CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
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San Diego Coast District Deputy Director's Report for February 2026

Prepared January 29, 2026 (for the February 05, 2026 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on February 05, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego.
Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on February 5th.

With respect to the February 5th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on February 05, 2026 (see attached)

Waivers

- 6-25-0662-W, Westin ADU (Solana Beach)
- 6-25-0713-W, Surfrider Foundation Geotechnical Borings (Oceanside)
- 6-25-0748-W, LaBruna ADU (Solana Beach)
- 6-25-0775-W, Minocha Remodel and Addition (Solana Beach)
- 6-25-0830-W, Johnson Residence (Solana Beach)
- 6-25-0864-W, City of San Diego Robb Field Improvements (San Diego)
- 6-25-0869-W, Voorhies Residence (Solana Beach)

LCP Certification Review

- LCP-6-CAR-24-0013-1, City of Carlsbad Housing Element Rezone (Carlsbad)

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January 22, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0662-W

Applicant: Stefan & Lorelei Westin

Location: 1615 Oranado Ln., Solana Beach (San Diego County) (APN: 298-190-16)

Proposed Development: Construction of a 1,000 sq. ft. detached ADU including construction of a 400 sq. ft. carport and driveway on a site with an existing 2,620 sq. ft. one-story single-family residence with attached 1,000 sq. ft. garage on a 45,738 sq. ft. lot.

Rationale: The project site is not between the sea and the first public road and is located approximately 2 miles from the shoreline. The proposed project is in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Estate Residential zoning designation. The proposed development will not block any public views or impact public access. Adequate parking is provided for the primary residence, and because the site is more than half a mile from a transit stop, parking is provided for the ADU. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

Coastal Development Permit De Minimis Waiver
6-25-0662-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0713-W

Applicant: Surfrider Foundation; Shannon Fiala

Location: San Onofre Beach Rd, Surf Beach, San Onofre State Beach, Camp Pendleton (San Diego County) APN: 101-520-10-00

Proposed Development: Drill approx. ten eight-in. diameter geotechnical borings in clusters of two or three, ranging in depth from approx. 10-20 ft. between the coastal bluff and the ocean, and perform geotechnical surveys to inform the design of a future sea level rise adaptation project.

Rationale: The borings and surveys are necessary to gather geotechnical information used by the California Dept. of Parks and Recreations to evaluate the depth of the cobble and gravel deposits across the beach and analyze future nature-based adaptation strategies for the Surf Beach segment of San Onofre State Beach. The boring will occur over two days outside the summer season. Approx. 225 sq. ft. of public beach and parking area around each cluster of borings, and public traffic will continue to be able to move around the area of the boring. Once the boring is complete, the holes that do not naturally infill will be backfilled with sand and grout. No permanent structures will be erected, and Best Management Practices will be used to minimize runoff. No impacts to sensitive species or the coastal bluffs are anticipated as a result of the work. Thus, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to

Coastal Development Permit De Minimis Waiver
6-25-0713-W

13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit Waiver
Improvements to Existing Structures or Repair and Maintenance
Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0748-W

Applicant: Gabrielle LaBruna

Location: 434 Glencrest Dr., Solana Beach, San Diego County. (APN: 263-242-07)

Proposed Development: Construction of an approx. 800 sq. ft. accessory dwelling unit (ADU) attached to an existing approx. 1,875 sq. ft. single family residence with an attached approximately 770 sq. ft. garage located on an approx. 9,943 sq. ft. lot.

Rationale: The proposed project requires a permit because the site is located between the sea (San Elijo Lagoon) and the first public roadway, and the construction of the ADU will result in an increase of more than 10% of the existing floor area. However, this is not a shoreline lot, and the site is approximately one mile from the inland extent of the beach. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Density Residential zoning designation, which allows for three dwelling units per net acre. The proposed development will not block any public views or impact public access and there will be no impacts to habitat. Adequate parking will be provided for the primary residence and the ADU does not require parking because the site is located less than a half of a mile from the nearest transit stop. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

Coastal Development Permit Waiver

6-25-0748-W

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2026 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge
Executive Director

Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0775-W

Applicant: Jeet and Julia Minocha

Location: 669 Glenmont Dr., Solana Beach, San Diego County (APN: 263-094-04-00)

Proposed Development: Demolition of an existing approx. 2,844 sq. ft. two-story, single-family residence with a detached approx. 686 sq. ft. garage to remain; construction of a new 3,460 sq. ft. two-story single-family residence with a detached approx. 686 sq. ft. garage.; hardscaping and landscaping on an approx. 10,496 sq. ft. lot.

