

**CALIFORNIA COASTAL COMMISSION**

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



September 25, 2019

**W10c**

**TO: COMMISSIONERS AND INTERESTED PARTIES**

**FROM: JOHN AINSWORTH, EXECUTIVE DIRECTOR**

**SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of Carlsbad, certifying the City's Local Coastal Program Amendment No. LCP-6-CVR-18-0070-1 (Village and Barrio Master Plan), is adequate to effectively certify its local coastal program (for Commission review at its meeting of October 16-18, 2019).

**BACKGROUND**

At its June 13, 2019 meeting, the Coastal Commission certified, with 23 suggested modifications, the City of Carlsbad Local Coastal Program Amendment No. LCP-6-CVR-18-0070-1, which repeals the existing Village Master Plan and Design Manual (the LUP/IP for the Village segment) and replaces it with the Village and Barrio Master Plan (VBMP); expands the boundaries of the existing Village segment to incorporate the existing Barrio area and several other parcels from the Mello II LCP segment and renames the Village LCP segment to the Village-Barrio LCP segment; revises text and graphics in the City's certified LUP; revises text in the Zoning Ordinance (part of the City's IP); and re-designates and rezones all parcels within the Village-Barrio segment with a new Village-Barrio (V-B) land use and zone. By its action adopting Ordinance No. CS-357 on August 27, 2019, the City Council has acknowledged and accepted all 23 of the Commission's suggested modifications. The modifications addressed parking and zoning, and made clarifications and refinements to LUP policies. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Carlsbad is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

**RECOMMENDATION**

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

**CALIFORNIA COASTAL COMMISSION**

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



October 18, 2019

Mayor Matt Hall  
City of Carlsbad  
1635 Faraday Avenue  
Carlsbad, CA 92008

RE: Certification of the City of Carlsbad Local Coastal Program Amendment  
No. LCP-6-CVR-18-0070-1 (Village and Barrio Master Plan)

Dear Mayor Hall,

The California Coastal Commission has reviewed the City's Resolution No. CS-357 together with the Commission's action of June 13, 2019 certifying City of Carlsbad Local Coastal Program Amendment No. LCP-6-CVR-18-0070-1, which repeals the existing Village Master Plan and Design Manual (the LUP/IP for the Village segment) and replaces it with the Village and Barrio Master Plan (VBMP); expands the boundaries of the existing Village segment to incorporate the existing Barrio area and several other parcels from the Mello II LCP segment and renames the Village LCP segment to the Village-Barrio LCP segment; revises text and graphics in the City's certified LUP; revises text in the Zoning Ordinance (part of the City's IP); and re-designates and rezones all parcels within the Village-Barrio segment with a new Village-Barrio (V-B) land use and zone. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of October 16, 2019.

By its action on August 27, 2019, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all 23 suggested modifications. The modifications addressed parking and zoning, and made clarifications and revisions to LUP policies. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area and will continue issuing permits consistent with the local coastal program as amended.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth  
Executive Director

**CALIFORNIA COASTAL COMMISSION**

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



# W10c

## LCP-6-CVR-18-0070-1 (VILLAGE AND BARRIO MASTER PLAN)

OCTOBER 16, 2019

### EXHIBITS

#### Table of Contents

[Exhibit 1 – Ordinance No. CS-357](#)

**ORDINANCE NO. CS-357**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACKNOWLEDGING RECEIPT OF THE CALIFORNIA COASTAL COMMISSION'S RESOLUTION OF CERTIFICATION INCLUDING SUGGESTED MODIFICATIONS FOR LCPA 14-01, AND APPROVING THE ASSOCIATED SUGGESTED MODIFICATIONS TO THE VILLAGE AND BARRIO MASTER PLAN AND LOCAL COASTAL PROGRAM.

CASE NAME: VILLAGE AND BARRIO MASTER PLAN

CASE NO.: MP 14-01/LCPA 04-01 (DEV08014)

WHEREAS, on July 24, 2018, the City Council adopted Ordinance No. CS-335, approving MP 14-01/LCPA 14-01 – Village and Barrio Master Plan; and

WHEREAS, the Village and Barrio Master Plan constitutes the Carlsbad Local Coastal Program for the Village - Barrio segment of the Coastal Zone, and therefore, an amendment to the Village and Barrio Master Plan also constitutes an amendment to the Local Coastal Program; and

WHEREAS, the California Coastal Act requires Coastal Commission certification of any local coastal program amendment; and

