposes to rezone three parcels located immediately north of Tamarack Avenue and west of El Camino Real (APNs 207-073-09, -10, and -12) to One-Family Residential with a minimum lot size of 15,000 square feet. The proposed zone change will require a larger lot size than currently required (15,000 square feet instead of 10,000 square feet) and is consistent with the zoning in the neighborhood immediately to the west of these lots. The City also proposes to rezone a single parcel (APN 207-083-18) located south of El Camino Real along Telescope Avenue, in a neighborhood zoned for R-A-10000. Lots immediately west of this neighborhood are zoned for R-1-15000 and this parcel is currently split zoned (R-A-10000 on the eastern portion and R-1-15000 on the western portion). The City proposes to eliminate the split zoning by rezoning this parcel to R-1-10000. Each of these parcels is developed with a single-family dwelling, and except for home gardens, the City reports that no agricultural use exists. In addition, “agricultural crops” and some farm animals are permitted within the One-Family Residential (R-1) zone, allowing continued small scale agricultural use of these parcels. Because the larger lot sizes will be maintained and agricultural uses associated with residential development will continue to be permitted, the rezone of these four parcels from Residential Agriculture to One-Family Residential with a minimum lot size of 10,000 or 15,000 square feet is consistent with the intent of Policy 2-4.

The City also proposes to rezone four parcels from R-A-10000 to Open Space (OS) that are located near El Camino Real. One of these parcels (APN 207-385-48) is located on the south side of Tamarack Avenue, a few blocks southwest of El Camino Real and is dedicated as an open space lot on the recorded subdivision map (Map No. 10925). The other three parcels (APNs 208-170-36, -37, and -38) are located along El Camino Real on either side of Crestview Drive and an open space easement is recorded against these lots (Map No. 13753). Due to the open space restrictions here, these lots cannot be used for residential uses and the rezoning will clarify that they are protected for open space.

Finally, the City proposes to rezone parcel number 210-100-10 located at the northeast corner of the Palomar Airport Road and Carlsbad Boulevard intersection, immediately west of the rail corridor, from R-A-10000 to OS. This site is not located near El Camino Real and Policy 2-4 does not apply. The lot is owned by the State and currently has an OS land use designation. Because the zoning is inconsistent with the land use designation, a residential use could not occur here currently and the proposed rezone to OS will make the zoning consistent with the existing land use designation. The rezone to OS is also consistent with zoning of the area immediately north of this parcel.

4. Residential

Mello II

Policy 1-1. Allowable Land Uses

Allowable uses are those that are consistent with both the General Plan and the Local Coastal Program.

Policy 1-2 Maximum Density of Development

Residential densities shall be permitted and based on the underlying LCP land use designation. The residential land use designations shall represent the maximum density permitted subject to application of requested density bonuses pursuant to Chapter 21.86 of the Carlsbad Municipal Code and the applicable resource protection provisions of the certified LCP.

Policy 7-10. Parking

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

Policy 8-3. Infill Development Design Review

While the Scenic Preservation Overlay Zone can be used to enhance the character of new development, the City of Carlsbad should adopt a policy whereby the unique characteristics of older communities...can be protected through their redevelopment scheme. This policy should reflect design standards which are in accordance with the flavor of the existing neighborhood.

The City proposes to rezone properties located within the Mello II segment that are currently zoned for residential use to increase or decrease the density of residential development and to rezone some parcels from non-residential zones to residential. The proposed changes in density and increase in land zoned for residential development are generally intended to resolve inconsistencies between the existing land use and zoning designations, to better reflect development on the ground, and to accommodate projected population growth in the City. For example, the City proposes to rezone parcels located on either side of Carlsbad Boulevard between Hemlock Avenue to the north and Tamarack Avenue to the south from Two-Family (R-2) Residential to Residential Density-Medium (RD-M). The R-2 zone is intended to implement the Residential Medium Density (RM) land use designation while the RD-M zone is intended to implement the Residential Medium Density (RM), Residential Medium-High Density (RMH) and the Residential High Density (RH) land use designations. These parcels are designated for the RH land use, which the City proposes to retitle R-23 with the same density limits. The proposed zoning designation is consistent with and will better

implement the existing RH land use designation and will, therefore, comply with Policy 1-1 and Policy 1-2 of the Mello II LUP.

The development standards (established in the City of Carlsbad Zoning Ordinance) applicable to the RD-M zone will remain unchanged, along with the applicable parking standards which are also set forth within the City's Zoning Ordinance. Additionally, any new development or redevelopment of these parcels would still be subject to a coastal development permit, pursuant to Chapter 21.201 of the Zoning Ordinance. This means that adequate parking, consistent with Policy 7-10 of the Mello II LCP segment, will be required in conjunction with any new development resulting from the proposed amendment. Also, in adherence with Policy 8-3 of the Mello II LCP segment, residential development standards such as building height limits, setback requirements, and lot coverage restrictions will be maintained, which will ensure that any future development will be compatible with the neighborhood.

This amendment request does not propose to change the coastal development permit requirement or the standards applicable to review of coastal development permits. As a result, future development on any of the parcels rezoned through this amendment request will be thoroughly assessed for consistency with the certified Mello II LCP segment through the coastal development permitting process.

5. Mapping Errors

The City submitted a zoning map showing the proposed zoning changes with this LCP amendment request. While reviewing the submittal, Commission and City staff identified two mapping errors where incorrect zoning was shown on several parcels. The City did not intend to change the zoning in these two locations and because these incorrect zoning designations were included in the new zoning map approved by the City Council, they must be corrected. The City Council approved zoning map shows fourteen residential parcels along Willow Place in the Mello II LCP segment as One Family Residential with a minimum lot size of 10,000 square feet (R-1-10000-Q). The correct zoning for these parcels is One-Family Residential (R-1). Suggested modification 5 requires the City to retain the R-1 zoning for parcel numbers 212-230-01 to -14. The second mapping error applies to a parcel located immediately north of Batiquitos Lagoon, within the West Batiquitos Lagoon/Sammis Properties LCP segment. The City Council approved zoning map shows this parcel as zoned for Planned Community (P-C), however the correct zoning for this parcel is Open Space (OS). Suggested modification 6 requires the City to retain the OS zoning for parcel number 216-140-34.

6. Deferred Certification Areas

There are six areas of deferred certification within the City of Carlsbad's coastal zone. These areas include (1) the entire Agua Hedionda Lagoon segment; (2) two parcels located at the northwest corner of the intersection of the I-5 and Tamarack Avenue; (3) one parcel located at the southwest corner of the intersection of I-5 and Tamarack Avenue; (4) two parcels located at the northeast corner of the I-5 and Tamarack Avenue

intersection; (5) one parcel located at the southeast corner of Avenida Encinas and Palomar Airport Road; and (6) two parcels located at the northwest corner of I-5 and Poinsettia Lane. The City's amendment request originally included zoning changes that would affect all six areas of deferred certification. Because there is no certified implementation plan for these areas of deferred certification, the Commission cannot certify the proposed zoning changes.

The City's proposal to zone the areas of deferred certification outside of the Agua Hedionda Lagoon segment as Commercial Tourist (C-T) is consistent with the existing visitor serving land use designation on those parcels. With Commission funding (a 2015 LCP grant award), the City is working on a comprehensive update to its LCP. The approved grant work program includes certification of the deferred areas. Approval of the City's proposed zoning changes will come before the Commission in the next few years. In the meantime, to ensure that anyone looking at the City's LCP Zoning Map is made aware that the zoning in these areas of deferred certification is not certified by the Coastal Commission, suggested modification 7 requires the City to add a map note explaining that the Coastal Commission retains permitting authority in these areas until an LCP is certified for these areas.

7. Minimum Density of Mixed Use in Commercial Zones

The City proposes text revisions to four Zoning Code chapters to eliminate and replace references to the Regional Housing Needs Assessment (RHNA) base as a method of calculating minimum housing densities and dwelling unit yield. In the previous General Plan, the Land Use Element described the RHNA base. The recently updated General Plan no longer specifies an RHNA base, so the proposed text revisions to remove references to the RHNA base density would make the Zoning Code consistent with the new General Plan. The proposed text revisions include changes to Section 21.26.015.C (Chapter 21.26 – C-1 Neighborhood Commercial Zone), Section 21.28.015.C (Chapter 21.28 – C-2 General Commercial Zone), and Section 21.31.065.C (Chapter 21.31 – C-L Local Shopping Center Zone) to eliminate the phrase “RHNA base density” and reduce the minimum required density from 20 dwelling units per acre to 15 dwelling units per acre for mixed use developments located in these commercial zones. The City also proposes to revise the text of Section 21.53.230.e (Chapter 21.53 – Uses Generally) to remove references to the “RHNA base” in the calculation of potential unit yield.

These proposed revisions consist of minor text changes to the existing Zoning Code provisions of the City's certified implementation plan. The revisions do not change the type of land use or maximum densities that can be authorized in accordance with the land use designations established by the certified LCP. The only effect of the proposed revisions is to reduce the minimum required density of mixed use development within the C-1, C-2 and C-L zones. The proposed text revisions would not eliminate or otherwise reduce the effectiveness of any other policies or provisions protective of coastal access or coastal resources set forth in the certified LCP.

8. Professional Care Facilities in the Office Zone

Mello I

Policy 4 Parking

Parking shall be in conformance with the requirements of the City of Carlsbad Zoning Ordinance.

Policy 7-1.2 Environmentally Sensitive Habitat Areas (ESHA)

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Mello II

Policy 1-1 Allowable Land Uses

Allowable uses are those that are consistent with both the General Plan and the Local Coastal Program.

Policy 3-1.2 Environmentally Sensitive Habitat Areas (ESHA)

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Policy 7-10 Parking

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

Agua Hedionda

Policy 3-13-1.2 Environmentally Sensitive Habitat Areas (ESHA)

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Policy 5.2 Parking

Parking standards set forth in the City of Carlsbad Zoning Ordinance, shall be applied to future developments.

The final proposed text revision would amend Section 21.27.020 (Chapter 21.27 – Office Zone) to allow professional care facilities, including assisted living and nursing facilities, within the Office (O) zone, subject to a conditional use permit. All parcels currently zoned for, and proposed in this amendment request to be rezoned for, Office (O) are currently only located in the Mello II LCP segment. The Office zone typically acts as a buffer between residential uses and more intensive industrial or commercial uses. Other uses that are permitted and conditionally permitted within the Office zone include general office uses, doctor offices, farmworker housing, hospitals, hotels, and restaurants. According to City review, the only two care facilities in City limits currently located within an Office zone are outside of the coastal zone.

The conditional use permit requirement in combination with existing development controls will allow professional care facilities within the zone where compatible with residential uses and other office, industrial or commercial uses. Due to existing setback requirements, any allowed professional care facility within the coastal zone would be unlikely to significantly impact public access or coastal resources. In addition, all new development, including any proposed professional care facility must comply with the City's LCP policies protecting ESHA. Finally, Chapter 21.44 (Parking) of the City's Zoning Code requires 0.45 parking space for each bed in a professional care facility.

Therefore, the proposed addition of professional care facilities as a conditionally permitted use within the Office zone is consistent with Policy 4 and Policy 7-1.2 of the Mello I LUP, with Policy 1-1, Policy 3-1.2, and Policy 7-10 of the Mello II LUP, and with Policy 3-13-1.2 and Policy 5.2 of the Agua Hedionda LUP. Although the Agua Hedionda LCP segment is not certified, approval of this proposed change to the Office zone will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

PART VI. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City prepared and certified EIR No. 13-02 on September 23, 2015 for its General Plan Update. The EIR concluded that, with mitigation, most environmental impacts associated with the proposed General Plan Update (and by association this proposed LCP amendment) would be reduced to less than significant levels. However, the EIR did conclude that the General Plan Update would have significant adverse impacts that could not be reduced through mitigation to less than significant levels. Thus, the City adopted a Statement of Overriding Consideration for these impacts. The unavoidable adverse

impacts identified were related to air quality and transportation and are not at issue for this submittal.

Section 21080.9 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. Instead, the Coastal Commission acts as lead agency for the purposes of fulfilling CEQA. 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 submission. Under the regulatory process, the Commission must respond to significant environmental points raised during the review process.

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. The City's amendment request consists of a Land Use Plan amendment and an Implementation Plan amendment. The Land Use Plan amendment as originally submitted raises two concerns regarding the Chapter 3 policies of the Coastal Act and thus cannot be found to be consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act. The Commission, therefore, has suggested modifications to bring the Land Use Plan amendment into full conformance with the requirements of the Coastal Act. As modified, the Commission finds that approval of the Land Use Plan amendment will not result in significant adverse environmental impacts under the meaning of the California Environmental Quality Act.

Further, the Commission finds that approval of the Implementation Plan amendment with the suggested modifications to implement the Land Use Plan would not result in significant adverse environmental impacts under the meaning of CEQA. Absent the incorporation of these suggested modifications, such a finding could not be made. Therefore, the Commission finds that approval of the LCP amendment conforms to the applicable provisions of CEQA as there are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact which the activity may have on the environment.

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- City of Carlsbad City Council Resolution No. 2015-242
- City of Carlsbad Planning Commission Resolution No. 7111
- City of Carlsbad Planning Commission Resolution No. 7112
- City of Carlsbad Planning Commission Resolution No. 7114
- City of Carlsbad LCPA LCP-6-CAR-15-0034-2 submittal
- City of Carlsbad certified LCP

April 27, 2016

Erin Prahl
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

SUBJECT: LCP AMENDMENT NO. LCP-6-CAR-15-0034-2 – CARLSBAD GENERAL PLAN UPDATE/LCP MAP REVISIONS

Dear Erin,

The city respectfully requests Coastal Commission approval of the above referenced LCP amendment at the commission's May 2016 hearing. However, in regard to the three components of the LCP amendment listed below, the city requests that the Coastal Commission defer their decision as noted.

Defer Coastal Commission decision on the following components of the LCP amendment:

Ref. No.	Item	Proposed LCP Amendment	Reason to Defer Decision
1	Marja Acres	Change LCP land use from: RLM (0-4 du/ac)/L (Local Shop. Cntr.) to R-15 (8-15 du/ac)/GC (Gen. Comm.) and Change LCP zoning from: RA-10,000 (Res. Ag.)/C-2 (Gen. Comm.) to RDM (Res. Density Multiple)/C-2 (Gen. Comm.)	At the request of Coastal Commission staff, additional time is needed to adequately evaluate LCP agriculture policies that may relate to this property. It is anticipated that this land use and zone change will continue to be processed and brought to the Coastal Commission for decision as a separate item.
2	Zoning in Deferred Certification Areas	To ensure consistency with proposed LCP land use designations, change LCP zoning on various properties within the Agua Hedionda LCP segment and 10 parcels within the Mello II segment.	There is no certified LCP implementation plan for these properties; therefore, as determined by Coastal Commission staff, LCP zoning does not technically exist and cannot be changed. The proposed LCP zoning will be incorporated as part of the city's comprehensive LCP update, which will include an implementation plan for this segment.
3	Residential in C-T Zone	Add residential as a permitted use within the CT (Comm. Tourist) Zone, provided the residential use is located above the ground floor and the residential use is secondary/accessory to the primary visitor-serving commercial use.	At the request of Coastal Commission staff, additional time is needed to evaluate the proposal. This proposal will be incorporated with the city's comprehensive LCP update.

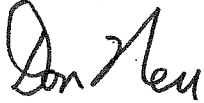
April 27, 2016

Page 2

As identified in our previous discussions with you and Gabe Buhr, the three deferred LCP amendment items described above do not require any further local action; the Carlsbad City Council's approval of the LCP amendments remains valid. This request is only for a deferral of the Coastal Commission's action on the three described components of the city's LCP amendment (LCP-6-CAR-15-0034-2).

Please contact me at (760) 602-4601, if you have any questions.

Sincerely,



DON NEU, AICP

City Planner

c: Gabriel Buhr, Coastal Program Manager, California Coastal Commission
 Jennifer Jesser, Senior Planner, City of Carlsbad
 David de Cordova, Principal Planner, City of Carlsbad
 File
 Data Entry

RESOLUTION NO. 2015-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO COMPREHENSIVELY UPDATE THE GENERAL PLAN, INCLUDING THE HOUSING ELEMENT, AND ASSOCIATED AMENDMENTS TO THE LOCAL COASTAL PROGRAM AND CITYWIDE FACILITIES AND IMPROVEMENTS PLAN, AND AN ALLOCATION FROM THE EXCESS DWELLING UNIT BANK.

CASE NAME: GENERAL PLAN UPDATE

CASE NO.: GPA 07-02/LCPA 07-02/SS 15-06

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

WHEREAS, the City Council accepted the Carlsbad Community Vision in January 2010 and achievement of said vision is supported by the General Plan Amendment and associated Zoning Ordinance Amendment, Zone Change, Local Coastal Program Amendment, and Citywide Facilities and Improvements Plan Amendment; and

WHEREAS, per City Council direction on September 11, 2012 and on November 5, 2013, staff utilized the Preferred Plan in the preparation of the General Plan update; and

WHEREAS, the Planning Commission recommends revisions to the project as identified in the Memorandum to the Planning Commission dated July 24, 2015 and titled "Errata Sheet for the General Plan Update and Climate Action Plan", on file with the City Clerk and incorporated by this reference; and

WHEREAS, pursuant to the California Environmental Quality Act, a Final Environmental Impact Report (SCH # 2011011004) relative to the proposed project – General Plan Amendment, Climate Action Plan, Zoning Ordinance Amendment, Zone Change, Local Coastal Program Amendment, and Citywide Facilities and Improvements Plan Amendment – has been prepared and the City Council has certified it per City Council Resolution No. 2015-242; and

EXHIBIT NO. 2

Resolution

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

1 WHEREAS, the City Council did on July 18, 2015 hold a duly noticed joint public
2 hearing with the Planning Commission, as prescribed by law to receive a staff presentation and
3 public testimony regarding said project; and
4

5 WHEREAS, the City Council adjourned their public hearing on July 18, 2015 and
6 the Planning Commission continued their public hearing on July 22, 23 and 24, 2015, as
7 prescribed by law to consider said project; and

8 WHEREAS, the Planning Commission adopted Planning Commission Resolutions
9 No. 7112, 7113 and 7114 recommending approval of said project with revisions identified in the
10 Memorandum to the Planning Commission dated July 24, 2015 and titled "Errata Sheet for the
11 General Plan Update and Climate Action Plan", on file with the City Clerk and incorporated by
12 this reference; and
13

14 WHEREAS, in addition to the revisions recommended by the Planning Commission
15 in the "Errata Sheet for the General Plan Update and Climate Action Plan," the Planning
16 Commission identified concerns regarding the draft General Plan Mobility Element, as identified
17 in the minutes for the July 22, 23 and 24, 2015 Planning Commission meetings, on file with the
18 City Clerk and incorporated by this reference; and

19 WHEREAS, to address said Planning Commission concerns, city staff recommends
20 revisions to the draft General Plan Mobility Element and the Citywide Facilities and
21 Improvements Plan, as identified in Exhibit 12A and Exhibit 12B, respectively, of the City Council
22 Agenda Bill for this project, dated September 22, 2015, on file with the City Clerk and
23 incorporated by this reference; and
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1 WHEREAS, at said public hearing, upon hearing and considering all testimony and
2 arguments, if any, of all persons desiring to be heard, the City Council considered all factors
3 relating to: a) the draft General Plan GPA 07-02 (Exhibits 2A and 2B of Planning Commission
4 Resolution No. 7112, on file with the City Clerk and incorporated by this reference); b) the Local
5 Coastal Program Amendment LCPA 07-02 (Exhibit 2B of Planning Commission Resolution No.
6 7112, on file with the City Clerk and incorporated by this reference); c) the Citywide Facilities and
7 Improvements Plan Amendment SS 15-06 (Exhibit 2C of Planning Commission Resolution No.
8 7112, on file with the City Clerk and incorporated by this reference); d) the request for an
9 allocation from the city's excess dwelling unit bank (per Planning Commission Resolution No.
10 7114, on file with the City Clerk and incorporated by this reference); e) Planning Commission
11 recommended revisions to the draft General Plan and Local Coastal Program, pursuant to the
12 memorandum to the Planning Commission, dated July 24, 2015 and titled "Errata Sheet for the
13 General Plan Update and Climate Action Plan" (on file with the City Clerk and incorporated by
14 this reference); and f) staff recommended revisions to address Planning Commission concerns
15 regarding the draft General Plan Mobility Element, pursuant to Exhibit 12A and Exhibit 12B of the
16 City Council Agenda Bill for this project, dated September 22, 2015 (on file with the City Clerk and
17 incorporated by this reference); and
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21 WHEREAS, State Coastal Guidelines requires a six-week public review period for
22 any amendment to the Local Coastal Program; and

23 WHEREAS, on August 25, 2015, the City Council approved the Agua Hedionda
24 South Shore Specific Plan, which includes revisions to the General Plan.

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

- 28 1. The foregoing recitations are true and correct.

1 2. The state-mandated six-week review period for the Local Coastal Program
2 Amendment (LCPA 07-02) started on March 27, 2015 and ended on May 8, 2015; no comments
3 were received in response to the LCPA notice.
4

5 3. The draft General Plan is amended to incorporate: a) the
6 recommendations of the Planning Commission, as identified in Planning Commission Resolution
7 No. 7112, on file with the City Clerk and incorporated herein by reference, and b) the
8 recommendations of staff, as identified in Exhibit 12A of the City Council Agenda Bill for this
9 project, dated September 22, 2015, on file with the City Clerk and incorporated herein by
10 reference.
11

12 4. The findings of the Planning Commission contained in Planning
13 Commission Resolution No. 7112, on file with the City Clerk and incorporated herein by
14 reference, are the findings of the City Council.

15 5. General Plan Amendment GPA 07-02 (Exhibits 2A and 2B of Planning
16 Commission Resolution No. 7112, on file with the City Clerk and incorporated by this reference),
17 amended as stated above, is approved.
18

19 6. Local Coastal Program Amendment LCPA 07-02 (Exhibit 2B of Planning
20 Commission Resolution No. 7112, on file with the City Clerk and incorporated by this reference),
21 amended as stated above, is approved.

22 7. The draft Citywide Facilities and Improvements Plan Amendment SS 15-06
23 (Exhibit 2C of Planning Commission Resolution No. 7112, on file with the City Clerk and
24 incorporated by this reference), is amended to incorporate the recommendations of staff, as
25 identified in Exhibit 12B of the City Council Agenda Bill for this project, dated September 22, 2015,
26 on file with the City Clerk and incorporated herein by reference.
27
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1 8. Citywide Facilities and Improvements Plan Amendment SS 15-06 (Exhibit
2 2C of Planning Commission Resolution No. 7112, on file with the City Clerk and incorporated by
3 this reference), amended as stated above, is approved.
4

5 9. The City Planner is directed to revise General Plan data and figures, as
6 necessary, to be consistent with the approved land use map and other approved revisions to the
7 plan.
8

9 10. The City Planner is directed to revise the General Plan data and figures, as
10 necessary, to be consistent with the approved Agua Hedionda Specific Plan.
11

12 11. This action is final on the date this resolution is adopted by the City Council.
13 The Provisions of Chapter 1.16 of the Carlsbad Municipal Code, "Time Limits for Judicial Review"
14 shall apply:
15

16 "NOTICE"

17 The time within which judicial review of this decision must be sought is governed by Code of Civil
18 Procedure, Section 1094.6, which has been made applicable in the City of Carlsbad by Carlsbad
19 Municipal Code Chapter 1.16. Any petition or other paper seeking review must be filed in the
20 appropriate court not later than the ninetieth day following the date on which this decision
21 becomes final; however, if within ten days after the decision becomes final a request for the
22 record is filed with a deposit in an amount sufficient to cover the estimated cost or preparation
23 of such record, the time within which such petition may be filed in court is extended to not later
24 than the thirtieth day following the date on which the record is either personally delivered or
25 mailed to the party, or his attorney of record, if he has one. A written request for the preparation
26 of the record of the proceedings shall be filed with the City Clerk, City of Carlsbad, 1200 Carlsbad
27 Village Drive, Carlsbad, CA, 92008.
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1 PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City
2 of Carlsbad on the 22nd day of September 2015, by the following vote to wit:

3 AYES: Council Members Hall, Blackburn, Schumacher, Wood, Packard.
4

5 NOES:
6

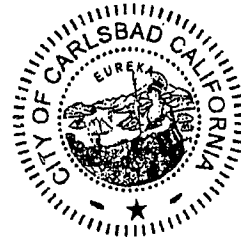
7 ABSENT:
8
9

10 
11 MATT HALL, Mayor

12 ATTEST:
13

14 
15 BARBARA ENGLESON, City Clerk
16

17 (SEAL)
18



ORDINANCE NO. CS-287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A ZONING ORDINANCE AMENDMENT, ZONE CHANGE, AND LOCAL COASTAL PROGRAM AMENDMENT TO ENSURE CONSISTENCY WITH THE UPDATED GENERAL PLAN BY AMENDING THE ZONING MAP, AMENDING THE MINIMUM RESIDENTIAL DENSITY FOR MIXED USE, REMOVING THE REFERENCES TO "RHNA BASE" DENSITY, AND AMENDING THE OFFICE ZONE TO CONDITIONALLY PERMIT PROFESSIONAL CARE FACILITIES.