Rationale: The proposed project requires a permit because more than 50% of exterior walls are proposed to be demolished, which is considered redevelopment of the structure. The project site is not between the sea and first public road and is located approximately one half of a mile from the shoreline. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Medium Density Residential zoning designation, which allows for four dwelling units per net acre. The proposed development will not block any public views or impact public access and there will be no impacts to habitat. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act

This waiver will not become effective until reported to the Commission at its February 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending

Coastal Development Permit Waiver

6-25-0775-W

Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge
Executive Director

Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0830-W

Applicant: Carl Johnson

Location: 696 W. Solana Cir., Solana Beach San Diego County. (APN: 298-320-10)

Proposed Development: Demolition of an existing approx. 1,404 single-family residence and construction of an approximately 1,967 sq. ft. single-family residence with an attached approx. 432 sq. ft. garage; installation of solar panels, landscaping, hardscaping, and water features, on an approx. 4,628 sq. ft. lot.

Rationale: The project site is not between the sea and first public road and is located approximately a half of a mile from the shoreline. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Medium Density Residential zoning designation, which allows for seven dwelling units per net acre. The proposed development will not block any public views or impact public access and there will be no impacts to habitat. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act

This waiver will not become effective until reported to the Commission at its February 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
6-25-0830-W

Sincerely,

Kate Huckelbridge
Executive Director

Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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January 16, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0864-W

Applicant: City of San Diego Engineering & Capital Projects; Juliana Grotzinger

Location: Sunset Cliffs Blvd. and W. Point Loma Blvd., Robb Field, Mission Bay Park, San Diego (San Diego County) APN: N/A

Proposed Development: Demolition of existing pedestrian walkway and handrails; construction of new 4,670 sq. ft., 680-ft. long ADA-compliant walkway and bicycle path with related landscape and stormwater improvements.

Rationale: The project site is located in Robb Field, a shoreline park south of Smiley Lagoon. The proposed project will improve public access to a popular coastal park by replacing an existing walkway with a new, longer ADA-compliant walkway. Existing non-native landscaping will be replaced with new native, drought-tolerant landscaping and stormwater improvements. Work will occur outside the summer season, and pre-construction biological surveys will be conducted no more than ten days prior to work during the bird breeding season. Construction staging will occupy a small fraction of the park area and approx. two parking spaces. Light poles will be limited to 3000K color temperature. Biological monitors will conduct nesting surveys during bird breeding season, and archaeological monitors will be present to avoid impacts to potential cultural resources. Exported spoils will be disposed of at legal sites outside the coastal zone.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver

6-25-0864-W

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit Waiver
Improvements to Existing Structures or Repair and Maintenance
Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0869-W

Applicant: David Voorhies

Location: 625 Ridgeline Pl., Solana Beach, San Diego County. (APN: 263-270-11)

Proposed Development: Construction of an approx. 341 sq. ft. addition to an existing approx., 2,142 sq. ft. single family residence with an attached approx. 415 sq. ft. garage; installation of solar panels; interior remodel; in-kind replacement of doors and windows; and roof repair and replacement of 242 sq. ft. located on an approx. 9,943 sq. ft. lot.