WHEREAS, on September 27, 2018, the city submitted an application to the Coastal Commission requesting to amend the Carlsbad Local Coastal Program pursuant to LCPA 14-01; and

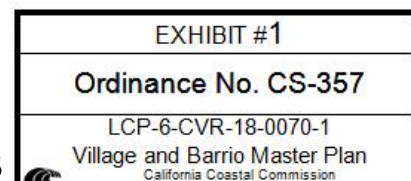
WHEREAS, on June 13, 2019, the California Coastal Commission approved the city's Local Coastal Program Amendment LCPA 14-01; and on June 21, 2019, the city received a letter dated June 20, 2019, from the California Coastal Commission that certifies (resolution of certification) the Commission's approval of the city's Local Coastal Program Amendment LCPA 14-01, subject to suggested modifications; and

WHEREAS, the California Coastal Commission's approval of LCPA 14-01 will not become effective until the Commission certifies that the city has amended its Local Coastal Program pursuant to the Commission's suggested modifications; and

WHEREAS, the City Council did on the day of August 20, 2019, hold a duly noticed public hearing as prescribed by law to consider the Coastal Commission's suggested modifications.

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

1. The above recitations are true and correct.
2. That the Coastal Commission's suggested modifications to the Village and Barrio Master Plan are approved as shown in Attachment A to this ordinance.



EFFECTIVE DATE: Upon the effective date, this ordinance shall apply to development applications not yet approved by the City of Carlsbad. Outside the Coastal Zone, this ordinance shall become effective thirty days after its adoption; and the City Clerk shall certify the adoption of this ordinance and cause the full text of the ordinance or a summary of the ordinance prepared by the City Attorney to be published at least once in a newspaper of general circulation in the City of Carlsbad within 15 days after its adoption. Within the Coastal Zone, this ordinance shall become effective thirty days after its adoption or upon certification by the Executive Director of the California Coastal Commission that implementation of LCPA 14-01 will be consistent with the Coastal Commission's approval of LCPA 14-01 with suggested modifications, whichever occurs later.

INTRODUCED AND FIRST READ at a Regular Meeting of the Carlsbad City Council on the 20th day of August 2019, and thereafter

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 27<sup>th</sup> day of August 2019, by the following vote, to wit:

AYES: Bhat-Patel, Blackburn, Schumacher, Hamilton.

NAYS: None.

ABSENT: Hall

APPROVED AS TO FORM AND LEGALITY:

  
CELIA A. BREWER, City Attorney

  
MATT HALL, Mayor

 Hector Gomez,  
for BARBARA ENGLESON, City Clerk Deputy City Clerk  
(SEAL)



**Amendments to the Village and Barrio Master Plan  
MP 14-01/LCPA 14-01**

<b>Page #</b>	<b>Section # and Name</b>	<b>Suggested Modification</b>
<b>Chapter 1 - Introduction</b>		
1-12	1.5.1.D.2, Land Use and Community Character	Amend the policy as follows: Encourage property owners to rehabilitate substandard and deteriorating structures, subject to the nonconforming lots, structures and uses standards (Carlsbad Municipal Code Chapter 21.48).
1-14	1.5.2.A.2, Mobility and Parking	Amend the policy as follows: Implement parking management recommendations as identified in these policies and in the standards contained in Section 2.6.6, Parking, that reduce demand for parking and encourage alternatives to private automobile use, including single occupant driving.
1-14	1.5.2.A., Mobility and Parking	Add new policy 11 as follows: In the Master Plan area, Carlsbad Boulevard and Carlsbad Village Drive are the major coastal access streets – the main routes to and along the coast for pedestrians, cyclists, buses and vehicles. To foster access to shoreline recreation areas, improvements to these streets shall target equity and adequate circulation among all modes of travel, including walking, biking, public transportation and private vehicle.  Street improvements that significantly impact coastal access shall be avoided. Modifications to Carlsbad Boulevard or Carlsbad Village Drive, that would reduce vehicle capacity resulting in or worsening an existing or future vehicular level of service (LOS) E or below at one or more intersections or segments (with or without proposed development), requires a quantitative analysis and City Council approval. The quantitative analysis will project the change in travel time resulting from the project along the roadway to determine if coastal access is impacted. Available relevant circulation information from Caltrans, SANDAG and other cities along the affected roadway shall be included in the analysis. The