CASE NAME: GENERAL PLAN UPDATE

CASE NO.: ZCA 07-01/ZC 15-02/LCPA 07-02

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

WHEREAS, the City Council did on July 18, 2015 hold a duly noticed joint public hearing with the Planning Commission, as prescribed by law to receive a staff presentation and public testimony regarding said request; and

WHEREAS, the City Council adjourned their public hearing on July 18, 2015 and the Planning Commission continued their public hearing on July 22, 23 and 24, 2015, as prescribed by law to consider said request; and

WHEREAS, the City Council did on September 22, 2015 hold a duly noticed public hearing as prescribed by law to consider the Planning Commission's recommendation on said request; and

WHEREAS, at said public hearings, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said City Council considered all factors relating to ZCA 07-01/ZC 15-02/LCPA 07-02 – GENERAL PLAN UPDATE; and

WHEREAS, on August 25, 2015, the City Council approved the Agua Hedionda South Shore Specific Plan, which includes revisions to the Zoning Map.

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

SECTION I: That Section 21.05.030 of the Carlsbad Municipal Code, being the Zoning Map and the Local Coastal Program Zoning Map are amended as shown on map marked "Exhibit X1 – ZONING MAP (ZC 15-02/LCPA 07-02)" dated July 18, 2015, and as revised by Planning Commission "Errata Exhibit E", attached hereto and made a part hereof
Plan, on file with the City Clerk and incorporated

EXHIBIT NO. 3

Ordinance

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

1 SECTION II: That Section 21.26.015.C (Residential Uses in the C-1 Zone) is amended to read
2 as follows:

3 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
4 Table 2-4 of the general plan land use and community design element, subject to approval of a site
5 development plan processed in accordance with Chapter 21.06 of this title.

6 1. Density and yield of residential uses shall be determined consistent with the
7 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
8 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
9 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
10 least one dwelling unit in a mixed use development.

11 2. Residential uses shall be secondary and accessory to the primary commercial use of
12 the site. Compliance with this provision shall be evaluated as part of the site development plan.

13 SECTION III: That Section 21.28.015.C (Residential Uses in the C-2 Zone) is amended to read
14 as follows:

15 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
16 Table 2-4 of the general plan land use and community design element, subject to approval of a site
17 development plan processed in accordance with Chapter 21.06 of this title.

18 1. Density and yield of residential uses shall be determined consistent with the
19 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
20 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
21 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
22 least one dwelling unit in a mixed use development.

23 2. Residential uses shall be secondary and accessory to the primary commercial use of
24 the site. Compliance with this provision shall be evaluated as part of the site development plan.

1 SECTION IV: That Section 21.29.030 (Permitted uses) is amended by the addition of the
2 following use:

3

USE	P	CUP	Acc
Residential uses (subject to Section 21.29.035 of this title)	X		

4

5 SECTION V: That Section 21.29.035 (Residential uses in the C-T Zone) is added as
6 follows:

7 21.29.035 Residential uses in the C-T zone.

8 Mixed use developments that propose residential uses in combination with commercial uses shall
9 comply with the following requirements.

10 A. Residential uses shall be located above the ground floor of a multi-storied commercial
11 building with one or more of the non-residential uses permitted by Section 21.29.030 of this title located on
12 the ground floor.

13 B. Residential uses shall be subject to the requirements of the chapters of this title, which
14 include but are not limited to, Chapter 21.29, Chapter 21.44, and in the case of airspace subdivisions, Chapter
15 21.47.

16 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
17 Table 2-4 of the general plan land use and community design element, subject to approval of a site
18 development plan processed in accordance with Chapter 21.06 of this title.

19 1. Density and yield of residential uses shall be determined consistent with the
20 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
21 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
22 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
23 least one dwelling unit in a mixed use development.

24 2. Residential uses shall be secondary and accessory to the primary visitor-serving
25 commercial use of the site. Compliance with this provision shall be evaluated as part of the site development
26 plan.
27
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1 SECTION VI: That Section 21.31.065.C (Residential Uses in the C-L Zone) is amended to read
2 as follows:

3 C. Residential uses shall be constructed at a minimum density of 15 dwelling units per acre, per
4 Table 2-4 of the general plan land use and community design element, subject to approval of a site
5 development plan processed in accordance with Chapter 21.06 of this title.

6 1. Density and yield of residential uses shall be determined consistent with the
7 residential density calculations and residential development restrictions in Section 21.53.230 of this title and
8 shall be based on twenty-five percent of the developable area. Unit yield in excess of the minimum shall be
9 subject to the finding in subsection 2 below. In no case shall the calculation preclude the development of at
10 least one dwelling unit in a mixed use development.

11 2. Residential uses shall be secondary and accessory to the primary commercial use of
12 the site. Compliance with this provision shall be evaluated as part of the site development plan.

13 SECTION VII: That Section 21.53.230(e) (Residential density calculations, residential
14 development restrictions on open space and environmentally sensitive lands) is amended to read as follows:

15 (e) The potential unit yield for a property, based on the minimum, growth management control
16 point (GMCP), or maximum density of the applicable general plan land use designation, shall be subject to
17 the following:

18 (1) Equation used to determine unit yield: developable lot area (in acres) x density =
19 unit yield.

20 (A) "Density" used in this calculation is the minimum, GMCP, or maximum
21 density of the applicable general plan land use designation;

22 (B) The resulting unit yield shall be subject to Table A, below.

23 (2) For purposes of this section:

24 (A) "Rounded-up" means rounding the fractional unit yield up to the next whole
25 unit; and
26
27
28

(B) "Rounded-down" means rounding the fractional unit yield down to the previous whole unit, but not less than one unit.

(3) The information contained in Table A, below, shall not preclude the city from approving residential densities above the GMCP, or maximum density of the applicable land use designation, subject to adopted city policies and regulations.

Table A
Unit Yield Rounding

Density Used for Calculation	Unit Yield Includes a	Provisions for Unit Yield Rounding
MINIMUM	fractional unit of .5 or greater	SHALL be rounded-up ¹
	fractional unit below .5	MAY be rounded-down ²
GMCP	fractional unit of .5 or greater	MAY be rounded-up ³
	fractional unit below .5	SHALL be rounded-down
MAXIMUM	fractional unit	SHALL be rounded-down

Notes:

1) Unless the project density is allowed below the minimum of the density range, pursuant to the General Plan.

2) Unit yields rounded-down pursuant to this provision that result in a density below the minimum density of the applicable land use designation shall be considered consistent with the General Plan.

3) Subject to a fractional and/or whole unit allocation from the "excess dwelling unit bank" and provided the maximum density of the applicable land use designation is not exceeded.

SECTION VIII: That Table A of Section 21.27.020 (Permitted uses in the Office Zone) is proposed to be amended by the addition of the following use:

Use	P	CUP	Acc
Professional Care Facilities (defined: Section 21.04.295)		2	

SECTION IX: That the findings of the Planning Commission in Planning Commission Resolution No. 7112 shall also constitute the findings of the City Council.

///

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1 EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption; and the city
2 clerk shall certify the adoption of this ordinance and cause the full text of the ordinance or a summary of the
3 ordinance prepared by the City Attorney to be published at least once in a newspaper of general circulation
4 in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance*
5 *shall not be effective within the Coastal Zone until LCPA 07-02 is approved by the California Coastal*
6 *Commission.)*

7 INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the
8 22nd day of September, 2015, and thereafter.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on
the 6th day of October, 2015, by the following vote, to wit:

AYES: Hall, Blackburn, Schumacher, Wood, Packard.

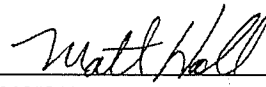
NOES: None.

ABSENT: None.

ABSTAIN: None.

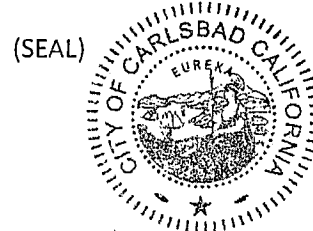
APPROVED AS TO FORM AND LEGALITY


CELIA A. BREWER, City Attorney


MATT HALL, Mayor

ATTEST:


BARBARA ENGLESON, City Clerk



Proposed Land Use Designation Changes by APN

APN	AssessorSitusAddress	ExistingGPLU	NewGPLU
1560311100	2248 JEFFERSON ST	OS/RLM	R-4/OS
1560311200	2240 JEFFERSON ST	OS/RLM	R-4/OS
1563500200	2305 PIO PICO DR	RLM/OS	R-4/OS
1560511800		RLM/OS	R-4/OS
1552210900	2361 BUENA VISTA CR	RLM/RMH	R-4
1560512400	0 HIGHLAND DR	RLM/OS	R-4/OS
1560310900	2300 PIO PICO DR	RLM/OS	R-4/OS
1560311000	2256 JEFFERSON ST	RLM/OS	R-4/OS
1560511900		OS/RLM	R-4
1563500100	PIO PICO	OS/RLM	R-4/OS
1563501200	PIO PICO DR	RLM/OS	R-4/OS
1563510100		OS/RLM	R-4/OS
1552211400	2461 BUENA VISTA CR	RMH/O	R-15
1552211500	2451 BUENA VISTA CR	RMH/O	R-15
1552210900	2361 BUENA VISTA CR	RLM/RMH	R-4
1552231800	624 LAGUNA DR	RMH/O	R-15
1552211300	590 LAGUNA DR	RMH/O	O
1552232001	LAGUNA DR	RMH/O	R-15
1552232003	LAGUNA DR	RMH/O	R-15
1552232004	LAGUNA DR	RMH/O	R-15
1552232002	LAGUNA DR	RMH/O	R-15
1552232101	LAGUNA DR	RMH/O	R-15
1552232102	LAGUNA DR	RMH/O	R-15
1552232103	LAGUNA DR	RMH/O	R-15
1552232105	LAGUNA DR	RMH/O	R-15
1552232106	LAGUNA DR	RMH/O	R-15
1552232107	LAGUNA DR	RMH/O	R-15
1552232110	LAGUNA DR	RMH/O	R-15
1552232112	LAGUNA DR	RMH/O	R-15
1552232104	LAGUNA DR	RMH/O	R-15
1552232108	LAGUNA DR	RMH/O	R-15
1552232111	LAGUNA DR	RMH/O	R-15
1552232109	LAGUNA DR	RMH/O	R-15
2032502500	3180 CARLSBAD BL	RH/V	V
2040101400		TC/V	TC
2032310100	2855 CARLSBAD BL	V/RMH	V
2032502600	3136 CARLSBAD BL	TR/V	V
2032510500	3037 OCEAN ST	OS/RH	OS
2032500800	3155 LINCOLN ST	TR	V
2052704500	3700 PIO PICO DR	TR/O	VC
2052704300	3780 PIO PICO DR	TR/O/RLM	VC
2052700900	3821 ADAMS ST	RLM	VC
2052704400	3801 ADAMS ST	RLM/P	VC
2052203300	MAGNOLIA AVE	J	P
2070102700	VALLEY ST	J	P
2070731000	4056 SKYLINE RD	RM	R-4

EXHIBIT NO. 4

Proposed Land Use Designation Changes

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)



California Coastal Commission

Proposed Land Use Designation Changes by APN

2070731200	4080 SKYLINE RD	RM/RLM	R-4
2073833400	POINTE AVE EAST	RM	OS
2070731100	SKYLINE RD	RM	R-4
2071305600		J	P
2073813800	POINTE AVE EAST	RM	OS
2052203300	MAGNOLIA AVE	J	P
2070102700	VALLEY ST	J	P
2073854800		RLM	OS
2070730900	4060 SKYLINE RD	RM	R-4
2073833400	POINTE AVE EAST	RM	OS
2073854800		RLM	OS
2042703700	308 TAMARACK AV	RH	R-4
2042704100	234 TAMARACK AV	RH	R-4
2060803800	265 CHINQUAPIN AV	RMH	R-23
2042704600	360 REDWOOD AV	RH	R-4
2042703200	390 TAMARACK AV	RH	R-4
2042703400	370 TAMARACK AV	RH	R-4
2042703900	260 TAMARACK AV	RH	R-4
2042704500	370 REDWOOD AV	RH	R-4
2042703000	371 REDWOOD AV	RH	R-4
2042702600	301 REDWOOD AV	RH	R-4
2042703500	350 TAMARACK AV	RH	R-4
2042702900	351 REDWOOD AV	RH	R-4
2042704000	250 TAMARACK AV	RH	R-4
2042701300	350 REDWOOD AV	RH	R-4
2042702700	321 REDWOOD AV	RH	R-4
2042703300	380 TAMARACK AV	RH	R-4
2042701700	290 REDWOOD AV	RH	R-4
2042701400	330 REDWOOD AV	RH	R-4
2042701600	300 REDWOOD AV	RH	R-4
2042701800	270 REDWOOD AV	RH	R-4
2042702500	291 REDWOOD AV	RH	R-4
2042701900	250 REDWOOD AV	RH	R-4
2042701500	320 REDWOOD AV	RH	R-4
2042703100	391 REDWOOD AV	RH	R-4
2042703800	270 TAMARACK AV	RH	R-4
2042703600	310 TAMARACK AV	RH	R-4
2042702300	251 REDWOOD AV	RH	R-4
2042702800	331 REDWOOD AV	RH	R-4
2042702400	271 REDWOOD AV	RH	R-4
2060803902	249 CHINQUAPIN AVE	RMH/RH	R-23
2060803903	245 CHINQUAPIN AVE	RMH/RH	R-23
2060803905	237 CHINQUAPIN AVE	RMH/RH	R-23
2060803906	233 CHINQUAPIN AVE	RMH/RH	R-23
2060803904	241 CHINQUAPIN AVE	RMH/RH	R-23
2060803901	253 CHINQUAPIN AVE	RMH/RH	R-23
2060800800	4058 GARFIELD ST	RMH	R-23

Proposed Land Use Designation Changes by APN

2060912500	OLIVE AVE	RMH	OS
2060803800	265 CHINQUAPIN AV	RMH	R-23
2061204000	1085 CHINQUAPIN AV	RMH/RLM	R-4
2060800900	4062 GARFIELD ST	RMH	R-23
2100104600	CARLSBAD BLVD	U	P/VC/OS
2060803902	249 CHINQUAPIN AVE	RMH/RH	R-23
2060803903	245 CHINQUAPIN AVE	RMH/RH	R-23
2060803905	237 CHINQUAPIN AVE	RMH/RH	R-23
2060803906	233 CHINQUAPIN AVE	RMH/RH	R-23
2060803904	241 CHINQUAPIN AVE	RMH/RH	R-23
2060803901	253 CHINQUAPIN AVE	RMH/RH	R-23
2062001200	4523 ADAMS ST	RM	R-4
2062001100	4529 ADAMS ST	RH	R-4
2062001300	ADAMS ST	RM/RH	R-4
2074204300	HORIZON DR	RLM	OS
2074125500	4445 SUNNYHILL DR	RLM	OS
2062000100	ADAMS ST	RLM/OS	R-4
2074204200	HORIZON DR	RLM	OS
2073851200	HIGH RIDGE RD	RM	OS
2081604600	FROST AVE	RM	OS
2081840700	CANNON RD	RMH/OS	OS
2080204300	EL CAMINO REAL	RLM/OS	OS
2071013300	PARK DR	RLM	OS
2072410100		E	P
2081840300	HEMINGWAY DR	RLM/OS	OS
2081617100	ASHBERRY RD	RM	OS
2071013700		L/RLM	GC
2071013500	4901 EL CAMINO REAL	RLM	R-15
2081604600	FROST AVE	RM	OS
2081623300	FROST AVE	RM	OS
2081623200	MERWIN DR	RM	OS
2081703800	CRESTVIEW DR	RLM	OS
2081616900	CIARDI CT	RM	OS
2081623500	JEFFERS PL	RM	OS
2081604700	ASHBERRY RD	RM	OS
2081617000	FROST AVE	RM	OS
2081840300	HEMINGWAY DR	RLM/OS	OS
2081617100	ASHBERRY RD	RM	OS
2081604800	ASHBERRY RD	RM	OS
2081703600	CRESTVIEW DR	RLM	OS
2081703700	CRESTVIEW DR	RLM	OS
2081623400	EL CAMINO REAL	RM	OS
2121520100	FROST AVE	RLM/OS	OS
2121503500	KEATS PL	RLM	OS
2121520100	FROST AVE	RLM/OS	OS
2121503500	KEATS PL	RLM	OS
2121503600	FROST AVE	RLM	OS

Proposed Land Use Designation Changes by APN

2121433400	JACKSPAR DR	RLM	OS
2121603000	JACKSPAR DR	RLM	OS
2100104600	CARLSBAD BLVD	U	P/VC/OS
2100104200	CARLSBAD BLVD	U	P
2071013400	PARK DR	RM	OS
2062001300	ADAMS ST	RM/RH	R-4
2074302900		RMH/OS	OS
2081840700	CANNON RD	RMH/OS	OS
2071013400	PARK DR	RM	OS
2081860200	HEMINGWAY DR	RMH	OS
2081824200	STEINBECK CT	RLM	OS
2081840700	CANNON RD	RMH/OS	OS
2081850900	TOLKIEN WAY	RMH/OS	OS
2081824100	DICKINSON DR	RLM	OS
2081833200	STEINBECK CT	RLM	OS
2081850600	WHITMAN WAY	RMH	OS
2081840300	HEMINGWAY DR	RLM/OS	OS
2081833300	TOLKIEN WAY	RLM	OS
2121603000	JACKSPAR DR	RLM	OS
2121401600	MILTON RD	RLM	OS
2100311500	5061 SHORE DR	RLM/OS	R-4/OS
2100201500	5015 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100104000	CANNON RD	U	VC/OS
2100320600	5133 CARLSBAD BL	RLM	R-15
2100610700	5229 SHORE DR	RLM/OS	R-4/OS
2100611300	5263 SHORE DR	RLM/OS	R-4/OS
2100620900	CARLSBAD BLVD	RLM	R-15
2100621100	5185 CARLSBAD BL	RLM	R-15
2100201400	5019 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100611100	5185 SHORE DR	RLM/OS	R-4/OS
2100201800	5005 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100610600	5243 SHORE DR	RLM/OS	R-4/OS
2100621000	5195 CARLSBAD BL	RLM	R-15
2100311100	5157 SHORE DR	RLM/OS	R-4/OS
2100311400	5115 SHORE DR	RLM/OS	R-4/OS
2100620700	5236 SHORE DR	RLM	R-15
2100610800	5215 SHORE DR	RLM/OS	R-4/OS
2101203200	CARLSBAD BLVD	RLM/OS	R-4/OS
2100621200	5171 CARLSBAD BL	RLM	R-15
2100611000	5195 SHORE DR	RLM/OS	R-4/OS
2100202300	5001 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2101203100	CARLSBAD BLVD	RLM/OS	R-4/OS
2100201100	5029 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100201600	TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100610500	5257 SHORE DR	RLM/OS	R-4/OS
2100104400	CARLSBAD BLVD	OS/U	OS
2100201700	5009 TIERRA DEL ORO ST	RLM/OS	R-4/OS

Proposed Land Use Designation Changes by APN

2100201000	5031 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100104600	CARLSBAD BLVD	U	P/VC/OS
2100200800	5039 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100320700	5115 CARLSBAD BL	RLM	R-15
2100311000	5143 SHORE DR	RLM/OS	R-4/OS
2100201200	5025 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100104200	CARLSBAD BLVD	U	P
2100611200	5171 SHORE DR	RLM/OS	R-4/OS
2100202200	5003 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100320800	5097 CARLSBAD BL	RLM	R-15
2100310600	5067 SHORE DR	RLM/OS	R-4/OS
2101203400	CARLSBAD BLVD	RLM/OS	R-4/OS
2100310700	SHORE DR	RLM/OS	R-4/OS
2100200900	5035 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100201300	5021 TIERRA DEL ORO ST	RLM/OS	R-4/OS
2100620800	5225 CARLSBAD BL	RLM	R-15
2100610900	5201 SHORE DR	RLM/OS	R-4/OS
2100310800	5099 SHORE DR	RLM/OS	R-4/OS
2101202700	5305 CARLSBAD BL	RLM/OS	R-4/OS
2101203300	CARLSBAD BLVD	RLM/OS	R-4/OS
2100320501	CARLSBAD BLVD	RLM	R-15
2100320502	CARLSBAD BLVD	RLM	R-15
2110222600	5770 ARMADA DR	O/PI	PI
2110231600	5355 ARMADA DR	O/PI	PI
2111000100	5740 FLEET ST	O/PI	PI
2110222500	5759 FLEET ST	O/PI	PI
2111001000	FLEET ST	O/PI	PI
2110231700	5345 ARMADA DR	O/PI	PI
2110222600	5770 ARMADA DR	O/PI	PI
2110231600	5355 ARMADA DR	O/PI	PI
2111000100	5740 FLEET ST	O/PI	PI
2110222500	5759 FLEET ST	O/PI	PI
2110222000	5790 ARMADA DR	O/PI	PI
2110230700		UA	P
2111001100	LEGO DR	O/PI/OS	PI/OS
2111001000	FLEET ST	O/PI	PI
2111001300	5780 FLEET ST	O/PI	PI
2110231700	5345 ARMADA DR	O/PI	PI
2111000200	5770 FLEET ST	O/PI	PI
2110500800		G	P
2111000400	FLEET ST	O/PI	PI
2110402000	6120 PASEO DEL NORTE	TR/O	O
2110403200	6130 PASEO DEL NORTE	TR/O/OS	O/OS
2110222000	5790 ARMADA DR	O/PI	PI
2110500900	6100 PASEO DEL NORTE	TR/O	GC
2110222800	5805 ARMADA DR	TR/C	VC
2110402900	6118 PASEO DEL NORTE	TR/O	GC