Rationale: The proposed project requires a permit because the site is located between the sea (San Elijo Lagoon) and the first public roadway, and the construction of the addition will result in an increase of more than 10% of the existing floor area. However, this is not a shoreline lot, and the site is approximately one and a half miles from the inland extent of the beach. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Density Residential zoning designation, which allows for three dwelling units per net acre. The proposed development will not block any public views or impact public access and there will be no impacts to habitat. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

Coastal Development Permit Waiver

6-25-0869-W

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2026 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge
Executive Director

Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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Th15

Prepared January 16, 2026 (for February 5, 2026 Hearing)

To: Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Diana Lilly, San Diego Coast District Manager
Chelsea Jander, Coastal Planner

Subject: Certification Review for City of Carlsbad LCP Amendment Number LCP-6-CAR-24-0013-1 (Housing Element Rezone)

On August 15, 2025, the California Coastal Commission considered a proposed City of Carlsbad LCP amendment (LCP-6-CAR-24-0013-1) designed to change land use designations and zone classifications for seven sites in order to achieve Housing Element Program goals. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The City of Carlsbad considered the Commission's conditional certification on December 9, 2025, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications.

The Executive Director has reviewed the City's December 9, 2025 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's February meeting on February 5, 2026 as part of the San Diego Coast District Director's Report. The Commission meeting starts at 9am on February 5th, and the District Director's Report is item number 15 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the San Diego Coast District Director's Report, the amended LCP will be

certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the San Diego Coast office at (619) 767-2370 or SanDiegoCoast@coastal.ca.gov.

SUGGESTED MODIFICATIONS – LCP-6-CAR-24-0013-1

Certification of City of Carlsbad LCP Amendment Request No. LCP-6-CAR-24-0013-1 is subject to the suggested modifications below. If the City accepts the suggested modifications within six months of Commission action (i.e., by February 15, 2026), by formal resolution of the City Council, the City's Local Coastal Program Amendment will become effective once the Executive Director has determined that the City's acceptance of the suggested modification is legally adequate and has reported such determination to the Commission.

Please note that the following formatting is used for the suggested modifications:
~~Strikethrough Text~~= Suggested language to be removed
Underline Text= Suggested language to be added

REVISIONS TO LAND USE PLAN

1. Modify Section B.1.(3)(b) of the East Batiquitos Lagoon/Hunt Properties Segment of the LUP as follows:

(b) Upland (approximately 240 acres) is designated for a combination of Residential (R-15 – 11.5-15 du/ac and R-23 – 19-23 du/ac), Regional Commercial (R), and Open Space uses. The maximum height of new development shall be ~~limited to 35 feet~~ consistent with the Carlsbad Municipal Code, unless otherwise indicated in the certified Green Valley Master Plan. Additionally, the intensity of development shall be compatible with the currently planned road capacities of La Costa Avenue and El Camino Real. Approval of these land uses shall not be considered precedent for increasing the road capacity of these two corridors. Development of the entire 280 acres of Green Valley shall be pursuant to ~~a~~ the certified Master Plan, as amended, which is consistent with the uses allowed by the Carlsbad General Plan.

2. Add Mello II LUP Policy 3-9 for the Poinsettia Coaster Station:

POLICY 3-9 POINSETTIA COASTER STATION

(a) Residential Development:

(1) Residential development shall be permitted to take place only on APNs 214-150-20-00 and 214-150-08-00, in accordance with the underlying LCP Land Use designation. The residential land use designations shall represent the maximum density permitted, subject to the application of any requested density bonuses pursuant to Chapter 21.86 of the Carlsbad Municipal Code and the applicable resource protection provisions of the certified LCP.

(2) Residential development shall not take place on APN 214-150-11-00.

(3) Shading Analysis – A sun/shade analysis shall be required as a filing requirement for all coastal development permit applications associated with any residential or mixed-use development proposed on APNs 214-

150-20-00 and 214-150-08-00, subject to approval by the City of Carlsbad Planning Department, California Department of Fish and Wildlife, and other relevant resource agencies. The shading analysis shall incorporate a graphic representation of how the proposed structure(s) will potentially shade the sensitive habitat and vernal pools on the site during at least five times of the day (6 AM, 9AM, 12PM, 3PM, and 6PM) of the winter and summer solstices and the spring and fall equinoxes. The shading analysis shall address possible negative impacts to the sensitive habitat and vernal pools by new shading from the proposed structure(s), and shall discuss methods to minimize such adverse impacts, such as but not limited to, lowering the height(s) of the structure(s), increasing setbacks from the vernal pool channel, utilizing bird-safe glass for greater sunlight infiltration, and architectural articulation or modulation changes.