Page #	Section # and Name	Suggested Modification
		<p>quantitative analysis shall be derived from an adequate number of travel time surveys and shall address the prime beach use and peak travel volume periods on at least two weekends between Memorial Day and Labor Day.</p> <p>Modification to the identified roadways shall include public access benefit enhancements promoting multi-modal access and safety for all users. Public access benefit enhancements may include, but are not limited to, improved pedestrian and cyclist access, increased access to public transportation services and increased public parking.</p>
1-15	1.5.2.B.9, Mobility and Parking	<p>Amend this policy as follows:</p> <p>Annually monitor the entire parking system for changes in supply, demand, utilization rates, enforcement, and maintenance needs, and adjust parking programs and services as needed. Data collection shall occur at least between Memorial Day and Labor Day and include weekends.</p>
1-17	1.5.3.A.7, Connectivity	<p>Amend Policy 1.5.3.A.7 of the Village &amp; Barrio Master Plan as follows:</p> <p>Coordinate with the City of Oceanside and Caltrans in evaluating potential connectivity impacts on the Village and Barrio of future improvements to Interstate 5 freeway, the I-5/SR 78 interchange, and/or Coast Highway 101, including those projects identified in the North Coast Corridor Public Works Plan/Transportation and Resource Enhancement Program. Work cooperatively on solutions to avoid or lessen the potential for significant impacts to occur.</p>
1-18	1.5.4.A.3, Placemaking	<p>Replace Policy 1.5.4.A.3 of the Village &amp; Barrio Master Plan as follows:</p> <p>Plant street trees that are non-invasive and drought-tolerant.</p>

Page #	Section # and Name	Suggested Modification				
<b>Chapter 2 – Land Use</b>						
2-3	2.2.2.C, Hospitality District (HOSP)	<p>Amend the description of this district as follows:</p> <p>The Hospitality District provides a transition between the beach and the heart of the Village. The area contains mixed-use and commercial buildings, scattered residential, and a number of large and expansive uses, including a private school, church, lodging, and a retirement community. The area is contained entirely within the Coastal Zone and provides an opportunity for visitor-serving and hospitality uses serving visitors and residents alike, with ground floor commercial uses primarily catering to visitors. While buildings are intended to be mostly attached and built on or near the front property line to create a continuous street frontage and a seamless walkable environment, along part of Carlsbad Boulevard, much of the district has a greater building setback requirement to help maintain a more open feel as well as access and views toward the coastline. In addition, portions of the district, such as the Army and Navy Academy, may retain a more campus-like setting for quite some time.</p>				
2-6	Table 2-1, Permitted Uses	<p>Amend Table 2-1 for “Professional Care Facility” as shown below:</p> <ol style="list-style-type: none"> <li>1. Relocate “Professional Care Facility” from the “Residential” to the “Other” land use category.</li> <li>2. Add footnote 2 to clarify a professional care facility may not locate along the ground floor street frontage.</li> </ol> <table border="1" data-bbox="723 1451 1229 1570"> <tr> <td data-bbox="723 1451 1070 1491">OTHER</td> <td data-bbox="1070 1451 1229 1491">HOSP</td> </tr> <tr> <td data-bbox="723 1491 1070 1570">Professional Care Facility</td> <td data-bbox="1070 1491 1229 1570">C<sup>2,3</sup></td> </tr> </table>	OTHER	HOSP	Professional Care Facility	C <sup>2,3</sup>
OTHER	HOSP					
Professional Care Facility	C <sup>2,3</sup>					
2-6, 2-8	Table 2-1, Permitted Uses	<p>Add new footnote 5 to apply to “Live/Work Unit,” “Managed Living Units,” “Bed and Breakfast Inn,” “Brewery,” “Distillery,” and “Winery,” as follows:</p> <p><sup>5</sup>For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.</p>				
2-6	Table 2-1, Permitted Uses	<p>In the “Retail” land use category, delete “Restaurant with Entertainment” as a listed use.</p>				