Proposed Land Use Designation Changes by APN

2110402800	PASEO DEL NORTE	TR/O	O
2110223000	5801 ARMADA DR	TR/C	VC
2111000400	FLEET ST	O/PI	PI
2111000600	5800 ARMADA DR	O/PI	PI
2110222000	5790 ARMADA DR	O/PI	PI
2110223200	5803 ARMADA DR	TR/C	VC
2120406600	6005 HIDDEN VALLEY RD	PI/OS	O/OS
2121813000	HIDDEN VALLEY RD	RM	OS
2120407000	1000 AVIARA PARKWAY	PI/OS	O/OS
2110222800	5805 ARMADA DR	TR/C	VC
2111001000	FLEET ST	O/PI	PI
2111001300	5780 FLEET ST	O/PI	PI
2122102300	EBB TIDE ST	RM	OS
2120405600	6145 LAUREL TREE LN	UA	R-30
2122111800	TOPMAST DR	RM/OS	OS
2122200900	1262 MARIPOSA RD	RLM	R-8
2122205700	1270 MARIPOSA RD	RLM	R-8
2121905800	SAPPHIRE DR	RLM	OS
2121100800	PALOMAR OAKS WAY WEST	PI	OS
2122200700	1274 MARIPOSA RD	RLM	R-8
2122200400	1286 MARIPOSA RD	RLM	R-8
2121100300	PALOMAR OAKS WAY WEST	PI/OS	PI
2121100400	PALOMAR OAKS WAY WEST	PI/OS	PI
2121905200		RLM	OS
2120407100	LAUREL TREE LN	OS/PI	O/OS
2122200200	1294 MARIPOSA RD	RLM	R-8
2122200300	1290 MARIPOSA RD	RLM	R-8
2122501500	1399 SAPPHIRE DR	RL	OS
2120407000	1000 AVIARA PARKWAY	PI/OS	O/OS
2122200500	1282 MARIPOSA RD	RLM	R-8
2121905100		RLM	OS
2120406400	PALOMAR AIRPORT RD	PI/OS	O/OS
2122201000	1258 MARIPOSA RD	RLM/RM	R-8
2122200100	1298 MARIPOSA RD	RLM	R-8
2121100700	PALOMAR OAKS WAY WEST	PI/OS	PI/OS
2121905000		RLM	OS
2121100600	PALOMAR OAKS WAY WEST	PI/OS	PI/OS
2122200800	1266 MARIPOSA RD	RLM	R-8
2120405600	6145 LAUREL TREE LN	UA	R-30
2121100500	PALOMAR OAKS WAY WEST	PI/OS	PI/OS
2122200600	1278 MARIPOSA RD	RLM	R-8
2110401800	PASEO DEL NORTE	N	O
2110402500	6125 PASEO DEL NORTE	TR/O	O
2142418700		RM	OS
2110402000	6120 PASEO DEL NORTE	TR/O	O
2110403200	6130 PASEO DEL NORTE	TR/O/OS	O/OS
2110402400	PASEO DEL NORTE	TR/O	O

Proposed Land Use Designation Changes by APN

2142419000		RM	OS
2142418900		RM	OS
2110401700	6175 PASEO DEL NORTE	N	GC
2142515700		RM	OS
2110402600	PASEO DEL NORTE	OS	O/OS
2110300800		U	P
2142418800		RM	OS
2110300600		U	P
2140109500	AVENIDA ENCINAS	U	P
2110401800	PASEO DEL NORTE	N	O
2142418700		RM	OS
2145315300	HIDDEN VALLEY RD	E	P
2142523800		RM	OS
2141404500	CAMINO DE LAS ONDAS	E	P
2143000300		RM	OS
2145800100	PLUM TREE RD	RM	OS
2143831100	6790 PASEO DEL NORTE	RM	OS
2142419000		RM	OS
2142418900		RM	OS
2121813000	HIDDEN VALLEY RD	RM	OS
2143713800		RM	OS
2142515600	CAMINITO VERDE	RM	OS
2143000800	PASEO DEL NORTE	RM	OS
2142515700		RM	OS
2145800300	PLUM TREE RD	RM	OS
2110720600	SEA GATE RD	RM	OS
2145313700	1022 LIGHTHOUSE RD	RM	OS
2141403900		OS/RM	OS
2110710800	6555 SEA GATE RD	RM	OS
2145315200	HIDDEN VALLEY RD	RM	OS
2142418800		RM	OS
2122212100	6468 PYRUS PL	RLM	R-8
2122212900	6459 PYRUS PL	RLM	R-8
2122213100	1179 MARIPOSA RD	RLM	R-8
2122202700	6426 TORREYANNA CR	RLM	R-8
2122200900	1262 MARIPOSA RD	RLM	R-8
2122211700	1166 MARIPOSA RD	RLM	R-8
2122205700	1270 MARIPOSA RD	RLM	R-8
2122006100	SAPPHIRE DR	RLM	OS
2122203200	6406 TORREYANNA CR	RLM/RM	R-8
2122203300	6402 TORREYANNA CR	RLM/RM	R-8
2122203400	6398 TORREYANNA CR	RLM/RM	R-8
2145402000	6557 CONEFLOWER DR	RM	R-4
2145402500	1254 PLUM TREE RD	RM/RLM	R-8
2145520300	6736 CAMPHOR PL	RM/RLM	R-4
2145523000	6705 BARBERRY PL	RM	R-4
2145522600	6714 BARBERRY PL	RM	R-4

Proposed Land Use Designation Changes by APN

2145400200	6560 CONEFLOWER DR	RM/RLM	R-4
2145400300	6564 CONEFLOWER DR	RM/RLM	R-4
2145400100	6556 CONEFLOWER DR	RLM/RM	R-4
2145411400	6579 PETUNIA PL	RLM/RM	R-4
2145411700	6580 CONEFLOWER DR	RM/RLM	R-4
2145523500	6723 BARBERRY PL	RM	R-4
2145524100	6747 BARBERRY PL	RM	R-4
2145413200	6569 CONEFLOWER DR	RM	R-4
2145414000	6587 PETUNIA PL	RLM/RM	R-4
2145402600	1258 PLUM TREE RD	RM/RLM	R-8
2145511200	1262 VERONICA CT	RM	R-4
2145511400	1270 VERONICA CT	RLM/RM	R-4
2145511500	1274 VERONICA CT	RM/RLM	R-4
2145520800	6708 CAMPHOR PL	RLM/RM	R-4
2145520900	6705 CAMPHOR PL	RM	R-4
2145520500	6726 CAMPHOR PL	RM/RLM	R-4
2145400400	6568 CONEFLOWER DR	RM/RLM	R-4
2145521100	6713 CAMPHOR PL	RM	R-4
2122212500	6452 PYRUS PL	RLM	R-8
2122213000	6463 PYRUS PL	RLM	R-8
2122200700	1274 MARIPOSA RD	RLM	R-8
2122212400	6456 PYRUS PL	RLM	R-8
2145411300	6583 PETUNIA PL	RLM/RM	R-4
2145521000	6709 CAMPHOR PL	RM	R-4
2145401900	6561 CONEFLOWER DR	RM	R-4
2122203000	6414 TORREYANNA CR	RLM	R-8
2122212300	6460 PYRUS PL	RLM	R-8
2122212600	6448 PYRUS PL	RLM	R-8
2145413300	6565 CONEFLOWER DR	RM	R-4
2122004500	SAPPHIRE DR	RLM	OS
2145522800	6706 BARBERRY PL	RM	R-4
2122016400	TURQUOISE DR	RLM	OS
2145402200	6549 CONEFLOWER DR	RM	R-4
2145413000	6577 CONEFLOWER DR	RM	R-4
2122200400	1286 MARIPOSA RD	RLM	R-8
2122212200	6464 PYRUS PL	RLM	R-8
2122004400	SAPPHIRE DR	RLM	OS
2145522200	6734 BARBERRY PL	RM	R-4
2122213200	1183 MARIPOSA RD	RM/RLM	R-8
2145522300	6728 BARBERRY PL	RM	R-4
2145523300	6715 BARBERRY PL	RM	R-4
2122016900	TURQUOISE DR	RLM	OS
2122204400	1263 MARIPOSA RD	RLM/RM	R-8
2121905200		RLM	OS
2122211800	1162 MARIPOSA RD	RLM	R-8
2145521500	6729 CAMPHOR PL	RM	R-4
2145712700	DAYLILY DR	RLM	OS

Proposed Land Use Designation Changes by APN

2122204100	1251 MARIPOSA RD	RLM/RM	R-8
2145523700	6731 BARBERRY PL	RM	R-4
2122200200	1294 MARIPOSA RD	RLM	R-8
2122212000	6472 PYRUS PL	RLM	R-8
2122203500	6394 TORREYANNA CR	RLM/RM	R-8
2145521900	6746 BARBERRY PL	RM	R-4
2122213400	1191 MARIPOSA RD	RLM/RM	R-8
2122200300	1290 MARIPOSA RD	RLM	R-8
2122212700	6451 PYRUS PL	RLM	R-8
2145522700	6710 BARBERRY PL	RM	R-4
2145523900	6739 BARBERRY PL	RM	R-4
2145521300	6721 CAMPHOR PL	RM	R-4
2145521800	6750 BARBERRY PL	RM	R-4
2145411900	6588 CONEFLOWER DR	RM/RLM	R-4
2122211400	1178 MARIPOSA RD	RM/RLM	R-8
2122204200	1255 MARIPOSA RD	RLM/RM	R-8
2145522400	6722 BARBERRY PL	RM	R-4
2145411800	6584 CONEFLOWER DR	RM/RLM	R-4
2145521700	6737 CAMPHOR PL	RLM/RM	R-4
2122200500	1282 MARIPOSA RD	RLM	R-8
2122203100	6410 TORREYANNA CR	RLM/RM	R-8
2145523600	6727 BARBERRY PL	RM	R-4
2121905100		RLM	OS
2145524000	6743 BARBERRY PL	RM	R-4
2145523100	6707 BARBERRY PL	RM	R-4
2145522900	6701 BARBERRY PL	RM	R-4
2145402100	6553 CONEFLOWER DR	RM	R-4
2145410100	6572 CONEFLOWER DR	RM/RLM	R-4
2122201000	1258 MARIPOSA RD	RLM/RM	R-8
2145511300	1266 VERONICA CT	RM	R-4
2145410200	6576 CONEFLOWER DR	RM/RLM	R-4
2122202900	6418 TORREYANNA CR	RLM	R-8
2122200100	1298 MARIPOSA RD	RLM	R-8
2122016500	TURQUOISE DR	RLM	OS
2145412000	1269 BELLEFLOWER RD	RM	R-4
2122202800	6422 TORREYANNA CR	RLM	R-8
2146312200	LEMON LEAF DR	RLM	OS
2122211900	6476 PYRUS PL	RLM	R-8
2145522500	6718 BARBERRY PL	RM	R-4
2122213300	1187 MARIPOSA RD	RM/RLM	R-8
2145412400	1253 BELLEFLOWER RD	RM	R-4
2145412200	1261 BELLEFLOWER RD	RM	R-4
2145523800	6735 BARBERRY PL	RM	R-4
2145521200	6717 CAMPHOR PL	RM	R-4
2122200800	1266 MARIPOSA RD	RLM	R-8
2122212800	6455 PYRUS PL	RLM	R-8
2122204300	1259 MARIPOSA RD	RLM/RM	R-8

Proposed Land Use Designation Changes by APN

2145522000	6742 BARBERRY PL	RM	R-4
2145521600	6733 CAMPHOR PL	RM	R-4
2122211600	1170 MARIPOSA RD	RM/RLM	R-8
2145520600	6720 CAMPHOR PL	RM/RLM	R-4
2145520700	6716 CAMPHOR PL	RLM/RM	R-4
2145521400	6725 CAMPHOR PL	RM	R-4
2122204500	1267 MARIPOSA RD	RLM	R-8
2145520400	6732 CAMPHOR PL	RM/RLM	R-4
2145413100	6573 CONEFLOWER DR	RM	R-4
2122200600	1278 MARIPOSA RD	RLM	R-8
2121916100		RLM	OS
2145522100	6738 BARBERRY PL	RM	R-4
2145412100	1265 BELLEFLOWER RD	RM	R-4
2145412300	1257 BELLEFLOWER RD	RM	R-4
2145523200	6711 BARBERRY PL	RM	R-4
2145523400	6719 BARBERRY PL	RM	R-4
2122211500	1174 MARIPOSA RD	RM/RLM	R-8
2122016600	TURQUOISE DR	RLM	OS
2150751200	1590 TRITON ST	RLM	OS
2150811300	1691 FISHERMAN DR	RLM	OS
2122016800	TURQUOISE DR	RLM	OS
2159503800	CORTE ORCHIDIA	RLM	OS
2150220300		RMH/RH/OS	OS
2150830900	5980 BLACK RAIL RD	OS/RLM	OS
2122016700	TURQUOISE DR	RLM	OS
2150822100	5944 BLACK RAIL RD	RLM	OS
2122016500	TURQUOISE DR	RLM	OS
2150751300	POINSETTIA LN	RLM	OS
2150220801		RMH/RH/OS	R-15
2150220808		RMH/RH/OS	R-15
2150220802		RMH/RH/OS	R-15
2150220809		RMH/RH/OS	R-15
2150220805		RMH/RH/OS	R-15
2150220806		RMH/RH/OS	R-15
2150220807		RMH/RH/OS	R-15
2150220803		RMH/RH/OS	R-15
2150220804		RMH/RH/OS	R-15
2150220810		RMH/RH/OS	R-15
2150221106		RMH/RH/OS	R-15
2150221105		RMH/RH/OS	R-15
2150221108		RMH/RH/OS	R-15
2150221109		RMH/RH/OS	R-15
2150221110		RMH/RH/OS	R-15
2150221102		RMH/RH/OS	R-15
2150221103		RMH/RH/OS	R-15
2150221101		RMH/RH/OS	R-15
2150221104		RMH/RH/OS	R-15

Proposed Land Use Designation Changes by APN

2150221107		RMH/RH/OS	R-15
2150221202		RMH/RH/OS	R-15
2150221203		RMH/RH/OS	R-15
2150221208		RMH/RH/OS	R-15
2150221201		RMH/RH/OS	R-15
2150221205		RMH/RH/OS	R-15
2150221207		RMH/RH/OS	R-15
2150221209		RMH/RH/OS	R-15
2150221204		RMH/RH/OS	R-15
2150221210		RMH/RH/OS	R-15
2150221206		RMH/RH/OS	R-15
2150221302		RMH/RH/OS	R-15
2150221304		RMH/RH/OS	R-15
2150221311		RMH/RH/OS	R-15
2150221308		RMH/RH/OS	R-15
2150221305		RMH/RH/OS	R-15
2150221306		RMH/RH/OS	R-15
2150221309		RMH/RH/OS	R-15
2150221303		RMH/RH/OS	R-15
2150221307		RMH/RH/OS	R-15
2150221310		RMH/RH/OS	R-15
2150221301		RMH/RH/OS	R-15
2158810300	BLUEGRASS LN	RM	OS
2158801000	CASSIA RD	RM	OS
2150202400	EL CAMINO REAL	RM/RLM	OS
2158800200	KALMIA CIR	RM	OS
2150220300		RMH/RH/OS	OS
2150220600		RH/OS	R-23
2150220205	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220206	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220202	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220204	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220201	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220203	FAIRLEAD AVE	RH/RMH/OS	R-23
2150220801		RMH/RH/OS	R-15
2150220808		RMH/RH/OS	R-15
2150220802		RMH/RH/OS	R-15
2150220809		RMH/RH/OS	R-15
2150220805		RMH/RH/OS	R-15
2150220806		RMH/RH/OS	R-15
2150220807		RMH/RH/OS	R-15
2150220803		RMH/RH/OS	R-15
2150220804		RMH/RH/OS	R-15
2150220810		RMH/RH/OS	R-15
2150220706		RMH/RH/OS	R-15
2150220701		RMH/RH/OS	R-15
2150220703		RMH/RH/OS	R-15

Proposed Land Use Designation Changes by APN

2150220710		RMH/RH/OS	R-15
2150220704		RMH/RH/OS	R-15
2150220708		RMH/RH/OS	R-15
2150220709		RMH/RH/OS	R-15
2150220705		RMH/RH/OS	R-15
2150220702		RMH/RH/OS	R-15
2150220707		RMH/RH/OS	R-15
2150220906		RMH/RH/OS	R-15
2150220911		RMH/RH/OS	R-15
2150220904		RMH/RH/OS	R-15
2150220907		RMH/RH/OS	R-15
2150220910		RMH/RH/OS	R-15
2150220901		RMH/RH/OS	R-15
2150220905		RMH/RH/OS	R-15
2150220909		RMH/RH/OS	R-15
2150220902		RMH/RH/OS	R-15
2150220903		RMH/RH/OS	R-15
2150220908		RMH/RH/OS	R-15
2150221302		RMH/RH/OS	R-15
2150221304		RMH/RH/OS	R-15
2150221311		RMH/RH/OS	R-15
2150221308		RMH/RH/OS	R-15
2150221305		RMH/RH/OS	R-15
2150221306		RMH/RH/OS	R-15
2150221309		RMH/RH/OS	R-15
2150221303		RMH/RH/OS	R-15
2150221307		RMH/RH/OS	R-15
2150221310		RMH/RH/OS	R-15
2150221301		RMH/RH/OS	R-15
2146136000	EMBARCADERO WAY	RMH	R-8
2146130700	SANDSIDE CT	RMH	R-8
2146131300	SEAWARD AVE	RMH	R-8
2146131600	SEAWARD AVE	RMH	R-8
2146131700	SEAWARD AVE	RMH	R-8
2146121700	SALTGRASS AVE	RMH	R-8
2146122500	STRAND ST	RMH	R-8
2146122700	STRAND ST	RMH	R-8
2146123200	STRAND ST	RMH	R-8
2146123300	CLEARWATER ST	RMH	R-8
2146122400	STRAND ST	RMH	R-8
2146122900	STRAND ST	RMH	R-8
2146126200	STRAND ST	RMH	R-8
2146125300	CLEARWATER ST	RMH	R-8
2146120600	SALTGRASS AVE	RMH	R-8
2146121000	SALTGRASS AVE	RMH	R-8
2146132500	SEAWARD AVE	RMH	R-8
2146123400	CLEARWATER ST	RMH	R-8

Proposed Land Use Designation Changes by APN

2146132600	SEAWARD AVE	RMH	R-8
2146125400	CLEARWATER ST	RMH	R-8
2146126000	SALTGRASS AVE	RMH	R-8
2146130100	SANDSIDE CT	RMH	R-8
2146130200	SANDSIDE CT	RMH	R-8
2146134400	SANDSIDE CT	RMH	R-8
2146134800	SANDSIDE CT	RMH	R-8
2146500400	EMBARCADERO LN	TR/RH	VC
2146133900	SEAWARD AVE	RMH	R-8
2146134200	SANDSIDE CT	RMH	R-8
2146133800	SEAWARD AVE	RMH	R-8
2146134000	SEAWARD AVE	RMH	R-8
2146123100	STRAND ST	RMH	R-8
2146131000	SANDSIDE CT	RMH	R-8
2146132100	SEAWARD AVE	RMH	R-8
2146132700	SEAWARD AVE	RMH	R-8
2146130400	SANDSIDE CT	RMH	R-8
2146134700	SANDSIDE CT	RMH	R-8
2146105800	CORAL REEF AVE	RM/RMH	OS
2146125100	CLEARWATER ST	RMH	R-8
2146120800	SALTGRASS AVE	RMH	R-8
2141500800	6511 AVENIDA ENCINAS	RM/O	P
2146130600	SANDSIDE CT	RMH	R-8
2146123000	STRAND ST	RMH	R-8
2146135700	SANDSIDE CT	RMH	R-8
2146130500	SANDSIDE CT	RMH	R-8
2146500500	EMBARCADERO LN	TR/RH	VC
2146135600	SEAWARD AVE	RMH	R-8
2146130900	SANDSIDE CT	RMH	R-8
2146122100	STRAND ST	RMH	R-8
2144501600	6800 AVENIDA ENCINAS	C	GC
2146122600	STRAND ST	RMH	R-8
2146132000	SEAWARD AVE	RMH	R-8
2146132800	SEAWARD AVE	RMH	R-8
2146120700	SALTGRASS AVE	RMH	R-8
2146121600	SALTGRASS AVE	RMH	R-8
2146122300	STRAND ST	RMH	R-8
2146500200	EMBARCADERO LN	TR/RH	VC
2146134900	SANDSIDE CT	RMH	R-8
2146135000	SANDSIDE CT	RMH	R-8
2146134500	SANDSIDE CT	RMH	R-8
2146134600	SANDSIDE CT	RMH	R-8
2146130300	SANDSIDE CT	RMH	R-8
2146126100	STRAND ST	RMH	R-8
2146121200	SALTGRASS AVE	RMH	R-8
2146122200	STRAND ST	RMH	R-8
2146133500	SEAWARD AVE	RMH	R-8

Proposed Land Use Designation Changes by APN

2146135500	CLEARWATER ST	RMH	R-8
2146132200	SEAWARD AVE	RMH	R-8
2146132400	SEAWARD AVE	RMH	R-8
2146121400	SALTGRASS AVE	RMH	R-8
2146131900	SEAWARD AVE	RMH	R-8
2146131100	SANDSIDE CT	RMH	R-8
2146121900	CLEARWATER ST	RMH	R-8
2146133700	SEAWARD AVE	RMH	R-8
2146120900	SALTGRASS AVE	RMH	R-8
2146131400	SEAWARD AVE	RMH	R-8
2146132300	SEAWARD AVE	RMH	R-8
2146131200	SEAWARD AVE	RMH	R-8
2146122000	CLEARWATER ST	RMH	R-8
2146131800	SEAWARD AVE	RMH	R-8
2146121300	SALTGRASS AVE	RMH	R-8
2146131500	SEAWARD AVE	RMH	R-8
2146135800	SEAWARD AVE	RMH	R-8
2146133400	SEAWARD AVE	RMH	R-8
2146134100	SEAWARD AVE	RMH	R-8
2141502000	COSTA BLVD	RM/O	P
2146130800	SANDSIDE CT	RMH	R-8
2146122800	STRAND ST	RMH	R-8
2146134300	SANDSIDE CT	RMH	R-8
2146121800	SALTGRASS AVE	RMH	R-8
2146121100	SALTGRASS AVE	RMH	R-8
2146125200	CLEARWATER ST	RMH	R-8
2146135900	BAY LN	RMH	R-8
2146133600	SEAWARD AVE	RMH	R-8
2141501200		TC	TC/OS
2146121500	SALTGRASS AVE	RMH	R-8
2146500101	6797 EMBARCADERO LN	TR/RH	VC
2146500102	6801 EMBARCADERO LN	TR/RH	VC
2145213300	BATIQUITOS DR	RM	OS
2145252300	ASPEN CT	RM	OS
2146136000	EMBARCADERO WAY	RMH	R-8
2145046200	ALDERWOOD DR	RM	OS
2144730600	LAZARETTE WAY	RM	OS
2145315300	HIDDEN VALLEY RD	E	P
2142523800		RM	OS
2141404500	CAMINO DE LAS ONDAS	E	P
2145063500	PEAR TREE DR	RM	OS
2144945500	WATERCOURSE DR	RM	OS
2144945600	HARBOR POINT RD	RM	OS
2144934700	WATERCOURSE DR	RM	OS
2143831100	6790 PASEO DEL NORTE	RM	OS
2146133200	SEAWARD AVE	RMH	R-8
2146125300	CLEARWATER ST	RMH	R-8