(b) Parking

(1) Parking lots shall incorporate innovative siting and design criteria (including shared use of driveways, clustering, tandem parking, pole or podium construction) to minimize paved surface area.

(2) No underground parking shall be allowed, and podium-level or multi-story parking structures requiring foundations shall utilize the minimum necessary foundations for support.

(c) Water Quality

(1) New development shall avoid adverse impacts on vernal pools.

(2) The property owner shall not interfere with or conduct work contrary to the existing conservation easement or vernal pool preserve management plan(s) applicable to the site.

(3) Drainage and runoff shall be controlled so as not to exceed at any time the drainage or runoff rates associated with the property prior to the proposed development, and appropriate measures shall be taken on or offsite to prevent siltation of vernal pools, aquatic habitats, and other environmentally sensitive areas.

(4) All development shall implement the water quality requirements listed in subsection (i) of Mello II LUP Policy 3-5 (Kelly Ranch/Macario Canyon Area), unless they otherwise conflict with this policy.

(5) Groundwater and Hydraulics Analysis – Submittal of a groundwater and hydraulics analysis conducted by a licensed professional qualified in hydrology and hydraulics shall be required as a filing requirement for all coastal development permit applications associated with any development. The groundwater and hydraulics analysis shall determine the depth of the groundwater table at that portion of the site, as well as include quantitative measurements and additional discussion of any hydrological connection

between groundwater, drainage (including percolated runoff), existing drainage infrastructure on the site, and underground feeding of the vernal pools. The analysis shall discuss methods to minimize adverse impacts to the vernal pools resulting from ground-disturbing activities or those that would otherwise alter the drainage patterns onsite. The analysis shall discuss whether pollutants or contaminants from the proposed development would potentially reach and negatively affect the vernal pools due to the hydrology of the site. If so, the analysis shall indicate methods to control hydraulics, which may include, but not be limited to, onsite catchment basins, detention basins, siltation traps, and dissipators.

REVISIONS TO TITLE 21 (ZONING) OF THE CARLSBAD MUNICIPAL CODE (IMPLEMENTATION PLAN)

3. Modify IP Section 21.24.020 (RD-M Zone), Note 7 of Table A, as follows:

7. Housing developments that contain a minimum of 20 percent affordability to lower-income households as required by Government Code section 65583(c)(1) and 65583.2(h) and that are on specific sites rezoned by the City Council to meet RHNA requirements as detailed in the programs of the Housing Element shall be permitted "by right" as that term is defined in Government Code Section 65583.2(h) and shall be subject to the mitigation measures of Supplemental Environmental Impact Report EIR 2022-0007, certified by City Council Resolution 2024-014~~X-XXX~~.

4. Restore the City's deleted language in IP Section 21.24.040 (Front Yard).

REVISIONS TO GREEN VALLEY MASTER PLAN (IMPLEMENTATION PLAN)

5. Revise Figures I-5 (Master Plan Land Use) and VI-11 (Planning Area 2 - Land Use) to include the following note for the Multifamily Residential area that states "Western portion of this area shall not be developed. See Planning Area 2 development standards."

6. Revise Figure II-1 of the Green Valley Master Plan (General Plan Land Use) to modify the City's proposed note, as follows: "Boundaries are conceptual. See General Plan and certified Local Coastal Program Land Use Maps for boundaries of each land use designation."