Page #	Section # and Name	Suggested Modification						
2-7	Table 2-1, Permitted Uses	<p>In the VC and HOSP districts, in the "Education" land use category, add a reference to footnote 2 to "Child Day Care Center" to clarify a day care center may not locate along the ground floor street frontage as follows:</p> <table border="1" data-bbox="726 394 1400 474"> <thead> <tr> <th data-bbox="726 394 1070 426">EDUCATION</th> <th data-bbox="1080 394 1235 426">VC</th> <th data-bbox="1245 394 1400 426">HOSP</th> </tr> </thead> <tbody> <tr> <td data-bbox="726 438 1070 474">Child Day Care Center</td> <td data-bbox="1080 438 1235 474">C<sup>2,3</sup></td> <td data-bbox="1245 438 1400 474">C<sup>2,3</sup></td> </tr> </tbody> </table>	EDUCATION	VC	HOSP	Child Day Care Center	C <sup>2,3</sup>	C <sup>2,3</sup>
EDUCATION	VC	HOSP						
Child Day Care Center	C <sup>2,3</sup>	C <sup>2,3</sup>						
2-7	Table 2-1, Permitted Uses	<p>In the VC and HOSP districts, in the "Other" land use category, amend the listing for "Athletic and Health Club, Gymnasium, and Physical Conditioning Business" by (1) deleting reference to footnote 2 to indicate the use is permitted in the VC District on the ground floor street frontage, and (2) adding reference to footnote 2 to indicate the use is not permitted in the HOSP District on the ground floor street frontage as follows:</p> <table border="1" data-bbox="726 793 1400 989"> <thead> <tr> <th data-bbox="726 793 1070 825">OTHER</th> <th data-bbox="1080 793 1235 825">VC</th> <th data-bbox="1245 793 1400 825">HOSP</th> </tr> </thead> <tbody> <tr> <td data-bbox="726 837 1070 989">Athletic and Health Club, Gymnasium, and Physical Conditioning Business</td> <td data-bbox="1080 837 1235 989">P</td> <td data-bbox="1245 837 1400 989">p<sup>2</sup></td> </tr> </tbody> </table>	OTHER	VC	HOSP	Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	p <sup>2</sup>
OTHER	VC	HOSP						
Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	p <sup>2</sup>						
2-8	Table 2-1, Permitted Uses	<p>Amend footnote 2 as follows:  <sup>2</sup>Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for "Educational Institutions or Schools, Public or Private," in Section 2.7.3.J., Hospitality Supplemental District Standards.</p>						
2-9	Figure 2-2, Use Restrictions Map	<p>Amend Figure 2-2 Use Restrictions cross-hatching as follows:</p> <ol style="list-style-type: none"> <li data-bbox="773 1310 1457 1535">1. Relocate the "Jefferson St." label to north of Home Avenue; remove cross-hatching on Jefferson Street north of Grand Avenue between the north property boundary of 786 Grand Avenue (APN 203-302-04) and Home Avenue.</li> <li data-bbox="773 1547 1457 1772">2. Relocate the "Roosevelt St." label to north of Beech Avenue; show cross-hatching along the Roosevelt Street frontage of property at 2727 Roosevelt Street (the southwest corner of Beech Avenue and Roosevelt Street; APN 203-101-34).</li> <li data-bbox="773 1785 1457 1852">3. Add a note to clarify cross-hatching does not apply to properties in the VG District.</li> </ol>						
2-11	2.5.1, Excess DU Bank	Remove hyphen in "P-T."						

Page #	Section # and Name	Suggested Modification
2-12	2.6.1.A.2, Ingress and Egress	Amend section as follows: Where alleys provide vehicle access, driveways or parking areas shall be deep enough to allow cars to pull completely out of the alley and onto the property.
2-12	2.6.1.A.3.c, Ingress and Egress	Amend section as follows, and provide a supporting graphic: c. The driveway apron shall not exceed 20 feet in width.
2-12	2.6.1, Site Planning	Add new standard B, Parking, as follows and re-letter the remaining standards in Section 2.6.1. B. PARKING 1. Surface parking shall be located behind buildings and away from street frontages unless determined infeasible by the decision-maker.
2-12	2.6.1.A, Ingress and Egress	Under "Interpretation", amend graphics to emphasize alley access and surface parking behind buildings
2-13	2.6.1.A.4., Ingress and Egress	<ul style="list-style-type: none"> <li>• Amend the clear zone standard as follows: <ul style="list-style-type: none"> <li>4. A clear zone shall be provided at the intersection of an alley and a street or driveway to maintain a free line of sight. <ul style="list-style-type: none"> <li>a. The clear zone shall consist of an isosceles right triangle measured 7.5 feet in both directions from the intersection of the two property lines.</li> <li>b. The clear zone shall not be occupied by a ground floor building footprint, site features taller than 36 inches, or landscaping that is taller than 30 inches.</li> </ul> </li> </ul> </li> <li>• Amend the clear zone graphic under "Interpretation" to better match the modified clear zone standard by showing among other things the clear zone measured from the intersection of property lines and not the intersection of curbs.</li> </ul>
2-13	2.6.1.C.4, Property line walls/fences	Amend section as follows