Proposed Land Use Designation Changes by APN

2146124000	WATERS END DR	RMH	R-8
2146123500	WATERS END DR	RMH	R-8
2146133000	SEAWARD AVE	RMH	R-8
2146123600	WATERS END DR	RMH	R-8
2146124500	WATERS END DR	RMH	R-8
2146124700	WATERS END DR	RMH	R-8
2146125400	CLEARWATER ST	RMH	R-8
2146125600	CLEARWATER ST	RMH	R-8
2146125500	CLEARWATER ST	RMH	R-8
2145075300	PEAR TREE DR	RM	OS
2146136100	SEAWARD AVE	RMH	R-8
2146125100	CLEARWATER ST	RMH	R-8
2144418200		RM	OS
2146123800	WATERS END DR	RMH	R-8
2146135400	WATERS END DR	RMH	R-8
2146132900	SEAWARD AVE	RMH	R-8
2144501600	6800 AVENIDA ENCINAS	C	GC
2146133100	SEAWARD AVE	RMH	R-8
2146132800	SEAWARD AVE	RMH	R-8
2146123900	WATERS END DR	RMH	R-8
2146135100	WATERS END DR	RMH	R-8
2144501400	AVENIDA ENCINAS	C	GC
2146134900	SANDSIDE CT	RMH	R-8
2146124300	WATERS END DR	RMH	R-8
2144501700	751 MACADAMIA DR	C	GC
2146135000	SANDSIDE CT	RMH	R-8
2146133300	SEAWARD AVE	RMH	R-8
2146125700	CLEARWATER ST	RMH	R-8
2145026100	QUIET COVE DR	RM	OS
2144727400	BATIQUITOS DR	RM	OS
2145046100	ALDERWOOD DR	RM	OS
2145016100	WHITECAP DR	RM	OS
2146124900	WATERS END DR	RMH	R-8
2146135200	WATERS END DR	RMH	R-8
2144945400	PASEO DEL NORTE	RM	OS
2143713800		RM	OS
2146135500	CLEARWATER ST	RMH	R-8
2146125000	WATERS END DR	RMH	R-8
2146124200	WATERS END DR	RMH	R-8
2146135300	WATERS END DR	RMH	R-8
2146123700	WATERS END DR	RMH	R-8
2142523700		RM	OS
2146124100	WATERS END DR	RMH	R-8
2144503200	MACADAMIA DR	C	GC
2145252400	BRIARWOOD DR	RM	OS
2145016000	POINSETTIA LN	RM	OS
2144503100	720 MACADAMIA DR	C	GC

Proposed Land Use Designation Changes by APN

2144733100	LAZARETTE WAY	RM	OS
2144927600	SKYSAIL AVE	RM	OS
2146124800	WATERS END DR	RMH	R-8
2144717700	POINSETTIA LN	RM	OS
2144947200	SEASPRAY LN	RM	OS
2144934600	PASEO DEL NORTE	RM	OS
2145026200	WHITECAP DR	RM	OS
2144501500	6830 AVENIDA ENCINAS	C	GC
2145015900	SANDCASTLE DR	RM	OS
2146133400	SEAWARD AVE	RMH	R-8
2146126300	MACADAMIA DR	RMH	R-8
2144915900	SKYSAIL AVE	RM	OS
2145036800	PEAR TREE DR	RM	OS
2145036900	PEAR TREE DR	RM	OS
2145015800	SANDCASTLE DR	RM	OS
2145036700	PEAR TREE DR	RM	OS
2146125200	CLEARWATER ST	RMH	R-8
2146124400	WATERS END DR	RMH	R-8
2146125800	CLEARWATER ST	RMH	R-8
2144501900	6860 AVENIDA ENCINAS	C	GC
2146124600	WATERS END DR	RMH	R-8
2146136200	AVENIDA ENCINAS	RMH	R-8
2145213300	BATIQUITOS DR	RM	OS
2145252300	ASPEN CT	RM	OS
2145252100	BRIARWOOD DR	RM	OS
2145512300	1250 VERONICA CT	RM	R-4
2146421400	7012 CINNAMON TEAL ST	RM	OS
2145524100	6747 BARBERRY PL	RM	R-4
2156431100	KESTREL DR	RLM	OS
2145511200	1262 VERONICA CT	RM	R-4
2145511400	1270 VERONICA CT	RLM/RM	R-4
2146436100	7049 MARSH WREN ST	RM	OS
2145511100	1258 VERONICA CT	RM	R-4
2145512100	1257 VERONICA CT	RLM/RM	R-4
2145075300	PEAR TREE DR	RM	OS
2145242500	BRIARWOOD DR	RM	OS
2145222300	MAPLE LEAF DR	RM	OS
2145262500	BRIARWOOD DR	RM	OS
2146435400	7077 MARSH WREN ST	RM	OS
2145232800	BRIARWOOD DR	RM	OS
2156423500	AVIARA PKY	RLM	OS
2145512000	6765 LONICERA ST	RM	OS
2145511000	1254 VERONICA CT	RM	R-4
2145252400	BRIARWOOD DR	RM	OS
2156430800	KESTREL DR	RLM	OS
2146422600	7033 MARSH WREN ST	RM	OS
2145512200	1253 VERONICA CT	RLM/RM	R-4

Proposed Land Use Designation Changes by APN

2145511300	1266 VERONICA CT	RM	R-4
2145232700	BRIARWOOD DR	RM	OS
2145510600	1261 VERONICA CT	RLM/RM	R-4
2146312200	LEMON LEAF DR	RLM	OS
2145036900	PEAR TREE DR	RM	OS
2156413300	1381 NIGHTSHADE RD	RLM	OS
2145213200	BATIKUITOS DR	RM	OS
2146423500	MARSH WREN ST	RM	OS
2145512400	LONICERA ST	RLM/RM	R-4
2158301500	BLACK RAIL CT	RM	OS
2159602000	AVENA CT WEST	RM	OS
2157301100	AMBROSE LN	RM	OS
2150411100	DOCENA RD	RLM	OS
2159503800	CORTE ORCHIDIA	RLM	OS
2158301200	BLACK RAIL CT	RM	OS
2159602400	AVENA CT EAST	RM	OS
2159602300	AVENA CT EAST	RM	OS
2150411000	CABELA PL	RLM	OS
2159602100	AVENA CT EAST	RM	OS
2158301400	BLACK RAIL CT	RM	OS
2150507400	6880 AMBROSIA LN	E	P
2156413300	1381 NIGHTSHADE RD	RLM	OS
2158301600	BLACK RAIL CT	RM	OS
2157301200	AMBROSE LN	RM	OS
2150431300	OCEAN CREST AVE	RLM	OS
2159213400	POINSETTIA LN	RLM	OS
2150202400	EL CAMINO REAL	RM/RLM	OS
2156316100	ALGA RD	OS/RLM	OS
2150507400	6880 AMBROSIA LN	E	P
2141603700	PONTO DR	RMH/TR	VC
2145900100	CARLSBAD BLVD	RMH	OS
2141501200		TC	TC/OS
2144837600	LINDEN TER	RM	OS
2141603900	PONTO DR	RMH/TR	VC
2165203700	BINNACLE DR	RM	OS
2160100100		RMH	GC
2161404300	AVENIDA ENCINAS	UA	R-23/GC
2165712200	WINDROSE CIR	RM	OS
2165701000	NEPTUNE DR	RM	OS
2165203900	MARINE PL	RM	OS
2141603700	PONTO DR	RMH/TR	VC
2160100200		RMH	GC
2165712800	WINDROSE CIR	RM	OS
2165203800	BUOY AVE	RM	OS
2160100300		RMH	GC
2165700900	WINDROSE CIR	RM	OS
2144837400	BATIKUITOS DR	RM	OS

Proposed Land Use Designation Changes by APN

2165712300	MERMAID LN	RM	OS
2144727400	BATIQUITOS DR	RM	OS
2165701100	AVENIDA ENCINAS	RM	OS
2165103600	DORY LN	RM	OS
2165101200	ANCHORAGE AVE	RM	OS
2141603800	PONTO DR	RMH/TR	VC
2165505100		RM	OS
2144825400	BATIQUITOS DR	RM	OS
2165302600	CAPSTAN DR	RM	OS
2144717700	POINSETTIA LN	RM	OS
2144837700	LANTANA TER	RM	OS
2160100500		RMH	GC
2141501200		TC	TC/OS
2160100400		RMH	GC
2156431100	KESTREL DR	RLM	OS
2156430800	KESTREL DR	RLM	OS
2158603100	MELODIA TER	RLM	OS
2157700900	HUMMINGBIRD RD	RM	OS
2157301300	AMBROSE LN	RM	OS
2158310100	BLACK RAIL CT	RM	OS
2157400600	TANAGER DR	RM	OS
2156710200	AVIARA PKY	OS/RM	OS
2155922800	KINGFISHER PL	OS/TR	VC
2159410800	KINGFISHER LN	RM	OS
2156025400	AVIARA PKY	RLM	OS
2158301300	7189 SURFBIRD CR	RM	OS
2157400700	ROBIN PL	RM	OS
2159411000	KINGFISHER LN	RM	OS
2158301400	BLACK RAIL CT	RM	OS
2150507400	6880 AMBROSIA LN	E	P
2158301600	BLACK RAIL CT	RM	OS
2157301200	AMBROSE LN	RM	OS
2157700900	HUMMINGBIRD RD	RM	OS
2156710200	AVIARA PKY	OS/RM	OS
2156025400	AVIARA PKY	RLM	OS
2157400700	ROBIN PL	RM	OS
2161211700	7555 BATIQUITOS DR	RM/OS	OS
2156025300	AVIARA PKY	RLM/OS	OS
2156316100	ALGA RD	OS/RLM	OS
2155921600	LUPINE RD	OS/RLM	OS
2150507400	6880 AMBROSIA LN	E	P
2157701000	HUMMINGBIRD RD	RM	OS
2155033713	1816 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033711	1832 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033712	1820 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033714	1812 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033715	1808 COTTONWOOD AV	RM/RLM/OS	R-8/OS

Proposed Land Use Designation Changes by APN

2155033716	1804 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033717	1790 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033720	1778 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033718	1786 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033719	1782 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033722	1766 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033723	1762 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033725	1754 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033727	1801 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033732	7005 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033733	7009 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033734	7013 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033705	7008 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033701	7028 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033704	7012 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033706	7004 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033707	1848 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033708	1844 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033709	1840 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033736	7019 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033729	1809 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033731	1817 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033702	7024 GOLDENROD WY	RM/RLM/OS	R-8/OS
2155033710	1836 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033730	1813 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033724	1758 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033726	1750 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033728	1805 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033735	7015 GOLDENROD WY #35	RM/RLM/OS	R-8/OS
2155033721	1774 COTTONWOOD AV	RM/RLM/OS	R-8/OS
2155033703	7020 GOLDENROD WY	RM/RLM/OS	R-8/OS
2161404400	AVENIDA ENCINAS	TR/C/OS	VC/OS
2165712700	NAVIGATOR CIR	RM	OS
2161404300	AVENIDA ENCINAS	UA	R-23/GC
2165712400	SEASHELL CT	RM	OS
2165606300		RM	OS
2164200100	NAVIGATOR CIR	RM	OS
2165302500	CAPSTAN DR	RM	OS
2165712900	NAVIGATOR CIR	RM	OS
2165712800	WINDROSE CIR	RM	OS
2165712300	MERMAID LN	RM	OS
2165712500	NEPTUNE DR	RM	OS
2161403900	WINDROSE CIR	RMH	OS
2165103600	DORY LN	RM	OS
2165505100		RM	OS
2165103700	AVENIDA ENCINAS	RM	OS
2165606600	WINDROSE CIR	RM	OS

Proposed Land Use Designation Changes by APN

2165302600	CAPSTAN DR	RM	OS
2165606200		RM	OS
2160100500		RMH	GC
2165712600	NAVIGATOR CIR	RM	OS
2158012800	BATIQUITOS DR	RLM	P
2157901600	BATIQUITOS DR	RLM	OS
2155922800	KINGFISHER PL	OS/TR	VC
2157901600	BATIQUITOS DR	RLM	OS
2161211700	7555 BATIQUITOS DR	RM/OS	OS
2550121600	1961 BUCKTHORN CT	C/O/RMH	R-15
2550121400	CALLE BARCELONA	C/O/RMH/OS	OS
2550122000	LEVANTE ST	C/O/RMH	R-15
2550121900	LEVANTE ST	C/O/RMH	R-15
2550121300	EL CAMINO REAL	C/O/RMH/OS	OS
2550120300	CALLE BARCELONA	OS/R/O/RMH	OS
2550121600	1961 BUCKTHORN CT	C/O/RMH	R-15
2550120500	CALLE BARCELONA	C/O/RMH/OS	R/OS
2550121400	CALLE BARCELONA	C/O/RMH/OS	OS
2550121500	1950 CALLE BARCELONA	C/O/RMH	R-15
2550122000	LEVANTE ST	C/O/RMH	R-15
2550121900	LEVANTE ST	C/O/RMH	R-15
2550120400	0 CALLE BARCELONA	R/O/RMH	R

Proposed Zone Changes

(*note that any proposed zone changes within the deferred certification areas are not under review in this amendment request)

APN	AssessorSitusAddress	ExistingZoning	NewZoning
1560311100	2248 JEFFERSON ST	R-1	R-1/OS
1560311200	2240 JEFFERSON ST	R-1	R-1/OS
1563500200	2305 PIO PICO DR	R-1	R-1/OS
1560511800		R-1	R-1/OS
1552210900	2361 BUENA VISTA CR	R-1-10000/R-3	R-1-10000
1560512400	0 HIGHLAND DR	R-1	R-1/OS
1560310900	2300 PIO PICO DR	R-1	R-1/OS
1560311000	2256 JEFFERSON ST	R-1	R-1/OS
1563500100	PIO PICO	R-1	R-1/OS
1563501200	PIO PICO DR	R-1	R-1/OS
1563510100		R-1	R-1/OS
1552513800	925 BUENA PL	R-3	R-1
1552211400	2461 BUENA VISTA CR	R-P	RD-M
1552211500	2451 BUENA VISTA CR	R-P	RD-M
1552210900	2361 BUENA VISTA CR	R-1-10000/R-3	R-1-10000
1552231800	624 LAGUNA DR	R-3	RD-M
1552211300	590 LAGUNA DR	R-P	O
1552232001	LAGUNA DR	R-3	RD-M
1552232003	LAGUNA DR	R-3	RD-M
1552232004	LAGUNA DR	R-3	RD-M
1552232002	LAGUNA DR	R-3	RD-M
1552232101	LAGUNA DR	R-3	RD-M
1552232102	LAGUNA DR	R-3	RD-M
1552232103	LAGUNA DR	R-3	RD-M
1552232105	LAGUNA DR	R-3	RD-M
1552232106	LAGUNA DR	R-3	RD-M
1552232107	LAGUNA DR	R-3	RD-M
1552232110	LAGUNA DR	R-3	RD-M
1552232112	LAGUNA DR	R-3	RD-M
1552232104	LAGUNA DR	R-3	RD-M
1552232108	LAGUNA DR	R-3	RD-M
1552232111	LAGUNA DR	R-3	RD-M
1552232109	LAGUNA DR	R-3	RD-M
2032510600	3053 OCEAN ST	R-3	R-3/OS
2032510800	3075 OCEAN ST	R-3	R-3/OS
2032502500	3180 CARLSBAD BL	R-3/V-R	V-R
2032510200	3009 OCEAN ST	R-3	R-3/OS
2032310100	2855 CARLSBAD BL	V-R/R-3	V-R
2032510700	3065 OCEAN ST	R-3	R-3/OS
2032502600	3136 CARLSBAD BL	C-T/V-R	V-R
2032510300	3015 OCEAN ST	R-3	R-3/OS
2032510100	3001 OCEAN ST	R-3	R-3/OS
2032330300	2950 OCEAN ST	R-3	C-T
2032500800	3155 LINCOLN ST	C-T	V-R
2032510400	3021 OCEAN ST	R-3	R-3/OS
2032510902	3085 OCEAN ST	R-3	R-3/OS

EXHIBIT NO. 5

Proposed Zone Changes

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)



California Coastal Commission

Proposed Zone Changes

2032510901	3083 OCEAN ST	R-3	R-3/OS
2032511001	3093 OCEAN ST	R-3	R-3/OS
2032511002	3095 OCEAN ST	R-3	R-3/OS
2032511003	3097 OCEAN ST	R-3	R-3/OS
2052704500	3700 PIO PICO DR	C-T-Q	C-T
2052704300	3780 PIO PICO DR	C-T-Q/R-1	C-T
2052700900	3821 ADAMS ST	R-1	C-T
2052704400	3801 ADAMS ST	C-T-Q/R-1	C-T
2052703600	3890 PIO PICO DR	C-1	C-T
2071307400	3990 HIGHLAND DR	R-1/R-1-10000	R-1-10000
2070731000	4056 SKYLINE RD	R-A-10000	R-1-15000
2070731200	4080 SKYLINE RD	R-A-10000/R-1-15000	R-1-15000
2070731100	SKYLINE RD	R-A-10000	R-1-15000
2073813800	POINTE AVE EAST	P-C	OS
2070633100	3801 ALDER AV	R-1-15000	R-1-15000/OS
2073854800		R-A-10000	OS
2070730900	4060 SKYLINE RD	R-A-10000	R-1-15000
2070632400	3800 ALDER AV	R-1-15000	R-1-15000/OS
2071307400	3990 HIGHLAND DR	R-1/R-1-10000	R-1-10000
2042531400	3862 CARLSBAD BL	R-3	RD-M
2042532000	3878 CARLSBAD BL	C-2	C-T
2042700100	3840 GARFIELD ST	R-2	RD-M
2042531600	REDWOOD AV	R-3	RD-M
2060800200	4016 GARFIELD ST	R-2	RD-M
2042530600	150 TAMARACK AV	R-3	RD-M
2042530700	148 TAMARACK AV	R-3	RD-M
2042520500	3839 GARFIELD ST	R-2	RD-M
2060120600	3950 GARFIELD ST	R-2	RD-M
2042700600	265 HEMLOCK AV	R-3	RD-M
2042520300	3825 GARFIELD ST	R-2	RD-M
2042521900	159 HEMLOCK AV	R-3	RD-M
2042522000	167 HEMLOCK AV	R-3	RD-M
2042704800	355 HEMLOCK AV	R-3	RD-M
2042530300	3881 GARFIELD ST	R-2	RD-M
2042522100	3840 CARLSBAD BL	R-3	RD-M
2060120700	3960 GARFIELD ST	R-2	RD-M
2060120400	3930 GARFIELD ST	R-2	RD-M
2042700500	245 HEMLOCK AV	R-3	RD-M
2042520200	3815 GARFIELD ST	R-2	RD-M
2042520100	3805 GARFIELD ST	R-2	RD-M
2042521800	151 HEMLOCK AV	R-3	RD-M
2042531300	3870 CARLSBAD BLVD	R-3	RD-M
2042530400	3895 GARFIELD ST	R-2	RD-M
2042700800	305 HEMLOCK AV	R-3	RD-M
2042700900	315 HEMLOCK AV	R-3	RD-M
2042702200	3878 GARFIELD ST	R-2	RD-M
2042521600	131 HEMLOCK AV	R-3	RD-M

Proposed Zone Changes

2042520800	148 REDWOOD AV	R-3	RD-M
2042520700	150 REDWOOD AV	R-3	RD-M
2042700400	3806 GARFIELD ST	R-3	RD-M
2042531800	159 REDWOOD AV	R-3	RD-M
2042520400	3831 GARFIELD ST	R-2	RD-M
2042520600	152 REDWOOD AV	R-3	RD-M
2042520900	146 REDWOOD AV	R-3	RD-M
2042531900	167 REDWOOD AV	R-3	RD-M
2042700700	285 HEMLOCK AV	R-3	RD-M
2042521000	144 REDWOOD AV	R-3	RD-M
2042700200	3832 GARFIELD ST	R-2	RD-M
2060201100	330 CHINQUAPIN AV	R-1	RD-M
2042704200	3884 GARFIELD ST	R-2	RD-M
2042530800	140 TAMARACK AV	R-3	RD-M
2042704300	3894 GARFIELD ST	R-2	RD-M
2042531500	REDWOOD AV	R-3	RD-M
2042521700	141 HEMLOCK AV	R-3	RD-M
2060800100	4008 GARFIELD ST	R-2	RD-M
2042530500	160 TAMARACK AV	R-3	RD-M
2042530100	3861 GARFIELD ST	R-2	RD-M
2042702100	3870 GARFIELD ST	R-2	RD-M
2042530900	130 TAMARACK AV	R-3	RD-M
2060120500	3940 GARFIELD ST	R-2	RD-M
2042521300	3824 CARLSBAD BL	R-3	RD-M
2042521500	3810 CARLSBAD BL	R-3	RD-M
2042702000	3860 GARFIELD ST	R-2	RD-M
2060120800	3968 GARFIELD ST	R-2	RD-M
2042531700	151 REDWOOD AV	R-3	RD-M
2042530201	3877 GARFIELD ST	R-2	RD-M
2042530202	3875 GARFIELD ST	R-2	RD-M
2042700301	3812 GARFIELD ST	R-2	RD-M
2042700302	3812 GARFIELD ST	R-2	RD-M
2042704701	335 HEMLOCK AV	R-3	RD-M
2042704702	333 HEMLOCK AV	R-3	RD-M
2042704703	331 HEMLOCK AV	R-3	RD-M
2042521401	3820 CARLSBAD BL #A	R-3	RD-M
2042521402	3820 CARLSBAD BL #B	R-3	RD-M
2042521404	3820 CARLSBAD BL #D	R-3	RD-M
2042521403	3820 CARLSBAD BL #C	R-3	RD-M
2042704911	HEMLOCK AVE	R-3	RD-M
2042704901	HEMLOCK AVE	R-3	RD-M
2042704902	HEMLOCK AVE	R-3	RD-M
2042704903	HEMLOCK AVE	R-3	RD-M
2042704905	HEMLOCK AVE	R-3	RD-M
2042704906	HEMLOCK AVE	R-3	RD-M
2042704907	HEMLOCK AVE	R-3	RD-M
2042704908	HEMLOCK AVE	R-3	RD-M

Proposed Zone Changes

2042704909	HEMLOCK AVE	R-3	RD-M
2042704904	HEMLOCK AVE	R-3	RD-M
2042704910	HEMLOCK AVE	R-3	RD-M
2060921900	GARFIELD ST	R-2	RD-M
2060911800	DATE AV	R-2	RD-M
2060912100	353 DATE AV	R-2	RD-M
2060912500	OLIVE AVE	R-2	OS
2060920200	231 OLIVE AV	R-2	RD-M
2060920900	315 OLIVE AV	R-2	RD-M
2060911700	DATE AV	R-2	RD-M
2060910200	4078 GARFIELD ST	R-2	RD-M
2060910300	4084 GARFIELD ST	R-2	RD-M
2060910600	220 OLIVE AV	R-2	RD-M
2060910800	236 OLIVE AV	R-2	RD-M
2060910900	305 DATE AV	R-2	RD-M
2061204000	1085 CHINQUAPIN AV	RD-M-Q/R-1	R-1
2060802600	358 DATE AV	R-2	RD-M
2060802200	354 DATE AV	R-2	RD-M
2060802300	334 DATE AV	R-2	RD-M
2060911400	393 DATE AV	R-2	RD-M
2060911900	335 DATE AV	R-2	RD-M
2060910400	4090 GARFIELD ST	R-2	RD-M
2060911200	327 DATE AV	R-2	RD-M
2060912400	346 OLIVE AV	R-2	RD-M
2060801900	395 CHINQUAPIN AV	R-2	RD-M
2060910100	4072 GARFIELD ST	R-2	RD-M
2060912300	338 OLIVE AV	R-2	RD-M
2060801800	385 CHINQUAPIN AV	R-2	RD-M
2060921800	GARFIELD ST	R-2	RD-M
2060921600	217 OLIVE AV	R-2	RD-M
2060911500	352 OLIVE AV	R-2	RD-M
2060912000	349 DATE AV	R-2	RD-M
2060201100	330 CHINQUAPIN AV	R-1	RD-M
2060911100	306 OLIVE AV	R-2	RD-M
2060911000	260 OLIVE AV	R-2	RD-M
2060910500	4092 GARFIELD ST	R-2	RD-M
2060202400	390 CHINQUAPIN AV	R-1	RD-M
2060912200	324 OLIVE AV	R-2	RD-M
2060802400	314 DATE AV	R-2	RD-M
2042804000	548 TAMARACK AV	R-1	RD-M
2042804100	546 TAMARACK AV	R-1	RD-M
2042801500	3880 HIBISCUS CR	R-1	RD-M
2042802300	438 TAMARACK AV	R-1	RD-M
2042801700	600 TAMARACK AV	R-1	RD-M
2060922000	241 OLIVE AVE	R-2	RD-M
2060802503	DATE AVE	R-2	RD-M
2060802505	DATE AVE	R-2	RD-M