7. Modify Table I-1 (Land Use Summary) of the Green Valley Master Plan as follows:

Planning Area	Land Use Estimates				Total Area
	Retail Center	Residential	Open Space	Public Street R.O.W	
1	-	-	69.7*	9.5	79.2
2	18.3 NDA	4.0 NDA	2.67	-	24.97
3	-	55.8 NDA	-	-	55.8

4	-	-	122.8**	-	122.8
5			1.7		1.7
-				3.4	3.4
TOTAL	18.3 NDA	59.8 NDA	~~194.2~~ 196.9**	12.9	287.9

***** Riparian Woodland and Upland Buffer
** Upland Bluffs
NDA Estimated Net Development Acres

8. Modify "Development Standards" for Planning Area 2 in Section VI.C as follows:

[…] Residential development within the area designated R-23 (Residential 19-23 du/ac) shall be subject to all applicable requirements of the Local Coastal Program and the development standards in the CMC, including Chapter 21.24 (RD-M), except ~~for building setbacks from Calle Barcelona,~~ as specified below. Development is subject to approval of a site development plan (apartments) or a planned development permit (condominiums).

The eastern and western portions of the area designated R-23 are divided by a steep slope. The western portion of the site at the top of the slope shall not be developed and shall be available for habitat restoration/mitigation purposes. Development shall be clustered on the eastern portion of the site. Clustering development on the eastern portion of the site shall not prevent meeting the density used in the Housing Element for the site, which is assumed to yield approximately 76 dwelling units. The density yield shall be determined based on a site specific analysis to confirm the net developable acres. The decisionmaker may authorize waivers to development standards, such as setbacks and building height, to achieve the number of units required by the Housing Element.

[…] ~~Setbacks (residential area)~~

~~1. A minimum setback of 35 feet shall be maintained from Calle Barcelona. This setback is applicable to all structures and all fences or walls greater than 42 inches in height.~~
~~2. Refer to Carlsbad Municipal Code Title 21 for all other setback requirements.~~

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ORDINANCE NO. CS-502

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, ACKNOWLEDGING RECEIPT OF AND APPROVING THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED MODIFICATIONS TO THE LOCAL COASTAL PROGRAM, AS WELL AS CORRECTING MAPPING ERRORS ON SITES 1, 2 AND 4 FOR ZCA 2022-0004/ZC 2022-0001/AMEND 2023-0010/LCPA 2022-0015 - HOUSING ELEMENT REZONE PROGRAM

WHEREAS, on Feb. 6, 2024, the City Council adopted Ordinance No. CS-465, approving ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015, and Ordinance No. CS-466 approving AMEND 2023-0010/LCPA 2022-0015; and

WHEREAS, the Carlsbad Zoning Ordinance, Zoning Map and Green Valley Master Plan are components of the Carlsbad Local Coastal Program implementation plan, and therefore, any amendment to the Zoning Ordinance, Zoning Map or Green Valley Master Plan also constitutes an amendment to the Local Coastal Program; and

WHEREAS, on Aug. 15, 2025, the California Coastal Commission approved the city's Local Coastal Program Amendment (LCPA 2022-0015) with suggested modifications; and

WHEREAS, the zoning map changes approved by City Council on Feb. 6, 2024, did not accurately show the existing boundaries of open space on Sites 1, 2 and 4 of the Housing Element Rezone Program; and

WHEREAS, the City Council held a duly noticed public hearing as prescribed by law to consider the Coastal Commission's suggested modifications and map corrections.

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

1. That the above recitations are true and correct.
2. The Coastal Commission's suggested modifications to the Local Coastal Program are statutorily exempt from the California Environmental Quality Act, or CEQA, pursuant to CEQA Guidelines Section 15265, which states that 1) CEQA does not apply to the city's activities and approvals necessary for the preparation and adoption of a local coastal program, and 2) the burden of CEQA compliance is shifted from the city to the Coastal Commission for certification of a local coastal program. Further, the minor corrections to the zoning map are exempt from the CEQA under the commonsense exemption, Section 15061(b)(3) of the CEQA Guidelines, since there would be no possibility of a significant effect on the environment because the proposed map corrections do not

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directly or indirectly authorize or approve any actual changes in the physical environment.