Page #	Section # and Name	Suggested Modification
		Razor wire, barbed wire, cyclone and chain link fencing (except as noted below), or other similar fences are prohibited. Cyclone or chain link fencing existing as of the Master Plan's adoption date is permitted to remain.
2-19	2.6.5.A.2, Curb cafes	Amend section as follows: 2. Curb cafes are temporary structures on public streets. The city engineer may require their temporary or permanent removal to accommodate street or other infrastructure improvements or maintenance or to ensure adequate public parking is maintained. In the Coastal Zone, if city-authorized parking studies indicate public parking occupancy within a quarter-mile radius of the curb café is 85 percent or more for five consecutive years, the curb café shall be removed unless the applicant can secure replacement public parking within the quarter-mile radius equal to the number of on-street parking spaces impacted by the curb café.
2-19	2.6.5.A.4, Right of way uses	Amend appendix reference as follows: No more than four curb cafes may be permitted per street block (see definition in appendix A); however, this maximum may be reduced for the following reasons:
2-22	2.6.6.A.3, Parking spaces required	Amend section as follows: Parking requirement calculations resulting in a fraction shall be rounded up to the next whole number if the fraction is 0.5 or higher or rounded down if the fraction is below 0.5.
2-22	Table 2-3, Parking Requirements	Recategorize "Professional Care Facility" from a "Residential" to an "Other" use.
2-23	Table 2-3, Parking Requirements	Amend the listing for "Restaurant (with or without entertainment)" as follows: Restaurant
2-23	Table 2-3, Parking Requirements	Amend the listing for "Outdoor Dining on Private Property" as follows: Outdoor Dining on Private Property (accessory to a permitted or conditionally permitted food and/or beverage serving use)

Page #	Section # and Name	Suggested Modification
2-25	Table 2-4, Mobility Alternatives	<p>Amend the Mobility Alternatives parking option as follows:</p> <p>Based on the city-authorized annual parking studies required by Policy 1.5.2.B.9 or an applicant-prepared parking study that employs the same methodology used in preparation of the city’s annual parking studies and that provides, as necessary, project-specific analysis to support the effect of specific project measures or project-generated parking demand, reductions to parking requirements may be implemented. This may include reductions for the implementation of Transportation Demand Management (TDM) measures, shuttles, ride share programs, or other programs or measures that will reduce parking demand and incentivize alternatives to driving. Parking reductions may not exceed 10 percent of a project’s parking requirement if city-authorized parking studies for the three prior reporting years reveal an average parking occupancy of 85 percent or more for all public parking within a quarter-mile radius of the project. Otherwise, parking reductions shall be evidenced-based and determined by the decision-maker.</p>
2-26	Table 2-4, New On-street Public Parking	<p>Amend standard as follows:</p> <p>The creation of two on-street public parking spaces along the frontage of the subject property by closing existing curb cuts or providing additional right of way may result in the reduction of one on-site required parking space, subject to the city engineer’s approval and the following stipulations:</p> <ol style="list-style-type: none"> <li>1. The on-street spaces must be located within the boundaries of the Village and Barrio Master Plan, and may not be located within the BP or BC districts.</li> <li>2. The on-street spaces must not be located where they would interfere with planned or needed improvements.</li> <li>3. The on-street spaces shall be public and shall not be reserved or designated for any particular use.</li> <li>4. The creation of on-street public spaces shall be the net result of any existing spaces that might</li> </ol>

Page #	Section # and Name	Suggested Modification
		be reconfigured or removed to accommodate the created spaces.
2-27	Table 2-4, Parking Options	<p>For the In-Lieu Fee Parking Program, insert the following new opening paragraph before the current first paragraph to describe the purpose of the fee:</p> <p>The Parking In-lieu Fee Program enables project applicants, upon city approval, to pay a fee in lieu of providing on-site parking. Fee payment is an option only in certain districts east of the railroad tracks. Fees collected by the city help develop and maintain shared public parking, resulting in better utilization and relatively lower costs in comparison to the cost of exclusive on-site private parking.</p>
2-27	Table 2-4, Parking Options	<p>For the In-Lieu Fee Parking Program, amend findings 2.f, 2.g., and 2.h, as follows:</p> <p>2. Findings. No permit will be issued with approval in the In-Lieu Fee Program unless the decision-making authority finds that:</p> <ul style="list-style-type: none"> <li>a. The use complies with the program’s participation restrictions;</li> <li>b. Adequate off-street public parking is available to accommodate the project’s parking demand, based on the most recent city-authorized parking study or other information; and</li> <li>c. The In-Lieu Fee Program has not been suspended or terminated by City Council.</li> </ul>
2-30	2.6.7.B., Standards Modification Purpose	<p>Amend Section B.3 and delete Section B.4 as below. For existing sections B.5 and B.6, renumber accordingly.</p> <p>3. To enable a significant public benefit as determined by the decision-making authority. A significant public benefit may include, but is not limited to, one or more of the following:</p> <ul style="list-style-type: none"> <li>a. Exceeding minimum Climate Action Plan (CAP) consistency requirements;</li> <li>b. Exceeding local energy efficiency requirements and/or renewable energy requirements;</li> </ul>