Proposed Zone Changes

2060802506	DATE AVE	R-2	RD-M
2060802507	DATE AVE	R-2	RD-M
2060802508	DATE AVE	R-2	RD-M
2060802501	DATE AVE	R-2	RD-M
2060802502	DATE AVE	R-2	RD-M
2060802504	DATE AVE	R-2	RD-M
2061923900	4470 ADAMS ST	R-T	R-1-15000
2061920500	4510 ADAMS ST	R-T	R-1-15000
2070831800	4639 TELESCOPE AV	R-A-10000/R-1-15000	R-1-10000
2061924000	4480 ADAMS ST	R-T	R-1-15000
2081604600	FROST AVE	R-1	OS
2081840700	CANNON RD	R-3-Q	OS
2081840300	HEMINGWAY DR	R-1-Q	OS
2081617100	ASHBERRY RD	R-1	OS
2071013700		C-2-Q/C-2/R-A-10000	C-2
2071013500	4901 EL CAMINO REAL	R-A-10000	RD-M
2081604600	FROST AVE	R-1	OS
2081840200	5200 HEMINGWAY DR	RD-M-Q	RD-M-Q/OS
2081623300	FROST AVE	R-1	OS
2081623200	MERWIN DR	R-1	OS
2081703800	CRESTVIEW DR	R-A-10000	OS
2081616900	CIARDI CT	R-1	OS
2081623500	JEFFERS PL	R-1	OS
2081604700	ASHBERRY RD	R-1	OS
2081617000	FROST AVE	R-1	OS
2081840300	HEMINGWAY DR	R-1-Q	OS
2081617100	ASHBERRY RD	R-1	OS
2081604800	ASHBERRY RD	R-1	OS
2081703600	CRESTVIEW DR	R-A-10000	OS
2081703700	CRESTVIEW DR	R-A-10000	OS
2081623400	EL CAMINO REAL	R-1	OS
2121503500	KEATS PL	R-1	OS
2081840100	HEMINGWAY DR	R-1-Q	OS
2121503500	KEATS PL	R-1	OS
2121503600	FROST AVE	R-1	OS
2121433400	JACKSPAR DR	R-1	OS
2121603000	JACKSPAR DR	R-1	OS
2110103100	CANNON RD	P-U/OS	OS
2081840700	CANNON RD	R-3-Q	OS
2081860200	HEMINGWAY DR	R-3-Q	OS
2110103100	CANNON RD	P-U/OS	OS
2081824200	STEINBECK CT	R-1-Q	OS
2081840200	5200 HEMINGWAY DR	RD-M-Q	RD-M-Q/OS
2081840700	CANNON RD	R-3-Q	OS
2081840500	HEMINGWAY DR	R-3-Q	OS
2081850900	TOLKIEN WAY	R-3-Q	OS
2081824100	DICKINSON DR	R-1-Q	OS

Proposed Zone Changes

2081850400	STEINBECK CT	R-1-Q	OS
2081833200	STEINBECK CT	R-1-Q	OS
2081850600	WHITMAN WAY	R-3-Q	OS
2081850200	TOLKEN WAY	R-1-Q	OS
2081840300	HEMINGWAY DR	R-1-Q	OS
2081850100	TOLKEN WAY	R-1-Q	OS
2081833300	TOLKIEN WAY	R-1-Q	OS
2081840100	HEMINGWAY DR	R-1-Q	OS
2121603000	JACKSPAR DR	R-1	OS
2121401600	MILTON RD	R-1	OS
2120503700	SLIPPERY HILL LN	L-C	R-1
2120503800	SLIPPERY HILL LN	L-C	R-1
2120503900	SLIPPERY HILL LN	L-C	R-1
2120501300		L-C	R-1
2120503600	SLIPPERY HILL LN	L-C	R-1
2100311500	5061 SHORE DR	R-1	R-1/OS
2100201500	5015 TIERRA DEL ORO ST	R-1	R-1/OS
2100320600	5133 CARLSBAD BL	R-2	RD-M
2100610700	5229 SHORE DR	R-1	R-1/OS
2100611300	5263 SHORE DR	R-1	R-1/OS
2100620900	CARLSBAD BLVD	R-2	RD-M
2100621100	5185 CARLSBAD BL	R-2	RD-M
2100201400	5019 TIERRA DEL ORO ST	R-1	R-1/OS
2100611100	5185 SHORE DR	R-1	R-1/OS
2100201800	5005 TIERRA DEL ORO ST	R-1	R-1/OS
2100610600	5243 SHORE DR	R-1	R-1/OS
2100621000	5195 CARLSBAD BL	R-2	RD-M
2100311100	5157 SHORE DR	R-1	R-1/OS
2100311400	5115 SHORE DR	R-1	R-1/OS
2100620700	5236 SHORE DR	R-2	RD-M
2100610800	5215 SHORE DR	R-1	R-1/OS
2101203200	CARLSBAD BLVD	R-1	R-1/OS
2100621200	5171 CARLSBAD BL	R-2	RD-M
2100611000	5195 SHORE DR	R-1	R-1/OS
2100202300	5001 TIERRA DEL ORO ST	R-1	R-1/OS
2101203100	CARLSBAD BLVD	R-1	R-1/OS
2100201100	5029 TIERRA DEL ORO ST	R-1	R-1/OS
2100201600	TIERRA DEL ORO ST	R-1	R-1/OS
2100610500	5257 SHORE DR	R-1	R-1/OS
2100201700	5009 TIERRA DEL ORO ST	R-1	R-1/OS
2100201000	5031 TIERRA DEL ORO ST	R-1	R-1/OS
2100200800	5039 TIERRA DEL ORO ST	R-1	R-1/OS
2100320700	5115 CARLSBAD BL	R-2	RD-M
2100311000	5143 SHORE DR	R-1	R-1/OS
2100201200	5025 TIERRA DEL ORO ST	R-1	R-1/OS
2100611200	5171 SHORE DR	R-1	R-1/OS
2100202200	5003 TIERRA DEL ORO ST	R-1	R-1/OS

Proposed Zone Changes

2100320800	5097 CARLSBAD BL	R-2	RD-M
2100310600	5067 SHORE DR	R-1	R-1/OS
2101203400	CARLSBAD BLVD	R-1	R-1/OS
2100310700	SHORE DR	R-1	R-1/OS
2100200900	5035 TIERRA DEL ORO ST	R-1	R-1/OS
2100201300	5021 TIERRA DEL ORO ST	R-1	R-1/OS
2100620800	5225 CARLSBAD BL	R-2	RD-M
2100610900	5201 SHORE DR	R-1	R-1/OS
2100310800	5099 SHORE DR	R-1	R-1/OS
2101202700	5305 CARLSBAD BL	R-1	R-1/OS
2101203300	CARLSBAD BLVD	R-1	R-1/OS
2100320501	CARLSBAD BLVD	R-2	RD-M
2100320502	CARLSBAD BLVD	R-2	RD-M
2110222600	5770 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110231600	5355 ARMADA DR	O-Q/P-M-Q	P-M-Q
2111000100	5740 FLEET ST	O-Q/P-M-Q	P-M-Q
2110222500	5759 FLEET ST	O-Q/P-M-Q	P-M-Q
2111001000	FLEET ST	O-Q/P-M-Q	P-M-Q
2110231700	5345 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110222600	5770 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110231600	5355 ARMADA DR	O-Q/P-M-Q	P-M-Q
2111000100	5740 FLEET ST	O-Q/P-M-Q	P-M-Q
2110222500	5759 FLEET ST	O-Q/P-M-Q	P-M-Q
2110222000	5790 ARMADA DR	O-Q/P-M-Q	P-M-Q
2111001100	LEGO DR	O-Q/P-M-Q	P-M-Q/OS
2111001000	FLEET ST	O-Q/P-M-Q	P-M-Q
2111001300	5780 FLEET ST	O-Q/P-M-Q	P-M-Q
2110231700	5345 ARMADA DR	O-Q/P-M-Q	P-M-Q
2111000200	5770 FLEET ST	O-Q/P-M-Q	P-M-Q
2110103100	CANNON RD	P-U/OS	OS
2111000400	FLEET ST	O-Q/P-M-Q	P-M-Q
2110402000	6120 PASEO DEL NORTE	R-P	O
2110403200	6130 PASEO DEL NORTE	R-P/OS	O/OS
2110222000	5790 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110500900	6100 PASEO DEL NORTE	R-P	C-2
2110222800	5805 ARMADA DR	C-T-Q/C-2-Q	C-T-Q
2101001000		R-A-10000	OS
2110402900	6118 PASEO DEL NORTE	R-P	C-2
2110402800	PASEO DEL NORTE	R-P	O
2110223000	5801 ARMADA DR	C-T-Q/C-2-Q	C-T-Q
2111000400	FLEET ST	O-Q/P-M-Q	P-M-Q
2111000600	5800 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110222000	5790 ARMADA DR	O-Q/P-M-Q	P-M-Q
2110223200	5803 ARMADA DR	C-T-Q/C-2-Q	C-T-Q
2120406600	6005 HIDDEN VALLEY RD	P-M-Q/OS	O/OS
2121813000	HIDDEN VALLEY RD	R-1-Q	OS
2120407000	1000 AVIARA PARKWAY	P-M-Q/OS	O/OS

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2110222800	5805 ARMADA DR	C-T-Q/C-2-Q	C-T-Q
2111001000	FLEET ST	O-Q/P-M-Q	P-M-Q
2111001300	5780 FLEET ST	O-Q/P-M-Q	P-M-Q
2122102300	EBB TIDE ST	R-1-Q	OS
2120405600	6145 LAUREL TREE LN	E-A	RD-M
2122111800	TOPMAST DR	R-1-Q	OS
2122205700	1270 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2121905800	SAPPHIRE DR	R-1	OS
2121100800	PALOMAR OAKS WAY WEST	P-M	OS
2122200700	1274 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122200400	1286 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2121905200		R-1	OS
2120407100	LAUREL TREE LN	P-M-Q	O/OS
2122200200	1294 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2120402600	PALOMAR AIRPORT RD	P-M-Q	P-M-Q/OS
2122200300	1290 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122501500	1399 SAPPHIRE DR	R-1-10000	OS
2120407000	1000 AVIARA PARKWAY	P-M-Q/OS	O/OS
2120407200	LAUREL TREE LN	P-M-Q	OS
2122200500	1282 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2121905100		R-1	OS
2120406400	PALOMAR AIRPORT RD	P-M-Q/OS	O/OS
2122200100	1298 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2121100700	PALOMAR OAKS WAY WEST	P-M	P-M/OS
2121905000		R-1	OS
2121100600	PALOMAR OAKS WAY WEST	P-M	P-M/OS
2122200800	1266 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2120405600	6145 LAUREL TREE LN	E-A	RD-M
2121100500	PALOMAR OAKS WAY WEST	P-M	P-M/OS
2122200600	1278 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2110402500	6125 PASEO DEL NORTE	R-P	O
2140210200	6461 SURFSIDE LN	R-1-10000	R-1
2140223000	6489 FRANCISCAN RD	R-1-10000	R-1
2140223300	6488 SURFSIDE LN	R-1-10000	R-1
2140223400	6494 SURFSIDE LN	R-1-10000	R-1
2140230400	6468 FRANCISCAN RD	R-1-10000	R-1
2140230800	6492 FRANCISCAN RD	R-1-10000	R-1
2140211200	6485 SURFSIDE LN	R-1-10000	R-1
2140222900	6476 SURFSIDE LN	R-1-10000	R-1
2140222600	6453 FRANCISCAN RD	R-1-10000	R-1
2110402000	6120 PASEO DEL NORTE	R-P	O
2110403200	6130 PASEO DEL NORTE	R-P/OS	O/OS
2140231400	6456 FRANCISCAN RD	R-1-10000	R-1
2110402400	PASEO DEL NORTE	R-P	O
2140222800	6477 FRANCISCAN RD	R-1-10000	R-1
2140220200	6458 SURFSIDE LN	R-1-10000	R-1
2140230300	6462 FRANCISCAN RD	R-1-10000	R-1

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2140211100	6479 SURFSIDE LN	R-1-10000	R-1
2140223100	6495 FRANCISCAN RD	R-1-10000	R-1
2140210100	6455 SURFSIDE LN	R-1-10000	R-1
2140230700	6486 FRANCISCAN RD	R-1-10000	R-1
2140230900	6498 FRANCISCAN RD	R-1-10000	R-1
2140221500	6483 FRANCISCAN RD	R-1-10000	R-1
2140221700	6471 FRANCISCAN RD	R-1-10000	R-1
2140221800	6465 FRANCISCAN RD	R-1-10000	R-1
2110402600	PASEO DEL NORTE	R-P	O/OS
2140220300	6464 SURFSIDE LN	R-1-10000	R-1
2140210400	6473 SURFSIDE LN	R-1-10000	R-1
2140231300	FRANCISCAN RD	R-1-10000	R-1
2140210300	6467 SURFSIDE LN	R-1-10000	R-1
2140220400	6470 SURFSIDE LN	R-1-10000	R-1
2140231100	6480 FRANCISCAN RD	R-1-10000	R-1
2140230500	6474 FRANCISCAN RD	R-1-10000	R-1
2140222700	6459 FRANCISCAN RD	R-1-10000	R-1
2140211300	6491 SURFSIDE LN	R-1-10000	R-1
2140220100	6452 SURFSIDE LN	R-1-10000	R-1
2140220600	6482 SURFSIDE LN	R-1-10000	R-1
2140109700	AVENIDA ENCINAS	P-M/O/P-U	P-M/O
2145800100	PLUM TREE RD	RD-M-Q	OS
2121813000	HIDDEN VALLEY RD	R-1-Q	OS
2145440500	PLUM TREE RD	RD-M-Q	OS
2145800300	PLUM TREE RD	RD-M-Q	OS
2145432900	1202 PLUM TREE RD	RD-M-Q	RD-M-Q/OS
2122212100	6468 PYRUS PL	R-1-10000-Q	RD-M-Q
2122212900	6459 PYRUS PL	R-1-10000-Q/RD-	RD-M-Q
2122213100	1179 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2122202700	6426 TORREYANNA CR	R-1-10000-Q	RD-M-Q
2122211700	1166 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122205700	1270 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122006100	SAPPHIRE DR	R-1	OS
2145402000	6557 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2145402500	1254 PLUM TREE RD	RD-M-Q/R-1-1000	RD-M-Q
2145520300	6736 CAMPHOR PL	RD-M-Q/R-1-1000	R-1-10000-Q
2145523000	6705 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145522600	6714 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145400200	6560 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145400300	6564 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145411700	6580 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145523500	6723 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145524100	6747 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145413200	6569 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2145402600	1258 PLUM TREE RD	RD-M-Q/R-1-1000	RD-M-Q
2145511200	1262 VERONICA CT	RD-M-Q	R-1-10000-Q
2145511400	1270 VERONICA CT	RD-M-Q	R-1-10000-Q

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2145511500	1274 VERONICA CT	RD-M-Q/R-1-1000	R-1-10000-Q
2145511600	1278 VERONICA CT	RD-M-Q/R-1-1000	R-1-10000-Q
2145520900	6705 CAMPHOR PL	RD-M-Q/R-1-1000	R-1-10000-Q
2145520500	6726 CAMPHOR PL	RD-M-Q/R-1-1000	R-1-10000-Q
2145400400	6568 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145521100	6713 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2122212500	6452 PYRUS PL	R-1-10000-Q	RD-M-Q
2122213000	6463 PYRUS PL	R-1-10000-Q/RD-	RD-M-Q
2122200700	1274 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122212400	6456 PYRUS PL	R-1-10000-Q	RD-M-Q
2145521000	6709 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2145401900	6561 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2122203000	6414 TORREYANNA CR	R-1-10000-Q/RD-	RD-M-Q
2122212300	6460 PYRUS PL	R-1-10000-Q	RD-M-Q
2122212600	6448 PYRUS PL	R-1-10000-Q	RD-M-Q
2145413300	6565 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2122004500	SAPPHIRE DR	R-1	OS
2145522800	6706 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122016400	TURQUOISE DR	R-1	OS
2145402200	6549 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145413000	6577 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2122200400	1286 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122212200	6464 PYRUS PL	R-1-10000-Q	RD-M-Q
2122004400	SAPPHIRE DR	R-1	OS
2150704400	EL CAMINO REAL	L-C	R-1
2145522200	6734 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122213200	1183 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2145522300	6728 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145523300	6715 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122016900	TURQUOISE DR	R-1	OS
2122204400	1263 MARIPOSA RD	RD-M-Q/R-1-1000	RD-M-Q
2121905200		R-1	OS
2122211800	1162 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2145521500	6729 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2145712700	DAYLILY DR	R-1-10000-Q	OS
2145523700	6731 BARBERRY PL	RD-M-Q	R-1-10000-Q
2150700400	6595 BLACK RAIL RD	L-C	R-1
2122200200	1294 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122212000	6472 PYRUS PL	R-1-10000-Q	RD-M-Q
2145521900	6746 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122200300	1290 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122212700	6451 PYRUS PL	R-1-10000-Q	RD-M-Q
2145522700	6710 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145523900	6739 BARBERRY PL	RD-M-Q	R-1-10000-Q
2150703700	6591 BLACK RAIL RD	L-C	R-1
2145521300	6721 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2145521800	6750 BARBERRY PL	RD-M-Q	R-1-10000-Q

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2145411900	6588 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2122211400	1178 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2145522400	6722 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145411800	6584 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145521700	6737 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2122200500	1282 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2122203100	6410 TORREYANNA CR	RD-M-Q/R-1-1000	RD-M-Q
2145523600	6727 BARBERRY PL	RD-M-Q	R-1-10000-Q
2150703800	EL CAMINO REAL	L-C	R-1
2121905100		R-1	OS
2145524000	6743 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145523100	6707 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145522900	6701 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145402100	6553 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2145410100	6572 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2145511300	1266 VERONICA CT	RD-M-Q	R-1-10000-Q
2145410200	6576 CONEFLOWER DR	RD-M-Q/R-1-1000	R-1-10000-Q
2122202900	6418 TORREYANNA CR	R-1-10000-Q/RD-	RD-M-Q
2122200100	1298 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2145440600	PLUM TREE RD	R-1-10000-Q	OS
2122016500	TURQUOISE DR	R-1	OS
2145412000	1269 BELLEFLOWER RD	RD-M-Q/R-1-1000	R-1-10000-Q
2122202800	6422 TORREYANNA CR	R-1-10000-Q	RD-M-Q
2146312200	LEMON LEAF DR	L-C	OS
2122211900	6476 PYRUS PL	R-1-10000-Q	RD-M-Q
2145522500	6718 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122213300	1187 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2145412400	1253 BELLEFLOWER RD	RD-M-Q	R-1-10000-Q
2145412200	1261 BELLEFLOWER RD	RD-M-Q	R-1-10000-Q
2145523800	6735 BARBERRY PL	RD-M-Q	R-1-10000-Q
2150704300	EL CAMINO REAL	L-C	R-1
2145521200	6717 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2122200800	1266 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2122212800	6455 PYRUS PL	R-1-10000-Q/RD-	RD-M-Q
2150704800	AVIARA PKY	R-1-Q	OS
2150704500	EL CAMINO REAL	L-C	R-1
2145522000	6742 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145521600	6733 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2122211600	1170 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2145520600	6720 CAMPHOR PL	RD-M-Q/R-1-1000	R-1-10000-Q
2145521400	6725 CAMPHOR PL	RD-M-Q	R-1-10000-Q
2122204500	1267 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2145520400	6732 CAMPHOR PL	RD-M-Q/R-1-1000	R-1-10000-Q
2145413100	6573 CONEFLOWER DR	RD-M-Q	R-1-10000-Q
2122200600	1278 MARIPOSA RD	R-1-10000-Q	RD-M-Q
2121916100		R-1	OS
2145522100	6738 BARBERRY PL	RD-M-Q	R-1-10000-Q

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2145412100	1265 BELLEFLOWER RD	RD-M-Q	R-1-10000-Q
2145412300	1257 BELLEFLOWER RD	RD-M-Q	R-1-10000-Q
2145523200	6711 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145523400	6719 BARBERRY PL	RD-M-Q	R-1-10000-Q
2122211500	1174 MARIPOSA RD	R-1-10000-Q/RD-	RD-M-Q
2122016600	TURQUOISE DR	R-1	OS
2150751200	1590 TRITON ST	R-1	OS
2150700800	6579 BLACK RAIL RD	L-C	R-1
2150702300	BLACK RAIL RD	L-C	R-1
2150702400	6583 BLACK RAIL RD	L-C	R-1
2150811300	1691 FISHERMAN DR	R-1	OS
2150200700	EL CAMINO REAL	L-C	R-1
2122016800	TURQUOISE DR	R-1	OS
2159503800	CORTE ORCHIDIA	R-1-Q	OS
2150700400	6595 BLACK RAIL RD	L-C	R-1
2150220300		RD-M/OS	OS
2150703700	6591 BLACK RAIL RD	L-C	R-1
2150830900	5980 BLACK RAIL RD	R-1-Q/OS	OS
2122016700	TURQUOISE DR	R-1	OS
2150822100	5944 BLACK RAIL RD	R-1-Q	OS
2122016500	TURQUOISE DR	R-1	OS
2150704500	EL CAMINO REAL	L-C	R-1
2159505500	1629 ZEPHYR CT	R-1/OS	OS
2150751300	POINSETTIA LN	R-1	OS
2150220801		RD-M/OS	RD-M
2150220808		RD-M/OS	RD-M
2150220802		RD-M/OS	RD-M
2150220809		RD-M/OS	RD-M
2150220805		RD-M/OS	RD-M
2150220806		RD-M/OS	RD-M
2150220807		RD-M/OS	RD-M
2150220803		RD-M/OS	RD-M
2150220804		RD-M/OS	RD-M
2150220810		RD-M/OS	RD-M
2150221106		RD-M/OS	RD-M
2150221105		RD-M/OS	RD-M
2150221108		RD-M/OS	RD-M
2150221109		RD-M/OS	RD-M
2150221110		RD-M/OS	RD-M
2150221102		RD-M/OS	RD-M
2150221103		RD-M/OS	RD-M
2150221101		RD-M/OS	RD-M
2150221104		RD-M/OS	RD-M
2150221107		RD-M/OS	RD-M
2150221202		RD-M/OS	RD-M
2150221203		RD-M/OS	RD-M
2150221208		RD-M/OS	RD-M

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2150221201		RD-M/OS	RD-M
2150221205		RD-M/OS	RD-M
2150221207		RD-M/OS	RD-M
2150221209		RD-M/OS	RD-M
2150221204		RD-M/OS	RD-M
2150221210		RD-M/OS	RD-M
2150221206		RD-M/OS	RD-M
2150221302		RD-M/OS	RD-M
2150221304		RD-M/OS	RD-M
2150221311		RD-M/OS	RD-M
2150221308		RD-M/OS	RD-M
2150221305		RD-M/OS	RD-M
2150221306		RD-M/OS	RD-M
2150221309		RD-M/OS	RD-M
2150221303		RD-M/OS	RD-M
2150221307		RD-M/OS	RD-M
2150221310		RD-M/OS	RD-M
2150221301		RD-M/OS	RD-M
2158810300	BLUEGRASS LN	RD-M-Q	OS
2158801000	CASSIA RD	RD-M-Q	OS
2150200700	EL CAMINO REAL	L-C	R-1
2150202400	EL CAMINO REAL	RD-M-Q	OS
2158800200	KALMIA CIR	RD-M-Q	OS
2150220300		RD-M/OS	OS
2150220600		RD-M/OS	RD-M
2150220205	FAIRLEAD AVE	RD-M/OS	RD-M
2150220206	FAIRLEAD AVE	RD-M/OS	RD-M
2150220202	FAIRLEAD AVE	RD-M/OS	RD-M
2150220204	FAIRLEAD AVE	RD-M/OS	RD-M
2150220201	FAIRLEAD AVE	RD-M/OS	RD-M
2150220203	FAIRLEAD AVE	RD-M/OS	RD-M
2150220801		RD-M/OS	RD-M
2150220808		RD-M/OS	RD-M
2150220802		RD-M/OS	RD-M
2150220809		RD-M/OS	RD-M
2150220805		RD-M/OS	RD-M
2150220806		RD-M/OS	RD-M
2150220807		RD-M/OS	RD-M
2150220803		RD-M/OS	RD-M
2150220804		RD-M/OS	RD-M
2150220810		RD-M/OS	RD-M
2150220706		RD-M/OS	RD-M
2150220701		RD-M/OS	RD-M
2150220703		RD-M/OS	RD-M
2150220710		RD-M/OS	RD-M
2150220704		RD-M/OS	RD-M
2150220708		RD-M/OS	RD-M

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2150220709		RD-M/OS	RD-M
2150220705		RD-M/OS	RD-M
2150220702		RD-M/OS	RD-M
2150220707		RD-M/OS	RD-M
2150220906		RD-M/OS	RD-M
2150220911		RD-M/OS	RD-M
2150220904		RD-M/OS	RD-M
2150220907		RD-M/OS	RD-M
2150220910		RD-M/OS	RD-M
2150220901		RD-M/OS	RD-M
2150220905		RD-M/OS	RD-M
2150220909		RD-M/OS	RD-M
2150220902		RD-M/OS	RD-M
2150220903		RD-M/OS	RD-M
2150220908		RD-M/OS	RD-M
2150221302		RD-M/OS	RD-M
2150221304		RD-M/OS	RD-M
2150221311		RD-M/OS	RD-M
2150221308		RD-M/OS	RD-M
2150221305		RD-M/OS	RD-M
2150221306		RD-M/OS	RD-M
2150221309		RD-M/OS	RD-M
2150221303		RD-M/OS	RD-M
2150221307		RD-M/OS	RD-M
2150221310		RD-M/OS	RD-M
2150221301		RD-M/OS	RD-M
2140223300	6488 SURFSIDE LN	R-1-10000	R-1
2140223400	6494 SURFSIDE LN	R-1-10000	R-1
2140230800	6492 FRANCISCAN RD	R-1-10000	R-1
2140210900	6503 SURFSIDE LN	R-1-10000	R-1
2140221000	6506 SURFSIDE LN	R-1-10000	R-1
2140210800	6497 SURFSIDE LN	R-1-10000	R-1
2146105800	CORAL REEF AVE	RD-M	OS
2140223100	6495 FRANCISCAN RD	R-1-10000	R-1
2140231200	FRANCISCAN RD	R-1-10000	R-1
2140230900	6498 FRANCISCAN RD	R-1-10000	R-1
2140222500	6501 FRANCISCAN RD	R-1-10000	R-1
2140211300	6491 SURFSIDE LN	R-1-10000	R-1
2141501200		T-C	T-C/OS
2140231000	6510 FRANCISCAN RD	R-1-10000	R-1
2140223500	6507 FRANCISCAN RD	R-1-10000	R-1
2140223600	6512 SURFSIDE LN	R-1-10000	R-1
2145213300	BATIQUITOS DR	RD-M	OS
2145252300	ASPEN CT	RD-M	OS
2145046200	ALDERWOOD DR	RD-M	OS
2144730600	LAZARETTE WAY	RD-M-Q	OS
2145063500	PEAR TREE DR	RD-M	OS

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2145075300	PEAR TREE DR	RD-M	OS
2144418200		RD-M	OS
2143531100		RD-M	OS
2145046100	ALDERWOOD DR	RD-M	OS
2145252400	BRIARWOOD DR	RD-M	OS
2144733100	LAZARETTE WAY	RD-M-Q	OS
2143532200	SEASCAPE DR	RD-M	OS
2145036800	PEAR TREE DR	RD-M	OS
2145036900	PEAR TREE DR	RD-M	OS
2145036700	PEAR TREE DR	RD-M	OS
2145213300	BATIQUITOS DR	RD-M	OS
2145252300	ASPEN CT	RD-M	OS
2145252100	BRIARWOOD DR	RD-M	OS
2145512300	1250 VERONICA CT	RD-M-Q	R-1-10000-Q
2146421400	7012 CINNAMON TEAL ST	RD-M-Q	OS
2145524100	6747 BARBERRY PL	RD-M-Q	R-1-10000-Q
2145510500	1265 VERONICA CT	RD-M-Q/R-1-1000	R-1-10000-Q
2145511200	1262 VERONICA CT	RD-M-Q	R-1-10000-Q
2145511400	1270 VERONICA CT	RD-M-Q	R-1-10000-Q
2146436100	7049 MARSH WREN ST	RD-M-Q	OS
2145511100	1258 VERONICA CT	RD-M-Q	R-1-10000-Q
2145512100	1257 VERONICA CT	RD-M-Q	R-1-10000-Q
2145075300	PEAR TREE DR	RD-M	OS
2145242500	BRIARWOOD DR	RD-M	OS
2145222300	MAPLE LEAF DR	RD-M	OS
2145262500	BRIARWOOD DR	RD-M	OS
2150700400	6595 BLACK RAIL RD	L-C	R-1
2146435400	7077 MARSH WREN ST	RD-M-Q	OS
2145232800	BRIARWOOD DR	RD-M	OS
2145512000	6765 LONICERA ST	RD-M-Q	OS
2145511000	1254 VERONICA CT	RD-M-Q	R-1-10000-Q
2145252400	BRIARWOOD DR	RD-M	OS
2146422600	7033 MARSH WREN ST	RD-M-Q	OS
2145512200	1253 VERONICA CT	RD-M-Q	R-1-10000-Q
2145511300	1266 VERONICA CT	RD-M-Q	R-1-10000-Q
2145232700	BRIARWOOD DR	RD-M	OS
2145510600	1261 VERONICA CT	RD-M-Q	R-1-10000-Q
2146312200	LEMON LEAF DR	L-C	OS
2145036900	PEAR TREE DR	RD-M	OS
2145213200	BATIQUITOS DR	RD-M	OS
2146423500	MARSH WREN ST	RD-M-Q	OS
2145512400	LONICERA ST	RD-M-Q	R-1-10000-Q
2150501200	EL CAMINO REAL	L-C	R-1/OS
2150200700	EL CAMINO REAL	L-C	R-1
2159503800	CORTE ORCHIDIA	R-1-Q	OS
2150700400	6595 BLACK RAIL RD	L-C	R-1
2150502200	EL CAMINO REAL	L-C	R-1/OS

Proposed Zone Changes

2150502100	EL CAMINO REAL	L-C	R-1/OS
2150504700	EL CAMINO REAL	R-1	R-1/OS
2150504400	EL CAMINO REAL	R-1	R-1/OS
2159505500	1629 ZEPHYR CT	R-1/OS	OS
2150431300	OCEAN CREST AVE	R-1-Q	OS
2150501200	EL CAMINO REAL	L-C	R-1/OS
2150504500	EL CAMINO REAL	R-1	R-1/OS
2159213400	POINSETTIA LN	R-1-Q	OS
2150200700	EL CAMINO REAL	L-C	R-1
2150202400	EL CAMINO REAL	RD-M-Q	OS
2150502200	EL CAMINO REAL	L-C	R-1/OS
2150502100	EL CAMINO REAL	L-C	R-1/OS
2150504600	EL CAMINO REAL	R-1	R-1/OS
2150504700	EL CAMINO REAL	R-1	R-1/OS
2150504400	EL CAMINO REAL	R-1	R-1/OS
2150505700	1781 SKIMMER CT	L-C	R-1
2141603700	PONTO DR	C-T-Q/RD-M-Q	C-T
2145900100	CARLSBAD BLVD	RD-M	OS
2141501200		T-C	T-C/OS
2141603900	PONTO DR	C-T-Q/RD-M-Q	C-T
2160100100		RD-M-Q	C-2
2141603700	PONTO DR	C-T-Q/RD-M-Q	C-T
2160100200		RD-M-Q	C-2
2160100300		RD-M-Q	C-2
2141603800	PONTO DR	C-T-Q/RD-M-Q	C-T
2160100500		RD-M-Q	C-2
2141501200		T-C	T-C/OS
2160100400		RD-M-Q	C-2
2155041100	7020 MANZANITA ST	RD-M	RD-M/OS
2155033713	1816 COTTONWOOD AV	RD-M	RD-M/OS
2155033711	1832 COTTONWOOD AV	RD-M	RD-M/OS
2155033712	1820 COTTONWOOD AV	RD-M	RD-M/OS
2155033714	1812 COTTONWOOD AV	RD-M	RD-M/OS
2155033715	1808 COTTONWOOD AV	RD-M	RD-M/OS
2155033716	1804 COTTONWOOD AV	RD-M	RD-M/OS
2155033717	1790 COTTONWOOD AV	RD-M	RD-M/OS
2155033720	1778 COTTONWOOD AV	RD-M	RD-M/OS
2155033718	1786 COTTONWOOD AV	RD-M	RD-M/OS
2155033719	1782 COTTONWOOD AV	RD-M	RD-M/OS
2155033722	1766 COTTONWOOD AV	RD-M	RD-M/OS
2155033723	1762 COTTONWOOD AV	RD-M	RD-M/OS
2155033725	1754 COTTONWOOD AV	RD-M	RD-M/OS
2155033727	1801 COTTONWOOD AV	RD-M	RD-M/OS
2155033732	7005 GOLDENROD WY	RD-M	RD-M/OS
2155033733	7009 GOLDENROD WY	RD-M	RD-M/OS
2155033734	7013 GOLDENROD WY	RD-M	RD-M/OS
2155033705	7008 GOLDENROD WY	RD-M	RD-M/OS

Proposed Zone Changes

2155033701	7028 GOLDENROD WY	RD-M	RD-M/OS
2155033704	7012 GOLDENROD WY	RD-M	RD-M/OS
2155033706	7004 GOLDENROD WY	RD-M	RD-M/OS
2155033707	1848 COTTONWOOD AV	RD-M	RD-M/OS
2155033708	1844 COTTONWOOD AV	RD-M	RD-M/OS
2155033709	1840 COTTONWOOD AV	RD-M	RD-M/OS
2155033736	7019 GOLDENROD WY	RD-M	RD-M/OS
2155033729	1809 COTTONWOOD AV	RD-M	RD-M/OS
2155033731	1817 COTTONWOOD AV	RD-M	RD-M/OS
2155033702	7024 GOLDENROD WY	RD-M	RD-M/OS
2155033710	1836 COTTONWOOD AV	RD-M	RD-M/OS
2155033730	1813 COTTONWOOD AV	RD-M	RD-M/OS
2155033724	1758 COTTONWOOD AV	RD-M	RD-M/OS
2155033726	1750 COTTONWOOD AV	RD-M	RD-M/OS
2155033728	1805 COTTONWOOD AV	RD-M	RD-M/OS
2155033735	7015 GOLDENROD WY #35	RD-M	RD-M/OS
2155033721	1774 COTTONWOOD AV	RD-M	RD-M/OS
2155033703	7020 GOLDENROD WY	RD-M	RD-M/OS
2161404000		L-C	OS
2161403900	WINDROSE CIR	L-C	OS
2160100500		RD-M-Q	C-2
2161103200	LA COSTA AVE	L-C	OS
2161103400	LA COSTA AVE	L-C	OS
2161103700	LA COSTA AVE	L-C	OS
2161104100	LA COSTA AVE	L-C	OS
2161103400	LA COSTA AVE	L-C	OS
2161103200	LA COSTA AVE	L-C	OS
2161222500	LA COSTA AVE	L-C	OS
2550121200	EL CAMINO REAL	P-C	OS

LAND USE MAP*
City of Carlsbad

- R-1.5, Residential 0-1.5 du/ac
- R-4, Residential 0-4 du/ac
- R-8, Residential 4-8 du/ac
- R-15, Residential 8-15 du/ac
- R-15/L, Residential 8-15 du/ac/Local Shop. Ctr.
- R-15/VC, Residential 8-15 du/ac/Visitor Comm.
- R-15/O, Residential 8-15 du/ac / Office
- R-23, Residential 15-23 du/ac
- R-30, Residential 23-30 du/ac
- V,Village
- L, Local Shopping Center
- GC, General Commercial
- VC, Visitor Commercial
- VC/OS, Visitor Commercial/Open Space
- R, Regional Commercial
- PI, Planned Industrial
- PI/O, Planned Industrial/Office
- O, Office
- P, Public
- CF, Community Facilities
- OS, Open Space
- TC, Transportation Corridor
- Coastal Zone
- Highways
- Major Street
- Planned Street
- Railroad
- Lagoons
- Right of Way
- City Limits

Airport Influence Area

- Review Area 1
- Review Area 2

*The area depicted within the Coastal Zone constitutes the Carlsbad Local Coastal Program Land Use Map.

500 ACRES

EXHIBIT NO. 6

Proposed LCP Land Use Map

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

ZONING MAP*
City of Carlsbad

- E-A, Exclusive Agriculture
 - R-A, Residential Agriculture
 - R-E, Rural Residential Estate
 - R-1, One Family Residential
 - R-2, Two Family Residential
 - R-3, Multi Family Residential
 - RD-M, Residential Density - Multiple
 - RD-M/C-L, Res Density - Multiple/Local Shop. Ctr.
 - RMHP, Residential Mobile Home Park
 - R-T, Residential Tourist
 - R-W, Residential Waterway
 - R-P-Q, Residential Professional
 - O, Office
 - C-L, Local Shopping Center
 - C-2, General Neighborhood Commercial
 - C-T, Commercial Tourist
 - C-T/OS, Commercial Tourist/Open Space
 - RD-M/C-T, Comm Tourist/Res Density - Multiple
 - C-M, Heavy Commercial
 - M, Industrial
 - P-M, Planned Industrial
 - P-M/O, Planned Industrial/Office
 - P-U, Public Utility
 - V-R, Village Review
 - P-C, Planned Community
 - L-C, Limited Control
 - OS, Open Space
 - T-C, Transportation Corridor
- Coastal Zone
 - Highways
 - Major Street
 - Planned Street
 - Railroad
 - Lagoons
 - Right of Way
 - City Limits

*The area depicted within the Coastal Zone constitutes the Carlsbad Local Coastal Program Zoning Map.

500 ACRES

EXHIBIT NO. 7

Proposed LCP Zoning Map

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

EP
Dear Commissioner,

I am writing with great concern about the City of Carlsbad's General Plan Update. I attended several meetings during the public input phase. During these workshops core values, vision statements and design elements were discussed at length. However, zoning and land use changes were not discussed. Changes to the city's parking standards and increases in density were also left out of the discussion.

I am outraged to learn that the council made a change in land use and zoning to the General Plan while the community was engaged in the divisive Agua Hedionda South Shore Plan. The 48 acres in question had been zoned TR for 30 years. Currently, when staff is asked about this change they explain it is merely a word substitution. However, this is a substantive change and comes with serious implications. The voters passed Prop D in 2006 to protect this area and prevent more residential development. The new VSC will allow mix use on this controversial parcel. I am disappointed that our city council seems more willing to listen to developers than citizens on the issue.

I voted no on Measure A on February 23. If passed, this measure would have changed the land use and zoning of 48 acres on the south shore of Agua Hedionda Lagoon from Travel Recreation to Visitor Serving Commercial. This measure was defeated by 52% of one of the largest voter turnouts in Carlsbad's history. This was a clear and resounding message to our City Council, 'we do not want a land use change on that parcel'.

I appreciate your attention to this serious matter.

Kindly,

Lisa McKethan
1343 Forest Ave
Carlsbad, Ca 92008

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APR 20 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 8

Public Correspondence

LCP-6-CAR-15-0034-2 (General Plan Update/LCP Map Revisions)

California Coastal Commission

8
Dear Coastal Commissioner,

I am writing in regard to the City of Carlsbad General plan update that is on your desk. There was a recent vote on a measure that changed the zoning on a 48 acre parcel directly adjacent to the I-5 freeway and Cannon road. It is located on the east side of the I-5 and north of Cannon road. A majority of citizens voted no on the measure yet the city has not indicated that they are changing the zoning back to that which was in place before the "Measure A" vote. The zoning was travel recreation (TR) prior to the update. The city is changing the zoning to Visitor Serving Commercial (VSC). If the Coastal Commission approves this change it will be against the majority of the residents vote. I claim that this is a substantive difference and invite you to verify this fact. Visitor serving commercial allows a project that is larger, denser and of a different nature than those in TR zones. The project that the citizens voted down required this change to allow it. Now that the project was voted down I feel it is imperative that the zoning be restored to it's original status. Thank you for your consideration on this matter.

sincerely,

Brian G. McInerney

1343 Forest Avenue

Carlsbad California 92008

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APR 20 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

48
April 13, 2016

California Coastal Commission
7575 Metropolitan Drive #103
San Diego, CA 92108

ATT: Erin Prahler

Dear Ms. Prahler,

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APR 18 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

I am writing to you as a Carlsbad citizen regarding the City of Carlsbad's application LCP-6-CAR-15-0034-2.

The City of Carlsbad would like the CCC to believe that it's proposed land use designation change from TR (Travel Recreational) to VC (Visitor Commercial) is not significant. However, there are major and substantive differences between the TR and VC land use designations, as envisioned by the City of Carlsbad.

The major difference between the TR and VC land use designations is that VC allows for residential and mixed use purposes, which was not a use that the people of Carlsbad envisioned when they voted to retain the 48 acres adjacent to the Agua Hedionda lagoon for TR use only. That land has been designated TR for over 30 years.

The City of Carlsbad changed the land use designation for the 48 acres adjacent to Agua Hedionda lagoon from TR to VC at a time of major turmoil within our city. Many citizens were in the midst of an election campaign to defeat the Agua Hedionda Specific Plan (AHSP). We were unaware of the City Council's change, and believe it was done to facilitate the development of the AHSP.

You are probably aware that ASHP, or Measure A, was defeated. The citizens of Carlsbad have made it very clear that they do not want large-scale development on this land. I am therefore respectfully asking the CCC to review the TR and VC land use designations, and reject any substantive changes to the land use designation on the 48 commercial acres next to the Agua Hedionda Lagoon.

Thank you for your time and consideration.

Sincerely,

Bridget Wright

Bridget Wright

1261 Veronica Ct.

Carlsbad, CA 92011

bwright1961@gmail.com

28/

April 14, 2016

Kathryn Buswell
1403 Coral Way
Carlsbad, CA 92011

RECEIVED

APR 18 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Dr.
Ste. 103 San Diego, CA 92108
Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties:

I currently reside in Carlsbad, California. I am writing regarding the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. Within the updates to Carlsbad's General Plan, LCP, and Land Use Maps included in the application is a proposed sweeping, citywide land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

The change from TR to VC is a substantive alteration to Carlsbad's land use designations that I strongly oppose, especially given the recent results of Carlsbad's Special Election on the Agua Hedionda 85/15 Specific Plan (AHSP) on February 23rd to keep the land use designation on the South Shore of the Agua Hedionda Lagoon TR.

The approval and submittal to the CCC by the City of Carlsbad of LCP-6-CAR-15-0034-2 occurred during the time the people of Carlsbad were gathering signatures to vote on a plan that would, among other things, change the land use designation of 48 acres adjacent to the freeway from TR to Visitor-Serving Commercial (VSC) on the South Shore of the Agua Hedionda Lagoon. This initiative met defeat on February 23rd, indicating that the will of the people was to retain the TR designation on the 48 commercial acres in the AHSP.

I became aware of this seemingly simple word exchange during the course of the referendum process and subsequent lead-up to the Special Election. The City of Carlsbad published multiple online documents and distributed citywide mailers claiming that the 48 acres in question had been VSC since the 1980s, despite documentation like the City's Agua Hedionda Land Use Plan, and even the AHSP itself, using the correct land use designation of TR (also noted as Travel Services).

In an attempt to clarify why VSC was being touted as the land use designation on the contested property for over 30 years, I questioned Carlsbad City staff and was told that VSC and TR are treated as semantically equivalent, and that the new VC land use alterations to Carlsbad's General Plan, LCP, and Land Use maps/plan in LCP-6-CAR-15-0034-2 reflects this semantic equivalence. I went on to discover that the change from TR to VC is also being treated as a semantic alteration with no substantive difference between TR and VC at the CCC.

I have been told about at least one substantive difference between TR and VC: the addition of mixed-use commercial and residential (see the revisions to the General Plan table 2-4).

The addition of residential to the citywide VC designation impacts the 48 acres the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

I hope the California Coastal Commission will specifically review, and treat as distinct, the TR and VC land use designations. I also request that the CCC reject any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Buswell". The signature is written in dark ink and is positioned above the printed name.

Kathryn Buswell

8

RECEIVED

APR 18 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Jan Bandich
4529 Cove Drive #101
Carlsbad, CA 92008
760-434-2564

April 20, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties,

I am a resident of Carlsbad, California and I am writing in regard to the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. The updates to Carlsbad's General Plan, LCP, and Land Use Maps includes in the application a proposed sweeping, city-wide land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

As the change from TR to VC is a significant alteration to Carlsbad's land use designations, I strongly oppose this change, especially in light of the recent results of Carlsbad's Special Election on the Agua Hedionda 85/15 Specific Plan (AHSP) on February 23rd to keep the land use designation on the South Shore of the Agua Hedionda Lagoon TR.

The approval and submittal to the CCC by the City of Carlsbad of LCP-6-CAR-15-0034-2 occurred during the time when the people of Carlsbad were gathering signatures to vote on a plan that would, among other things, change the land use designation of 48 acres adjacent to the freeway from TR to Visitor-Serving Commercial (VSC) on the South Shore of the Agua Hedionda Lagoon. This initiative met defeat on February 23rd, indicating that the majority of the people wanted to retain the TR designation on the 48 commercial acres in the AHSP.

Awareness of this seemingly simple word exchange occurred during the course of the referendum process and subsequent lead-up to the Special Election. The City of Carlsbad published multiple online documents and distributed citywide mailers claiming that the 48 acres in question had been VSC since the 1980s, despite documentation like the City's Agua Hedionda Land Use Plan, and even the AHSP itself, using the correct land use designation of TR (also noted as Travel Services).

Attempting to clarify why VSC was being touted as the land use designation on the contested property for over 30 years, I contacted Carlsbad City staff and was told that VSC and TR are treated as semantically equivalent and that the new VC land use alterations to Carlsbad's General Plan, LCP, and Land Use maps/plan in LCP-6-CAR-15-0034-2 reflects this semantic equivalence. It seems that the change from TR to VC is also being treated as a semantic alteration with no substantive difference between TR and VC at the CCC.

However, there is at least one substantive difference between TR and VC: the addition of mixed-use commercial and residential (see revisions to the General Plan table 2-4).

The addition of residential to the citywide VC designation impacts the 48 acres that the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

I request that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations. I also request that the CCC reject any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Sincerely,

A handwritten signature in cursive script that reads "Janis Bandich". The signature is written in dark ink and is positioned above the printed name.

Janis Bandich

April, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties,

I currently reside in Carlsbad, California and I am writing regarding the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. Within the updates to Carlsbad's General Plan, LCP, and Land Use Maps included in the application is a proposed sweeping, city-wide land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

The change from TR to VC is a substantive alteration to Carlsbad's land use designations that I strongly oppose, especially given the recent results of Carlsbad's Special Election on the Agua Hedionda 85/15 Specific Plan (AHSP) on February 23rd to keep the land use designation on the South Shore of the Agua Hedionda Lagoon TR.