Page #	Section # and Name	Suggested Modification
		<ul style="list-style-type: none"> <li>c. Exceeding local electric vehicle parking requirements;</li> <li>d. Reducing vehicle miles traveled (VMT);</li> <li>e. Implementing programs that encourage employees to carpool or ride transit;</li> <li>f. Implementing an important public amenity or infrastructure component of the Master Plan; and</li> <li>g. Advancing other benefits as determined by the decision-making authority; or</li> </ul>
2-31	2.6.7.C., Standards Modification Findings	<p>Amend the second finding and add a new, fourth finding as follows:</p> <ul style="list-style-type: none"> <li>2. The standards modification is consistent with the goals and policies of the Master Plan and the vision and intent of the applicable district.</li> </ul> <p style="text-align: center;">...</p> <ul style="list-style-type: none"> <li>4. In the Coastal Zone, a standards modification is permitted only when the decision-making authority determines that the modification is consistent with the certified Local Coastal Program, and if applicable, with the public access and recreation policies of Chapter 3 of the Coastal Act.</li> </ul>
2-32 through 2-35	2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations	<p>After 2.6.8.B (Breweries), C. (Distilleries), D. (Live/Work Unit), E. (Managed Living Units), and F. (Wineries), add footnote 6 to read as follows:</p> <p><sup>6</sup>For these uses, refer to Appendix A, Definitions.</p>
2-39	2.7.1.G.3.b, Building Height, VC District	<p>Amend section as follows:</p> <p>The total square footage of enclosed fourth floor space shall not exceed 80 percent of the largest enclosed floor space below (floors one, two, or three). However, in no case shall the fourth floor enclosed space exceed the amount of third floor enclosed space.</p>
2-40, 2-53	2.7.1.I.1 (VC District) and 2.7.3.I.1 (HOSP District)	<p>Amend the ground floor street frontage use standards for the VC and HOSP districts by adding a minimum building depth requirement as follows:</p> <ul style="list-style-type: none"> <li>1. New ground floor street frontage uses permitted within the boundaries of the use restriction area identified on Figure 2-2 shall occupy more than one-half of the habitable</li> </ul>

Page #	Section # and Name	Suggested Modification
		<p>space developed on the ground floor and shall span at least 80 percent of the building frontage. In the Coastal Zone along Carlsbad Boulevard and Carlsbad Village Drive, new ground floor street frontage uses shall have a minimum average building depth of 25 feet.</p>
2-41	2.7.1.J.2., Good Neighbor standards, VC District	<p>Amend the section as follows:</p> <ol style="list-style-type: none"> <li>2. Figure 2-5 also shows the two parcels in the Village Center District bordering Buena Vista Lagoon, a state ecological reserve. Development of these parcels shall comply with the Carlsbad Habitat Management Plan and other applicable requirements, such as slope protection and coastal access, as follows: <ol style="list-style-type: none"> <li>a. A 25-foot wide lateral access easement shall be required as a condition of approval for any development. The access easement shall be located upland from any wetland vegetation on the site or, where there is no wetland vegetation on the site, upland of the property line adjacent to the lagoon.</li> <li>b. Development shall be set back from the bluff or slope edge consistent with the string line requirements in the City's LCP.</li> <li>c. Native, drought tolerant and fire resistive vegetation shall be used in areas designated for, or located adjacent to, natural open space or native vegetation. Invasive or noxious plants shall not be employed or allowed to naturalize or persist on the site. Use of non-invasive turf and ornamental vegetation may be permitted within the development footprint.</li> <li>d. Landscape treatments for the purpose of fire protection shall be performed in a manner which avoids disruption and encroachments to environmentally sensitive areas while still achieving conformance with the fire protection standards.</li> </ol> </li> </ol>