The approval and submittal to the CCC by the City of Carlsbad of LCP-6-CAR-15-0034-2 occurred during the time when the people of Carlsbad were gathering signatures to vote on a plan that would, among other things, change the land use designation of 48 acres adjacent to the freeway from TR to Visitor-Serving Commercial (VSC) on the South Shore of the Agua Hedionda Lagoon. This initiative met defeat on February 23rd, indicating that the will of the people was to retain the TR designation on the 48 commercial acres in the AHSP.

We became aware of this seemingly simple word exchange during the course of the referendum process and subsequent lead-up to the Special Election. The City of Carlsbad published multiple online documents and distributed citywide mailers claiming that the 48 acres in question had been VSC since the 1980s, despite documentation like the City's Agua Hedionda Land Use Plan, and even the AHSP itself, using the correct land use designation of TR (also noted as Travel Services).

In an attempt to clarify why VSC was being touted as the land use designation on the contested property for over 30 years, we reached out to Carlsbad City staff and was told that VSC and TR are treated as semantically equivalent and that the new VC land use alterations to Carlsbad's General Plan, LCP, and Land Use maps/plan in LCP-6-CAR-15-0034-2 reflects this semantic equivalence. We went on to discover that the change from TR to VC is also being treated as a semantic alteration with no substantive difference between TR and VC at the CCC.

However we have uncovered at least one substantive difference between TR and VC: the addition of mixed-use commercial and residential.

The addition of residential to the citywide VC designation impacts the 48 acres that the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

We request that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations. We also request that the CCC reject any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Thank You,
Alice Reysbergen
4803 Flying Cloud
Carlsbad, CA 92008



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APR 13 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

CALIFORNIA COASTAL COMMISSION / ERIN PRAHLER
7575 METROPOLITAN DRIVE Ste. 103
SAN DIEGO, CA 92108

4/9/2016

DEAR MS. PRAHLER AND THE CA. COASTAL COMMISSION,

AS A NORTH COUNTY SAN DIEGO RESIDENT, I STAND FIRMLY
OPPOSED TO CARLSBAD'S APPLICATION (LCP-6-CAR-15-0034-2),
WHICH PROPOSES TO CHANGE LAND USAGE DESIGNATION
T/R (TRAVEL RECREATION) TO VC (VISITOR COMMERCIAL).

THE GOOD PEOPLE OF CARLSBAD ALREADY VOTED TO
NOT APPROVE THIS LAND USE CHANGE, WHEN THEY
VOTED DOWN "MEASURE A" ON FEBRUARY 23RD, 2016.

THE CHANGE FROM T/R TO VC IS NOT SIMPLY "WORDING"
AS CARLSBAD CITY OFFICIALS CLAIM, IT IS SUBSTANTIVE.

T/R DOES NOT ALLOW FOR MIXED-USE COMMERCIAL.

T/R DOES NOT ALLOW FOR RESIDENTIAL.

VC ALLOWS FOR BOTH.

I URGE THE CCC TO REJECT THIS LAND USE DESIGNATION
REQUEST, AND PROTECT OUR COAST FROM UNWANTED
DEVELOPMENT AND IRRESPONSIBLE ^{GROWTH}

SINCERELY,

AMANDA MASCIA
OCEANSIDE, CA 92056

RECEIVED

APR 13 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

28
Melanie Murnane
5233 Milton Road
Carlsbad CA 92008

April 7, 2016

California Coastal Commission
7575 Metropolitan Drive Ste 103
San Diego CA 92108

Attn: Erin Praehler

Dear Ms Praehler,

I am writing to request that the CCC review the TR and VC land use designations that were changed last year in Carlsbad. There appears to be one important difference between TR and VC that will allow mixed-use commercial and residential on the 48 acres that the people of Carlsbad voted to retain as TR on February 23, 2016.

I am concerned that this change will also negatively impact future development plans for the Encina Power Plant property.

Sincerely, Melanie Murnane
Melanie Murnane

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APR 13 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

March 31, 2016

RECEIVED

APR 14 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Mrs. Kahlert,

I am a 3rd generation resident in Carlsbad, CA and it has come to my attention that you are our CCC representative for a "Fast Track" program Carlsbad is involved in. I am writing to you because I have concerns in regards to application LCP-6-CAR-15-0034-2 that I understand you are currently reviewing.

The updates to Carlsbad's General

Plan, LCP & Land Use Maps is a proposed, city-wide land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC). This is a SUBSTANTIVE alteration to Carlsbad's land use designations that I strongly oppose! The difference between TR and VC is the addition of mixed-use commercial & residential.

I request that the California Coastal Commission reject any & all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda

lagoon located adjacent to the freeway as well as any other parcels of land that they wish to charge. As mentioned before, this is a substantive change that cannot take place.

I appreciate your review & due diligence in this matter.

Sincerely,

Robert Fejo-Roulet
160-519-1394

April 8, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

RECEIVED

APR 11 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties,

I currently reside in Carlsbad, California and I am writing regarding the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. Within the updates to Carlsbad's General Plan, LCP, and Land Use Maps included in the application is a proposed sweeping, city-wide land use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

The change from TR to VC is a substantive alteration to Carlsbad's land use designations that I strongly oppose, especially given the recent results of Carlsbad's Special Election on the Agua Hedionda 85/15 Specific Plan (AHSP) on February 23rd to keep the land use designation on the South Shore of the Agua Hedionda Lagoon TR.

The approval and submittal to the CCC by the City of Carlsbad of LCP-6-CAR-15-0034-2 occurred during the time when the people of Carlsbad were gathering signatures to vote on a plan that would, among other things, change the land use designation of 48 acres adjacent to the freeway from TR to Visitor-Serving Commercial (VSC) on the South Shore of the Agua Hedionda Lagoon. This initiative met defeat on February 23rd, indicating that the will of the people was to retain the TR designation on the 48 commercial acres in the AHSP.

I became aware of this seemingly simple word exchange during the course of the referendum process and subsequent lead-up to the Special Election. The City of Carlsbad published multiple online documents and distributed citywide mailers claiming that the 48 acres in question had been VSC since the 1980s, despite documentation like the City's Agua Hedionda Land Use Plan, and even the AHSP itself, using the correct land use designation of TR (also noted as Travel Services).

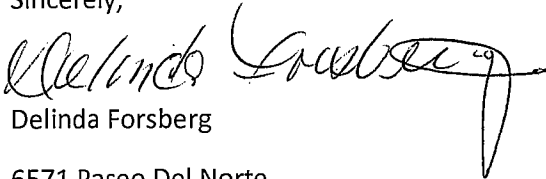
In an attempt to clarify why VSC was being touted as the land use designation on the contested property for over 30 years, I reached out to Carlsbad City staff and was told that VSC and TR are treated as semantically equivalent and that the new VC land use alterations to Carlsbad's General Plan, LCP, and Land Use maps/plan in LCP-6-CAR-15-0034-2 reflects this semantic equivalence. I went on to discover that the change from TR to VC is also being treated as a semantic alteration with no substantive difference between TR and VC at the CCC.

However I have uncovered at least one substantive difference between TR and VC: the addition of mixed-use commercial and residential (see attached excerpt from the revisions to the General Plan table 2-4).

The addition of residential to the citywide VC designation impacts the 48 acres that the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

I request that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations. I also request that the CCC reject any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Sincerely,

A handwritten signature in black ink, appearing to read "Delinda Forsberg", with a long, sweeping horizontal line extending to the right.

Delinda Forsberg

6571 Paseo Del Norte

Carlsbad, CA 92011

(760) 214-7458

Richard Numrich

1080 Beacon Bay Drive, Carlsbad, CA 92011

(760)492-4907

4/7/16

California Coastal Commission

7575 Metropolitan Dr. Suite 103

San Diego, CA 92108

Attn: Erin Prahl

Dear Ms. Prahl,

This letter concerns Carlsbad's application LCP-6-CAR-15-0034-2, which I understand is currently under review by the commission.

Of interest to me is the proposed land use designation change for the 48 acres on the south shore of the Agua Hedionda Lagoon from TR to VSC.

I am opposed to this change. It appears to me that keeping this parcel TR leaves it much more suitable to travelers/tourists/visitors and Carlsbad residents than VSC. It's my understanding that VSC can include mixed use commercial and residential options. That's unacceptable to me. I also believe that the recent defeat of Measure A was a mandate by the voters to leave the 48 acres TR.

I am requesting that the CCC reject the change from TR to VSC.

Sincerely,



Rich Numrich

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APR 11 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RECEIVED

APR 08 2016

Ms. Erin Prahler
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108
Re: LCP-6-CAR-15-0034-2

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

April 5, 2016

Dear Ms. Prahler and other interested parties,

I currently live in Carlsbad and have lived here for over 37 years. I am writing because the City of Carlsbad has an application LCP-6-CAR-15-0034-2 which is currently being reviewed at the California Coastal Commission.

This application is an update to Carlsbad's General Plan, LCP and Land Use Maps included and shows a proposed Land Use designation change from Travel/Recreation (TR) to Visitor Commercial (VC).

I object to these land use changes because I believe that they were changed in preparation for a large mall which was to go into the south shores Agua Hedionda Lagoon 48 acres currently designated TR and for other proposed developments in the future. Since Measure A (Agua Hedionda 85/15 Specific Plan) with a plan for a mall was defeated by the majority of the voters (with ~2/3 of the total registered voters participating in that election, I believe that this land and all proposed changes to the surrounding areas should remain with the land use designation of TR. I truly oppose any changes to the current land use designation at the 48 acre site and west of the I-5 in the land currently occupied by the Encina Power plant also currently designated as TR.

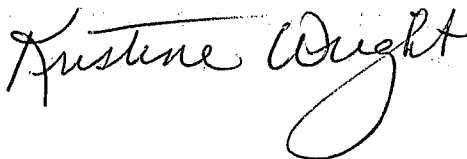
I am concerned that this land use change proposal sent to the California Coastal Commission occurred at the time that we were campaigning for the defeat of Measure A, and the Carlsbad City Council went behind the backs of the majority to try and make land use changes!

There has been an attempt by the city of Carlsbad to mask this change to the citizens of Carlsbad by publishing mailers and posting on their website that the land use has always been VC. Even the proposed (and defeated) Specific Plan on Measure A had wording in it that the land was already zoned as VC! But as I was able to look closer, that is not true. I tried to discover why this was happening, only to find that city staff used the two terms interchangeably (TR and VC) which now I find is incorrect. After doing some reading on my own, I became aware of these proposed changes with the coastal commission not knowing that this simple change of words (from TR to VC) would in effect eventually allow residential use.

Please make sure that when the Coastal Commission reviews this document that that they treat the two land use designations (TR and VC) as distinct and separate uses, and that the current designations as TR not automatically be changed to include a land use with residential uses as VC allows. When I voted No for Measure A, I was also voting to keep the TR land use as is and not allow a VC designation.

Sincerely,

Kristine Wright



Page 2-19

TABLE 2-4: CHARACTERISTICS OF COMMERCIAL LAND USES¹

Type Of Commercial Land Use	Local Shopping Center		General Commercial	Regional Shopping Center	Visitor Commercial
	Required Of All Local Shopping Centers	Possible Additional Option			
Primary Trade Area Focus	Local neighborhood	Community-serving	Local neighborhood and/or community-serving	Regional	Visitor-serving ²
Anchor Tenants (examples)	Provides daily goods - supermarket, grocery store, specialty market, large-drug store	Department stores, apparel stores, specialty-goods store, home improvement store, entertainment uses	Anchor and secondary tenants, if any (secondary tenants are not required), may include wholesale products, department stores, home improvement stores, offices, motels/hotels, entertainment uses, retail goods and commercial services. May be a stand-alone use. Secondary tenants not required	Full-line department stores (2 or more), factory outlet center, "power center" of several high-volume retail uses, including general merchandise, automobile sales, apparel, furniture, home furnishings, etc. Full range of specialty retail, restaurants, entertainment, convenience stores, service facilities, business and professional offices	Anchor and secondary tenants, if any (secondary tenants are not required), shall as a stand-alone use or as a group of uses attract and/or serve the travel needs of visitors. Such uses may include, but are not limited to Hotel/motel, restaurant, recreation facilities, museums, travel support services (e.g. gas station, car rental, grocery, convenience store, etc.), specialty food/retail, and visitor-attracting/serving retail, amusement parks, cinemas and other entertainment uses. May be a stand-alone use.
Secondary Tenants (examples)	Restaurants, small neighborhood serving retail and offices, personal grooming services, gas station, cleaners	Retail, commercial services, public facilities (i.e. library, post office)			
Mixed Use - Commercial and Residential (optional)	N/A	See note ³	See note ³	See note ³	Secondary tenants not required See note ³ Not Permitted
Site Size (acres)	8 - 20	To 30	Varies	30 - 100	Varies
Gross Lease Area	60,000 - 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	Varies	300,000 to 1.5 million (sq. ft.)	Varies
Primary Trade Area Drive Time	5 - 10 minutes	10 - 20 minutes	5 - 20 minutes	20 - 30 minutes	Varies
Primary Trade Area Radius	1.5 miles	3 - 5 miles	3 to 5 miles	8 - 12 miles	Varies
Primary Trade Area Population	10,000 - 40,000 people	40,000 - 150,000 people	Up to 150,000	150,000+ people	Varies
¹ This table provides the typical characteristics of commercial land uses and is intended to be utilized as a general guideline when implementing the General Plan.					
² Primary use of the property must be visitor-serving.					
³ Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).					

EP
April 5, 2016

Attention: Erin Prahl

California Coastal Commission
7575 Metropolitan Drive, Ste 103
San Diego, CA 92108

Ref: City of Carlsbad - Land Use Map Changes / Zone Amendments:
LCPA -AB 2322-10702

I am a resident of Carlsbad and a licensed Civil Engineer working for Caltrans for the past 30 years. I know the good work job that the California Coastal Commission has and is doing with regards to the protection of our coast. I'm writing to express my concern for the proposed Land Use Map Changes and Zone Amendments in the city of Carlsbad.

The city has proposed changes to the area that are noted as the Agua Hedionda Specific Plan that amends the land adjacent to the I-5 North Bound Freeway / Cannon Road, Carlsbad, California, from TR - TRAVEL SERVICES to VC - VISITOR COMMERCIAL.

VISITOR COMMERCIAL is not the same designation as TRAVEL SERVICES. According to the published definition of VS in the revision to the (Carlsbad) General Plan, this designation includes:

- Residential dwellings are allowed as a SECONDARY USE at a minimum Density of 15 dwelling units per acre (based upon 25% of developable acreage)

The vote by the citizens of Carlsbad on February 23, 2016 that effectively rescinded the city council's approval of the Agua Hedionda Specific Plan 85/15 is a clear indication that any changes to the land use does not reflect the voice of the people of Carlsbad. By the city council changing the land use designations without notice to the people of Carlsbad, they are assuming, by themselves, again, to make changes to the South Shore of the lagoon that have potential to include housing on a fragile ecosystem. *calling for public meetings which most residents do not attend is not sufficient notice* I have been told that the City has also hired former CCC commissioner as a consultant/lobbyist and provided the CCC with a paid position to help guide this amendment and others through faster.

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APR 08 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Secondly: The Encina Power Plant, Carlsbad, California is due to be decommissioned, hopefully in the near future, and whose land use designation is now PUBLIC UTILITY (P.U.) The Local Coastal Plan Amendment LCP-6-CAR-15-

0034-2 is proposing to change the zoning from P.U. to C.T./O.S.. C.T is zoned Commercial Tourist. Table A of Section 21.09.030 (Permitted uses in the CT

Zone) is proposed to be amended by the addition of the following use: (Section 21.29.035 of this title) includes: **RESIDENTIAL USES... MIXED USE DEVELOPMENTS THAT PROPOSE RESIDENTIAL USES IN COMBINATION WITH COMMERCIAL USES...**

I request that the proposed amendments to this section be denied and the original zoning be retained. Any change in the zoning of these parcels should be presented to the residents of Carlsbad for a public vote on any proposed change.

=====

With all that has been happening in Carlsbad in the past year I believe that the citizens have awakened to what is happening to our City at the hands of our elected officials. I think that Carlsbad citizens have not been properly informed of the proposed zoning changes and what the potential changes the zoning designations may and can mean to our lives in Carlsbad. I believe I saw online that the City of Carlsbad has 13 projects in to your office for approval? There has not been, of which I am aware, detailed public information regarding changes to the codes, mass media, or information provided to those of us who live and work in Carlsbad. We are asking for more time and information to review before your decisions are made.

I have read the proposed Local Coastal Plan Amendments, Local Land Use Zone amendments and have **informed myself** of the proposed changes. The majority of residents that I've spoken with, are not aware of the precise zone changes or the implications of zone changes proposed by city council members and their staff at the direction of the council.

Thank you for your time in reading this letter. I am certain that Coastal Commission staff and members of the Board are diligent in their review of proposals from cities. Please consider the future of what a minor change in the coastal zoning codes can and will do to our area of California.

Regards,

Richard Breyer PE
5213 Milton Rd
Carlsbad Ca
rpbreyer@gmail.com

April 4, 2016

Attention: Erin Praher

California Coastal Commission
7575 Metropolitan Drive, Ste 103
San Diego, CA 92108

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APR 06 2016
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ref: City of Carlsbad - Land Use Map Changes / Zone Amendments:
LCPA -AB 2322-10702

I am a resident of Carlsbad and I'm writing to express my concern for the proposed Land Use Map Changes and Zone Amendments in the city of Carlsbad.

The city has proposed changes to the area that are noted as the Agua Hedionda Specific Plan that amends the land adjacent to the I-5 North Bound Freeway / Cannon Road, Carlsbad, California, from **TR - TRAVEL SERVICES** to **VC - VISITOR COMMERCIAL**.

VISITOR COMMERCIAL is not the same designation as **TRAVEL SERVICES**. According to the published definition of VS in the revision to the (Carlsbad) General Plan, this designation includes:

- Residential dwellings are allowed as a **SECONDARY USE** at a minimum Density of 15 dwelling units per acre (based upon 25% of developable acreage)

The vote by the citizens of Carlsbad on February 23, 2016 that effectively rescinded the city council's approval of the Agua Hedionda Specific Plan 85/15 is a clear indication that any changes to the land use does not reflect the voice of the people of Carlsbad. By the city council changing the land use designations without notice to the people of Carlsbad, they are assuming, by themselves, again, to make changes to the South Shore of the lagoon that have potential to include housing on a fragile ecosystem. *calling for public meetings which most residents do not attend is not sufficient notice*

Secondly: The Encina Power Plant, Carlsbad, California is due to be decommissioned, hopefully in the near future, and whose land use designation is now **PUBLIC UTILITY (P.U.)** The Local Coastal Plan Amendment LCP-6-CAR-15-0034-2 is proposing to change the zoning from P.U. to C.T./O.S.. C.T is zoned Commercial Tourist. Table A of Section 21.09.030 (Permitted uses in the CT

Zone) is proposed to be amended by the addition of the following use: (Section 21.29.035 of this title) includes: **RESIDENTIAL USES... MIXED USE DEVELOPMENTS THAT PROPOSE RESIDENTIAL USES IN COMBINATION WITH COMMERCIAL USES...**

I request that the proposed amendments to this section be denied and the original zoning be retained. Any change in the zoning of these parcels should be presented to the residents of Carlsbad for a public vote on any proposed change.

=====

I speak for myself and for the people of Carlsbad who have not been properly informed of the proposed zoning changes and what the potential changes the zoning designations may and can mean to our lives in Carlsbad. There has not been, of which I am aware, detailed public information regarding changes to the codes, mass media, or information provided to those of us who live and work in Carlsbad.

A few of us have managed to print copies of the proposed Local Coastal Plan Amendments, Local Land Use Zone amendments and **inform ourselves** of the proposed changes. The majority of residents that we've spoken with, contacted, are not aware of the precise zone changes or the implications of zone changes proposed by city council members and their staff at the direction of the council.

Thank you for your consideration of the notes I am sending to you. I am certain that Coastal Commission staff and members of the Board are diligent in their review of proposals from cities. Please consider the future of what a minor change in the coastal zoning codes can and will do to our area of California.

Regards,



s/ Patricia Amador

858-205-8557

amadorap@gmail.com

Carlsbad, CA 92008

Dear Erin Praher,

I'm writing about Carlsbad.

Please take the "fast track marker" off of the failed 85/15 Project. Respect the vote of the people - something we hope our City Council will do. But if they don't, hasn't it been proven that development there should not be shoved through?

Please do whatever the Coast Commission can to keep the zoning on this same part of that project as Travel Recreational. Plenty of visitor commercial is elsewhere, we here in Carlsbad truly don't need more here so close to the coast.

I love our Pacific Coast. As is.

I'm sure you love it, too!

Thanks for not over-commercializing the Coast that's still clear for us all to enjoy.

Sincerely,

Jalie Ajdour
Carlsbad Resident
& ocean lover

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APR 04 2016
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Members of the California Coastal Commission,

I am writing from San Diego, CA, asking you to please respect the People's vote. We want to keep the 48 acres on the South Shore of the Agua Hedionda Lagoon, adjacent to the I-5, as Travel Recreation, and to prevent the substantive change from Travel Recreation to Visitor Commercial in all City documents.

Our open space is precious to us (and by open space, I mean our natural areas the way that they are, not open space=parking lot). I have lived here for over 30 years, since I was only a year old. We just proved with the Measure A vote that the Carlsbad citizens do not want more development – malls, hotels, condos, retail – we have plenty of that. We have plenty of traffic, plenty crowds, plenty pollution. Once our natural open space is gone and developed – it is gone forever. I want to walk trails and hike and go bird watching with my toddler, not take him to Walmart or another strip mall, not have our view blocked by yet another apartment complex. Thank you for your time.

Best,

Kelsey Swann

RECEIVED

APR 01 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EP
California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

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APR 01 2016

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Attention: Erin Prahler

RE: Carlsbad's application LCP-6-CAR-15-0034-2

Dear Ms. Prahler

I currently reside at 6024 Paseo Airoso Carlsbad, CA. 92009 and I am writing with respect to the City of Carlsbad's application LCP-6-CAR-15-0034-2 currently being reviewed at the California Coastal Commission. Within the updates to Carlsbad's General Plan, LCP, and Land Use Maps included in the application is a proposed sweeping, city-wide land use designation changes from Travel/Recreation (TR) to Visitor Commercial (VC).

The change from TR to VC is a substantive alteration to Carlsbad's land use designations that my wife and I strongly oppose, especially given the recent results of Carlsbad's Special Election on the Agua Hedionda 85/15 Specific Plan (AHSP) on February 23rd to keep the land use designation on the South Shore of the Agua Hedionda Lagoon Travel/Recreation (TR).

The approval and submittal to the CCC by the City of Carlsbad of LCP-6-CAR-15-0034-2 occurred during the time when the people of Carlsbad were gathering signatures to vote on a plan that would, among other things, change the land use designation of 48 acres adjacent to the freeway from TR to Visitor-Serving Commercial (VSC) on the South Shore of the Agua Hedionda Lagoon. This initiative was defeated on February 23rd, indicating that the will of the people was to retain the Travel/Recreation (TR) designation on the 48 commercial acres in the Agua Hedionda 85/15 Specific Plan (AHSP).

We became aware of this seemingly simple word exchange during the course of the referendum process and subsequent lead-up to the Special Election. The City of Carlsbad published multiple online documents and distributed citywide mailers claiming that the 48 acres in question had been

VSC since the 1980s, despite documentation like the City's Agua Hedionda Land Use Plan, and even the AHSP itself, using the correct land use designation of TR (also noted as Travel Services). **We believe the City of Carlsbad is, and continues to, deliberately mislead the people of Carlsbad.**

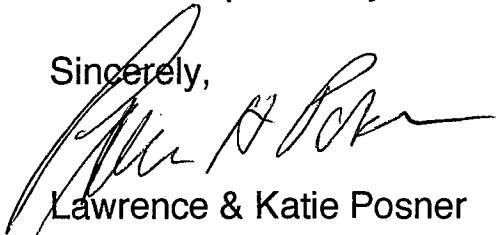
In an attempt to clarify why VSC was being touted as the land use designation on the contested property for over 30 years, We reached out to the Carlsbad City staff and was told that VSC and TR are treated as semantically equivalent and that the new VC land use alterations to Carlsbad's General Plan, LCP, and Land Use maps/plan in LCP-6-CAR-15-0034-2 reflects this semantic equivalence. We went on to discover that the change from TR to VC is also being treated as a semantic alteration with no substantive difference between TR and VC at the CCC.

However, we have uncovered at least one substantive difference between TR and VC: the addition of mixed-use commercial and residential (see attached excerpt from the revisions to the General Plan table 2-4).

The addition of residential to the citywide VC designation impacts the 48 acres that the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

We insist that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations We also request that the CCC **reject** any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Sincerely,



Lawrence & Katie Posner
6024 Paseo Airoso
Carlsbad, CA. 92009




TABLE 2-4: CHARACTERISTICS OF COMMERCIAL LAND USES¹

Type Of Commercial Land Use	Local Shopping Center		General Commercial	Regional Shopping Center	Visitor Commercial
	Required Of All Local Shopping Centers	Possible Additional Option			
Primary Trade Area Focus	Local neighborhood	Community-serving	Local neighborhood and/or community-serving	Regional	Visitor-serving ²
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Secondary Tenants (examples)	Restaurants, small neighborhood serving retail and offices, personal grooming services, gas station, cleaners	Retail, commercial services, public facilities (i.e. library, post office)			
Mixed Use - Commercial and Residential (optional)	N/A	See note 1 ³	See note 1 ³	See note 1 ³	Secondary tenants not required See note 3 Not Permitted
Site Size (acres)	8 - 20	To 30	Varies	30 - 100	Varies
Gross Lease Area	60,000 - 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	Varies	300,000 to 1.5 million (sq. ft.)	Varies
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² Primary use of the property must be visitor-serving.					
³ Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).					

el

RECEIVED

MAR 31 2016

Cori Schumacher
954 Home Ave. Apt. L
Carlsbad, CA 92008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

March 29, 2016

California Coastal Commission
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

Attention: Erin Prahler

Dear Ms. Prahler and Interested Parties,

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However I have uncovered *at least* one substantive difference between TR and VC: the addition of mixed-use commercial and residential (see attached excerpt from the revisions to the General Plan, table 2-4).

The addition of residential to the citywide VC designation impacts the 48 acres that the people of Carlsbad voted to retain as TR with its specific uses. There are no uses in TR that allow mixed-use commercial and residential. The new land use designation (VC) also impacts other areas that the City plans to develop in the future, like the parcel upon which the Encina Power Plant currently sits.

I request that the California Coastal Commission specifically review, and treat as distinct, the TR and VC land use designations. I also request that the CCC reject any and all substantive changes to the new VC land use designation on the 48 commercial acres on the South Shore of the Agua Hedionda Lagoon located adjacent to the freeway, which the people of Carlsbad specifically voted to retain as TR with its non-residential uses.

Sincerely,

A handwritten signature in black ink, appearing to be 'Cori Schumacher', with a long horizontal line extending to the right.

Cori Schumacher

City of
Carlsbad
GENERAL PLAN
Land Use Map
Updated October 2015

Area to
2/23/16
Special Election
NOTE.

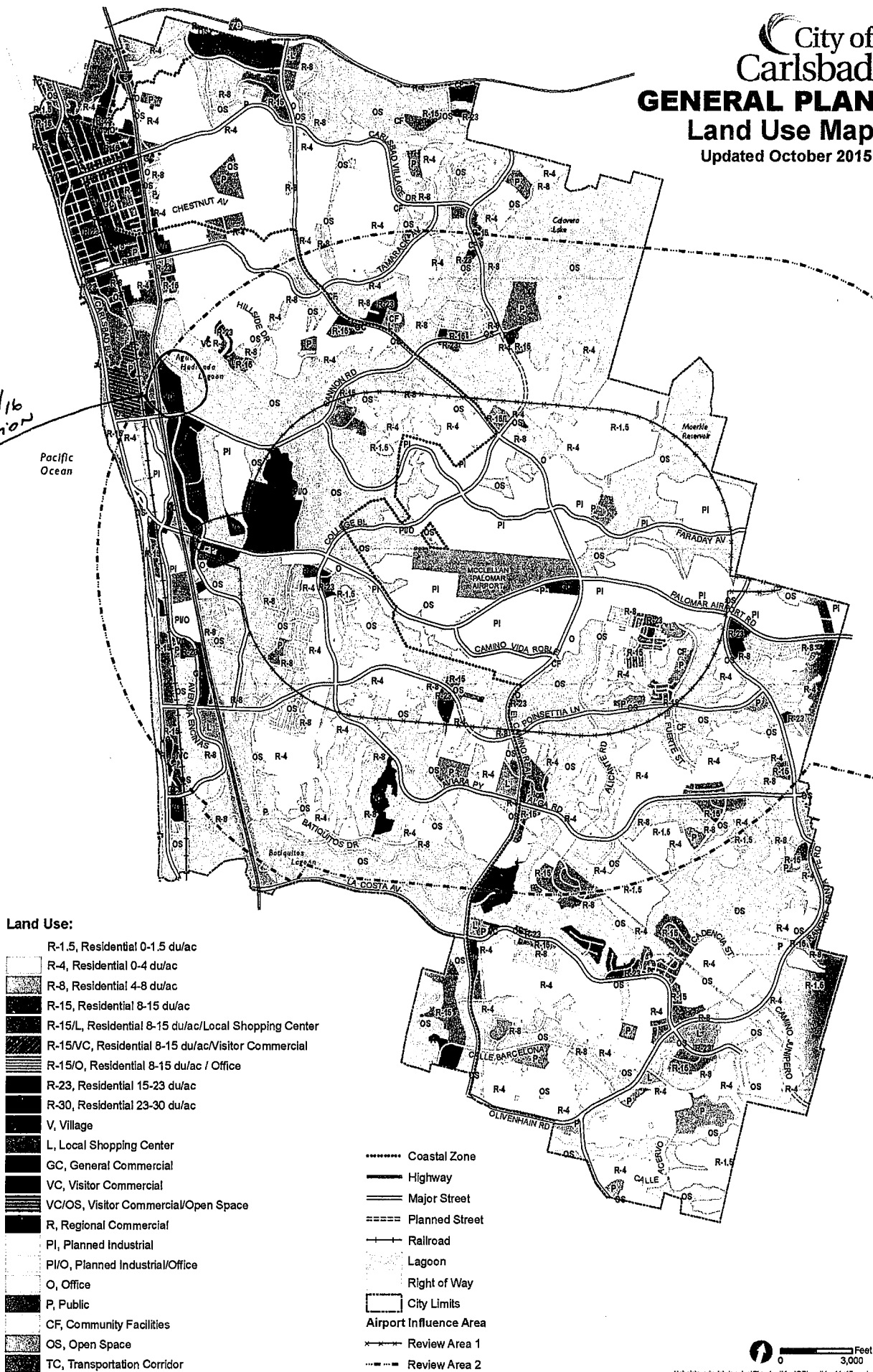


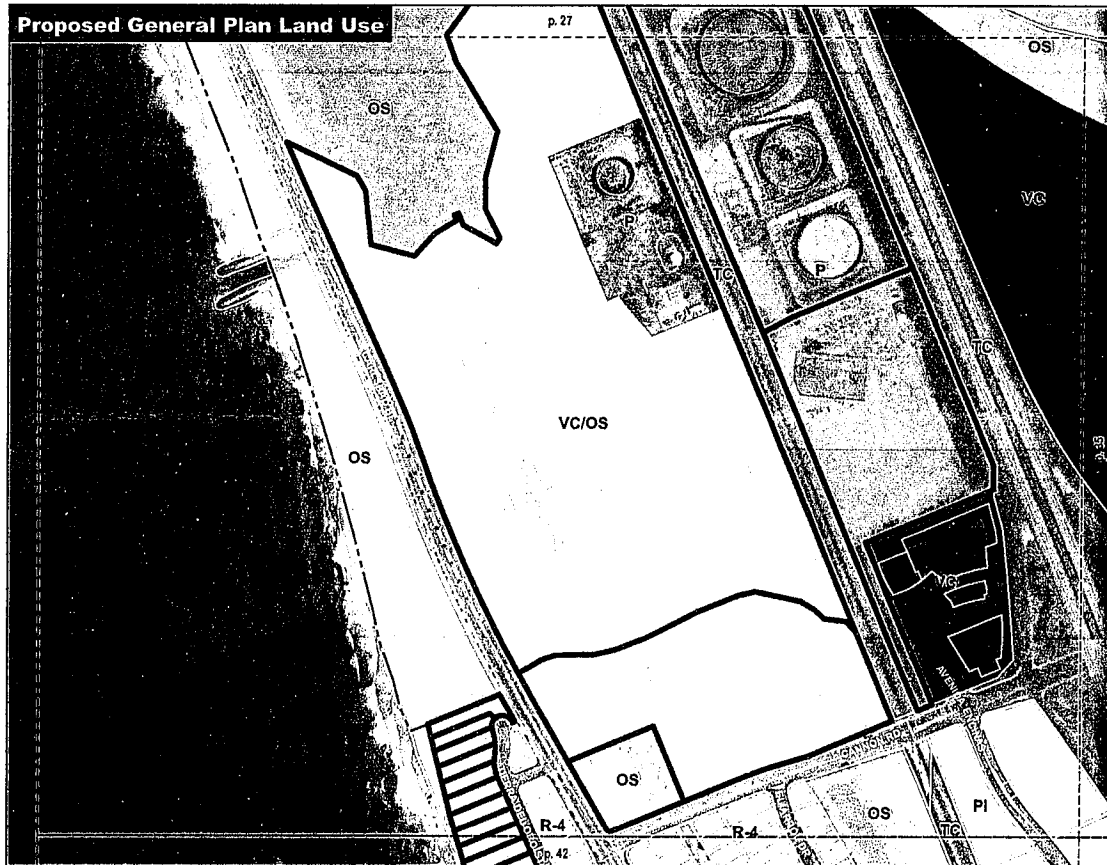
TABLE 2-4: CHARACTERISTICS OF COMMERCIAL LAND USES¹

Type Of Commercial Land Use	Local Shopping Center		General Commercial	Regional Shopping Center	Visitor Commercial
	Required Of All Local Shopping Centers	Possible Additional Option			
Primary Trade Area Focus	Local neighborhood	Community-serving	Local neighborhood and/or community-serving	Regional	Visitor-serving ²
Anchor Tenants (examples)	Provides daily goods - supermarket, grocery store, specialty market, large-drug store	Department stores, apparel stores, specialty-goods store, home improvement store, entertainment uses	Anchor and secondary tenants, if any (secondary tenants are not required), may include: - Wholesale products, department stores, home improvement stores, offices, motels/hotels, entertainment uses, retail goods and commercial services. May be a stand-alone use. Secondary tenants not required	Full-line department stores (2 or more), factory outlet center, "power center" of several high-volume retail uses, including general merchandise, automobile sales, apparel, furniture, home furnishings, etc. Full range of specialty retail, restaurants, entertainment, convenience stores, service facilities, business and professional offices	Anchor and secondary tenants, if any (secondary tenants are not required), shall as a stand-alone use or as a group of uses attract and/or serve the travel needs of visitors. Such uses may include, but are not limited to: - Hotel/motel, restaurant, recreation facilities, museums, travel support services (e.g. gas station, car rental, grocery, convenience store, etc.), specialty food/retail, and visitor-attracting/serving retail, amusement parks, cinemas and other entertainment uses. May be a stand-alone use.
Secondary Tenants (examples)	Restaurants, small neighborhood serving retail and offices, personal grooming services, gas station, cleaners	Retail, commercial services, public facilities (i.e. library, post office)			
Mixed Use - Commercial and Residential (optional)	N/A	See note ³	See note ³	See note ³	Secondary tenants not required See note ³ Not Permitted
Site Size (acres)	8 - 20	To 30	Varies	30 - 100	Varies
Gross Lease Area	60,000 - 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	Varies	300,000 to 1.5 million (sq. ft.)	Varies
Primary Trade Area Drive Time	5 - 10 minutes	10 - 20 minutes	5 - 20 minutes	20 - 30 minutes	Varies
Primary Trade Area Radius	1.5 miles	3 - 5 miles	3 to 5 miles	8 - 12 miles	Varies
Primary Trade Area Population	10,000 - 40,000 people	40,000 - 150,000 people	Up to 150,000	150,000+ people	Varies
¹ This table provides the typical characteristics of commercial land uses and is intended to be utilized as a general guideline when implementing the General Plan.					
² Primary use of the property must be visitor-serving.					
³ Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).					



*48 Acres impacted by 2/23/16 vote.

Retain Substantive TR uses.



New VC *designation substantively different than TR.



and should be linked with surrounding neighborhoods by pedestrian and/or bicycle 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. General Commercial (GC):** This land use classification designates areas that are: 1) suitable for a general range of commercial uses that may serve a broader area of the community than local neighborhood level commercial uses; and/or 2) are existing or proposed general commercial uses that are not part of a local shopping center.

In addition, it may be appropriate to apply this designation to sites where additional general commercial uses are desirable; such sites may be developed with a stand-alone general commercial land use or with two or more general commercial land uses. Such general commercial land uses should include the types of uses allowed by the C-1 and C-2 zones, including but not limited to: wholesale products, department stores, home improvement stores, professional offices, motels/hotels, entertainment uses, and the provision of a broad range of retail goods and services.

In applying this designation to new areas, care should be taken so as to assure its compatibility with surrounding land uses, particularly residential neighborhoods, while minimizing environmental impacts (including traffic and safety). One of the goals of emphasizing the use of shopping centers in Carlsbad is to prevent the development of "strip commercial," long corridors of retail/service establishments with numerous curb cuts, inappropriate intersection spacing, disharmonious architectural styles, and a proliferation of signs. The application of this designation to new areas should be undertaken judiciously, so as not to result in strip commercial development.

- c. 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.

- d. 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.

- e. 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

21.29.010 Intent and purpose.

A. The intent and purpose of the C-T commercial tourist zone is to:

1. Implement the travel/recreation commercial (TR) land use designation of the Carlsbad general plan;
2. Provide for the development of tourist-oriented attractions and commercial uses that serve the travel and recreational needs of tourists, residents, as well as employees of business and industrial centers; and
3. Provide regulations and development standards to ensure such uses are compatible with and designed to protect surrounding properties, ensure safe traffic circulation, and promote economically viable tourist-oriented areas of the city. (Ord. NS-769 § 2, 2005)

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Carlsbad Municipal Code**Up****Previous****Next****Main****Search****Print****No Frames****Title 21 ZONING****Chapter 21.29 C-T COMMERCIAL TOURIST ZONE****21.29.030 Permitted uses.**

- A. In the C-T zone, only the uses listed in Table A, below, shall be permitted, subject to the requirements and development standards specified by this chapter.
- B. The uses permitted by conditional use permit, as indicated in Table A, shall be subject to the provisions of Chapter 21.42 of this title.
- C. A use similar to those listed in Table A may be permitted if the city planner determines such similar use falls within the intent and purposes of this zone, and is substantially similar to the specified permitted uses.
- D. A use category may be general in nature, where more than one particular use fits into the general category (ex. in some commercial zones "offices" is a general use category that applies to various office uses). However, if a particular use is permitted by conditional use permit in another zone, the use shall not be permitted in this C-T zone (even under a general use category) unless it is specifically listed in Table A of this chapter as permitted or conditionally permitted.

Table A
Permitted Uses

In the table, below, subject to all applicable permitting and development requirements of the municipal code:

"P" indicates use is permitted.

"CUP" indicates use is permitted with approval of a conditional use permit.

1 = Administrative hearing process

2 = Planning commission hearing process

3 = City council hearing process

"Acc" indicates use is permitted as an accessory use.

Use	P	CUP	Acc
Accessory uses/structures, which are customarily appurtenant to a permitted use (e.g., incidental storage facilities) (see note 1, below) (defined: Section <u>21.04.020</u>)			X
Airports		3	
Amusement parks		3	
Aquaculture (defined: Section <u>21.04.036</u>)		2	
Aquariums		2	
Arcades (coin-operated) (subject to Section <u>21.42.140(B)(15)</u> ; defined: Section <u>21.04.091</u>)		1	
Art galleries	X		
Athletic clubs, gymnasiums, health clubs	X		
ATM kiosks (see note 1, below)			X
Automobile rental (no auto repair)	X		
Bait shops (accessory to a recreation facility)		1	

Bars, cocktail lounges (subject to Section 21.42.140(B)(20); defined: Section 21.04.041)		2	
Bed and breakfasts (subject to Section 21.42.140(B)(25); defined: Section 21.04.046)		1	
Biological habitat preserve (subject to Section 21.42.140(B)(30); defined: Section 21.04.048)		2	
Boat launching/docking facilities		2	
Botanical gardens	X		
Bowling alley, subject to Section 21.42.140(B)(35); defined: Section 21.04.057)		2	
Campsites (overnight) (subject to Section 21.42.140(B)(40))		2	
Car wash (accessory to an automobile service station), subject to Section 21.42.140(B)(45)		2	
Cemeteries		3	
Churches, synagogues, temples, convents, monasteries, and other places of worship		2	
Commercial artisan studios/retail (e.g., jewelry arts, painting, pottery, glass blowing, etc.)	X		
Cultural activities and facilities		2	
Delicatessen (defined: Section 21.04.106)	X		
Drive-thru facilities (not restaurant)		2	
Educational institutions or schools, public/private (defined: Section 21.04.140)		2	
Entertainment activities and facilities		2	
Fairgrounds		3	
Farmers markets		2	
Farmworker housing complex, small (subject to Section 21.10.125) (defined: Section 21.04.148.4)		1	
Florists	X		
Food stores (specialty) (e.g., ice cream, candy, deli, bakery, pastry shop, fish market)	X		
Gas stations (subject to Section 21.42.140(B)(65))		2	
Golf courses (see note 2, below)		2	
Greenhouses > 2,000 square feet (subject to Section 21.42.140(B)(70))		1	
Grocery/produce/convenience stores (not to exceed 2,500 sq. ft.)	X		
Hotels/motels	X		
Mobile buildings (temporary) (subject to Section 21.42.140(B)(90); defined: Section 21.04.265)		2	
News/magazine stands (see note 1, below)			X
Nightclubs, dance clubs, and other establishments that play live or recorded music or make regular use of amplified sound		2	
Outdoor dining (incidental), subject to Section 21.26.013	X		
Packing/sorting sheds > 600 square feet, subject to Section 21.42.140(B)(70)		1	
Parking facilities (primary use) (i.e. day use, short-term, nonstorage)		2	
Photography equipment sales/services (cameras, supplies, film development)	X		

Pool halls/billiard parlors (subject to Section 21.42.140(B)(110); defined: Section 21.04.292)		2	
Produce stands		1	
Public meeting halls, exhibit halls, and museums		2	
Public/quasi-public buildings and facilities and accessory utility buildings/facilities (defined: Section 21.04.297)		2	
Racetracks		2	
Radio/television/microwave/broadcast station/tower		2	
Recreation facilities		2	
Recycling collection facilities (small) (subject to Chapter 21.105; defined: Section 21.05.015)		1	
Recycling collection facilities (large) (subject to Chapter 21.105; defined: Section 21.05.015)		2	
Restaurants, cafes, coffee shops, including take-out only (no drive-thru)	X		
Restaurants (located adjacent to residentially developed or designated property, no drive-thru)		2	
Retail (specialty - catering to tourists) (e.g., antique stores, bookstores, souvenir/gift/novelty shops, specialty apparel shops)	X		
Satellite TV antennas (subject to Sections 21.53.130 through 21.53.150 [see note 1, below]; defined: Section 21.04.302)			X
Services (personal), limited to drycleaners, laundromats, and personal grooming (e.g., barbershops, beauty salons, day spas)	X		
Signs, subject to Chapter 21.41 (see note 1, below) (defined: Section 21.04.305)			X
Sporting equipment/apparel sales/rental	X		
Stadiums		3	
Theaters (motion picture or live) - Indoor		2	
Theaters, stages, amphitheaters - Outdoor		2	
Time-share projects (subject to Section 21.42.140(B)(155); defined: Section 21.04.357)		3	
Tourist information centers	X		
Transit passenger terminals (bus and train)		2	
Travel agencies	X		
Vacation rental office	X		
Video rental/sales	X		
Windmills (exceeding height limit) (subject to Section 21.42.140(B)(160))		2	
Wireless communication facilities (subject to Section 21.42.140(B)(165))		1 / 2	
Zoos (private) (subject to Section 21.42.140(B)(170))		2	

Notes:

1. Accessory uses shall be developed as an integral part of a permitted use within or on the same structure or parcel of land.
2. A conditional use permit is not required for a golf course if it is approved as part of a master plan for a planned community development.

(Ord. CS-189 §§ XXIX, XXX, 2012; Ord. CS-164 § 10, 2011; Ord. NS-791 § 22, 2006; Ord. NS-769 § 2, 2005)

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Prahler, Erin@Coastal

From: djb83@netzero.net
Sent: Friday, March 25, 2016 7:32 PM
To: Prahler, Erin@Coastal
Subject: Carlsbad

California Coastal Commission
Attn: Erin Prahler
7575 Metropolitan Dr. Ste. 103
San Diego, CA 92108

I am writing to you as a concerned citizen of Carlsbad who wants very much to keep the 48 acres on the South Shore of the Agua Hedionda Lagoon, adjacent to the I-5, zoned as Travel Recreation. I believe there is no need for the substantive change from Travel Recreation to Visitor Commercial proposed in all City documents, and wish, as many others do, to protect this area from any potential future development that would adversely affect the lagoon, our current lifestyle and traffic situation. The recent vote on the Measure A proposal should make abundantly clear that the people of Carlsbad do not agree with the current mayor and city council and are adamantly opposed to large-scale development anywhere near the lagoon and coastline.

Don Burton
7450 Esfera St.
Carlsbad 92009

Prahler, Erin@Coastal

From: David <blackmagic_92083@yahoo.com>
Sent: Friday, March 25, 2016 5:25 PM
To: Prahler, Erin@Coastal
Subject: City of Carlsbad

Please register my request for the Commission to prevent the change from Travel Recreation to Visitor Commercial in all City documents including, but not restricted to the Aqua Hedionda Lagoon and the Encina Power Plant parcels.

Respectfully,

David Chase
7140 Lantana Terrace
Carlsbad, Ca. 92011

Sent from my iPad

Prahler, Erin@Coastal

From: RobSheila Clarke <Rob_Sheila_Clarke@yahoo.com>
Sent: Friday, March 25, 2016 6:54 PM
To: Prahler, Erin@Coastal
Subject: Protect Agua Hedionda Lagoon

Dear Ms. Prahler,

I am writing to you in hopes that you, as a member of the CCC, will support the protection of the 48 acres that are the south shore of Agua Hedionda Lagoon in Carlsbad.

I am a Carlsbad resident of 16 years and have been living in North County for the last 22 years. This stretch of land has always been a the portion of the I-5 freeway that I enjoy driving by as it is open and beautiful: like a brief sigh of relief. There is no doubt in my mind that developing this area could only have a negative impact on the environment. The environment and wildlife in and around the lagoon as well as the ocean must be protected.

You and the CCC can protect this area by retracting it's zoning label as "Visitor Commercial" and restore it to the true label of "Travel Recreational" as what were the wishes of Carlsbad residents years ago. I ask you and the CCC to uphold the wishes of Carlsbad residents, as seen evident from the recent February 2016 special election to reject Proposition A, to prevent any future development on the 48 acres.

I thank you for taking the time to read my email and hope you and the CCC do what is right for the environment.

Regards,
Sheila Clarke
Carlsbad, CA Resident