Page #	Section # and Name	Suggested Modification
2-48	2.7.3, Description, HOSP District	<p>Amend the description as follows:</p> <p>The Hospitality District, consisting of larger lots with coastal adjacency, supports a broad mix of uses serving residents and visitors. The area contains a private school, church, lodging, retail, and a retirement community. The allowance of residential uses only above or behind the ground floor street frontage and minimal setbacks along part of Carlsbad Boulevard fosters an active public realm. An exception is made for the Army and Navy Academy, which has an adopted Master Site Plan to conceptually guide development on the large campus. Maintaining access and viewsheds toward the coastline are important planning considerations in this district.</p>
2-52	2.7.3.G.3.c, Building height, HOSP District	<p>Amend as follows:</p> <p>The total square footage of enclosed fourth floor space shall not exceed 80 percent of the largest enclosed floor space below (floors one, two, or three). However, in no case shall the fourth floor enclosed space exceed the amount of third floor enclosed space.</p>
2-53	2.7.3.J, Master Site Plan, HOSP District	<p>Add new Section 2.7.3.J.4 as follows:</p> <p>4. Amendments to the Master Site Plan, Village and Barrio Master Plan, and Local Coastal Program shall be required if any of the following is proposed or occurs:</p> <ul style="list-style-type: none"> <li>a. An expansion of the campus beyond the Master Site Plan boundaries and within the Village and Barrio Master Plan.</li> <li>b. A land use that is inconsistent with the goals of the Master Site Plan.</li> <li>c. The Army and Navy Academy ceases operation.</li> <li>d. A land use that reduces parking.</li> </ul>
2-57	2.7.4.G.2.b., Building height, FC District	<p>Amend the section as follows:</p> <p>The total square footage of enclosed fourth floor space shall not exceed 80 percent of the largest enclosed floor space below (floors one, two, or three). However, in no case shall the fourth floor enclosed space exceed the amount of third floor enclosed space.</p>



Page #	Section # and Name	Suggested Modification
2-60	2.7.5.E.3., Residential Common Open Space, PT District	Add new subsection "a." as follows and renumber existing subsections "a." to "c." accordingly: a. Residential common open space shall be provided for projects with more than 10 units. ...
2-64	2.7.6.E.3., Residential Common Open Space, BP District	Add new subsection "a." as follows and renumber existing subsections "a." to "c." accordingly: a. Residential common open space shall be provided for projects with more than 10 units. ...
2-68	2.7.7.E.3.c., Residential Common Open Space, BC District	Add new subsection "i." as follows and renumber existing subsections "i." to "iii." accordingly: i. Residential common open space shall be provided for projects with more than 10 units. ...
<b>Chapter 3 – Signs</b>		
3-1 to 3-22	3.1 to 3.2.17	Amend section numbering so Sections 3.1.1 to 3.1.6 are independent and not subsets of Section 3.1 (e.g., amend 3.1.1 to 3.2). Adjust current Section 3.2 numbering accordingly.
3-3	3.1.5.A, Prohibited signs	Amend the section as follows to add three additional prohibited signs:  5. Billboards 6. Roof signs 7. Pole signs exceeding 5-feet in height
<b>Chapter 6 - Administration</b>		
	6.2.1, Local Coastal Program	Amend the first paragraph and add a second paragraph to the section as follows:  For properties within the Coastal Zone (shown in Figure 2-1), the goals and policies in Chapter 1, the use and development standards in Chapters 2 and 3, provisions on managing parking and increasing mobility in Section 4.5.2, the administrative processes of Chapter 6, and the definitions in Appendix A of this Master Plan, together with CMC Chapters 15.12 – Stormwater Management and Discharge Control, and 15.16 – Grading and Erosion Control, as well as those provisions of the Zoning Ordinance not superseded herein, shall constitute the Local Coastal Program for the Village and Barrio.

Page #	Section # and Name	Suggested Modification
		<p>If conflicts or discrepancies arise between the Local Coastal Program and other policies, standards, or guidelines of the Master Plan, the Local Coastal Program provisions shall be controlling.</p>
6-2	6.2.5, Severability	<p>Renumber existing Section 6.2.5 to new Section 6.2.6. Add a new Section 6.2.5 to address the Village Master Plan and Design Manual, as follows:</p> <p>6.2.5 Village Master Plan and Design Manual References to the "Village Master Plan and Design Manual" in existing plans, permits and approval documents, etc., shall be construed to mean the Village and Barrio Master Plan to the extent such references remain applicable.</p> <p>6.2.6 Severability In the event that any regulation, condition, program, or portion of this Village and Barrio Master Plan is held invalid or unconstitutional by a California Court or Federal Court of competent jurisdiction, such provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions.</p>
6-2	6.3.1.4, City Planner responsibilities	<p>Amend section as follows:</p> <p>4. Approving or denying certain minor permits and minor variances as specified in Section 6.3.3.</p>
6-3	6.3.2.A, Exempt Projects	<p>Amend section to clarify single family residential exemptions as follows and to renumber existing subsections 4 to 9 as necessary:</p> <ol style="list-style-type: none"> <li>1. One new single-family detached dwelling (however, compliance with Section 2.8.3.F, Residential Design Guidelines, shall be required; additionally, a minor coastal development permit shall be required if located in the Coastal Zone);</li> <li>2. One accessory dwelling unit (ADU) (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);</li> <li>3. Additions to an existing single-family detached dwelling or ADU (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);</li> </ol>

Page #	Section # and Name	Suggested Modification
		<p>4. Interior or exterior improvements to existing structures which do not change the intensity of use of a structure;</p> <p>5. Additions to existing structures, other than single-family detached dwellings and ADUs, which result in a cumulative increase of less than 10 percent of the internal floor area up to 2,500 square feet.</p> <p style="text-align: center;">...</p>
6-4	6.3.3.A.1., Minor Site Development Plan	<p>Amend section as follows:</p> <p>A. Minor Site Development Plan</p> <p>1. The following improvements require approval of a minor site development plan:</p> <ul style="list-style-type: none"> <li>a. New construction of non-residential building(s) up to 5,000 square feet (excluding garages);</li> <li>b. New construction of two to four attached or detached dwelling units up to 5,000 square feet (excluding garages);</li> <li>c. Mixed use projects with no more than four dwelling units and up to 5,000 square feet (excluding garages), inclusive of the dwelling units;</li> <li>d. Additions to existing structures, other than single-family detached dwellings and accessory dwelling units, which result in a cumulative increase of the internal floor area up to 50 percent (if not exempt pursuant to Section 6.3.2.A) or 5,000 square feet, whichever is less;</li> <li>e. Interior or exterior improvements to existing structures which result in an increased intensity of use;</li> <li>f. Changes in permitted land uses which result in site changes, increased traffic, or increased parking requirements;</li> <li>g. Improvements and activities described in Section 6.3.2.C;</li> <li>h. Parking options described in Section 2.6.6 (Table 2-4), unless processed as part of a site development plan, minor conditional use permit, or conditional use permit.</li> </ul>
6-4	6.3.3.B.1, Site Development Plan	<p>Amend the start of the section as follows:</p> <p>1. The following improvements require approval of a site development plan:</p>

Page #	Section # and Name	Suggested Modification
		...
6-5	6.3.3.D.2, Coastal Development Permit	<p>Amend the section by adding subsection "c." as follows:</p> <p>2. In addition to the decision-making authority provisions of CMC Section 21.201.080(C)(1), the following improvements and activities shall be subject to a minor coastal development permit issued by the City</p> <p>Planner:</p> <ul style="list-style-type: none"> <li>a. One single-family detached dwelling;</li> <li>b. Demolition of a structure;</li> <li>c. Detached accessory dwelling unit.</li> </ul>
6-5	6.3.4.C.1	<p>Amend the section as follows:</p> <p>The City Council shall:</p> <ul style="list-style-type: none"> <li>1. Have the authority to approve, approve with conditions, or deny projects in the VC, VG, HOSP, FC, and PT districts, except for projects determined exempt as provided in Section 6.3.2 or projects subject to city planner authority as provided in Section 6.3.4.A.</li> </ul>
<b>Appendix A</b>		
A-1	Appendix A, "Brewery" definition	<p>Amend the definition as follows:</p> <p>Brewery: A business which brews beer on-site for distribution and/or consumption and which possesses the appropriate state license. Tasting rooms for the consumption of on-site produced beer are permitted on the premises. A brewery may include retail sales and food sales on the premises. "On-site" means at least fermentation occurs on the premises.</p>
A-1	Appendix A, "Distillery" definition	<p>Amend the definition as follows:</p> <p>Distillery: A business with a Craft Distiller's License (Type-74) that manufactures alcoholic spirits, which may include retail sales and food sales on the premises and the consumption of on-site produced spirits.</p>
A-3	Appendix A	<p>Add a definition and graphic of "Plate" to aid in the understanding of "ground floor plate height" referenced in the standards for the VC (page 2-39) and other districts.</p>

<b>Page #</b>	<b>Section # and Name</b>	<b>Suggested Modification</b>
A-4	Appendix A, "Restaurant, with Entertainment" definition	Delete the definition.
A-4	Appendix A, "Restaurant, Fast Food" definition	Amend definition by deleting criterion 3.