3. Carlsbad Municipal Code Section 21.24.020 Table A, Note 7, is amended to read:

   7. Housing developments that contain a minimum of 20 percent affordability to lower-income households as required by Government Code section 65583(c)(1) and 65583.2(h) and that are on specific sites rezoned by the City Council to meet RHNA requirements as detailed in the programs of the Housing Element shall be permitted "by right" as that term is defined in Government Code Section 65583.2(h) and shall be subject to the mitigation measures of Supplemental Environmental Impact Report EIR 2022-0007, certified by City Council Resolution 2024-014.

4. Carlsbad Municipal Code Section 21.24.040 is amended to read:

   21.24.040 Front yard.

   A. There shall be a front yard of not less than twenty feet in depth with exceptions as follows:

      1. Fifteen feet shall be permitted providing carport or garage openings do not face onto the front yard; and
      2. Ten feet shall be permitted providing carport or garage openings do not face onto the front yard, and that the remaining front yard is landscaped with a combination of flowers, shrubs, trees and irrigated with a sprinkler system. Landscape plans and irrigation system plans shall be approved by the city planner prior to issuance of a building permit for a proposed structure.

5. The Zoning Map is amended as shown on Attachment A.
6. The Green Valley Master Plan is amended as shown on Attachment B.

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EFFECTIVE DATE: This ordinance shall be effective either thirty days after its adoption, or upon the date the Executive Director of the California Coastal Commission certifies that implementation of LCPA 2022-0015 will be consistent with the Coastal Commission's approval of the Local Coastal Program amendments with suggested modifications, whichever occurs later. 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 fifteen days after its adoption.

INTRODUCED AND FIRST READ at a Regular Meeting of the Carlsbad City Council on the 2nd day of December, 2025, and thereafter

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 9th day of December, 2025, by the following vote, to wit:

AYES: Blackburn, Bhat-Patel, Acosta, Burkholder, Shin.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

APPROVED AS TO FORM AND LEGALITY:

Cindie McMahon

CINDIE K. McMAHON, City Attorney

KEITH BLACKBURN, Mayor

Morgen Fry for

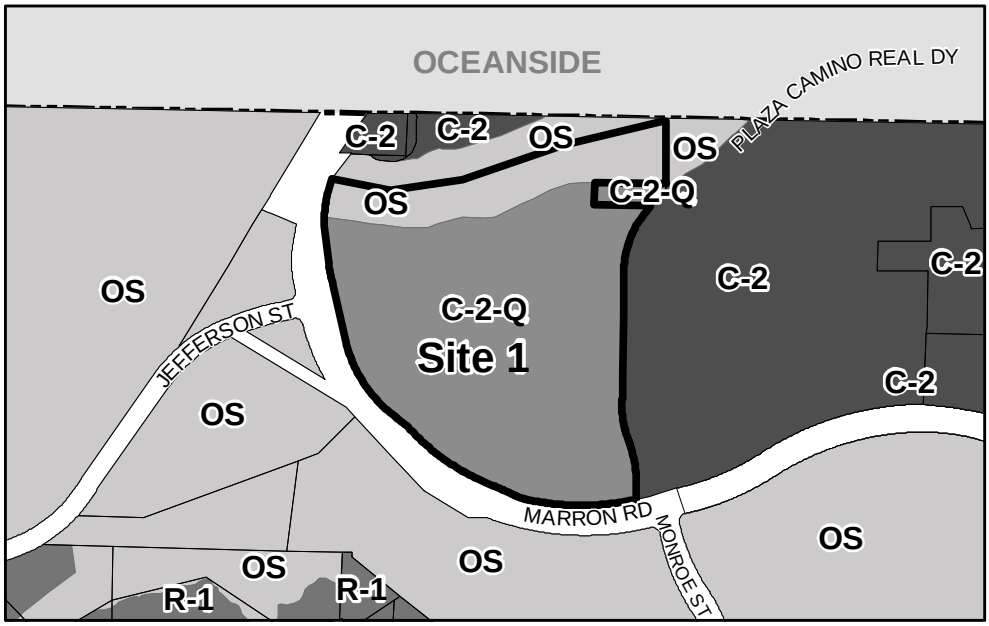
SHERRY FREISINGER, City Clerk

(SEAL)

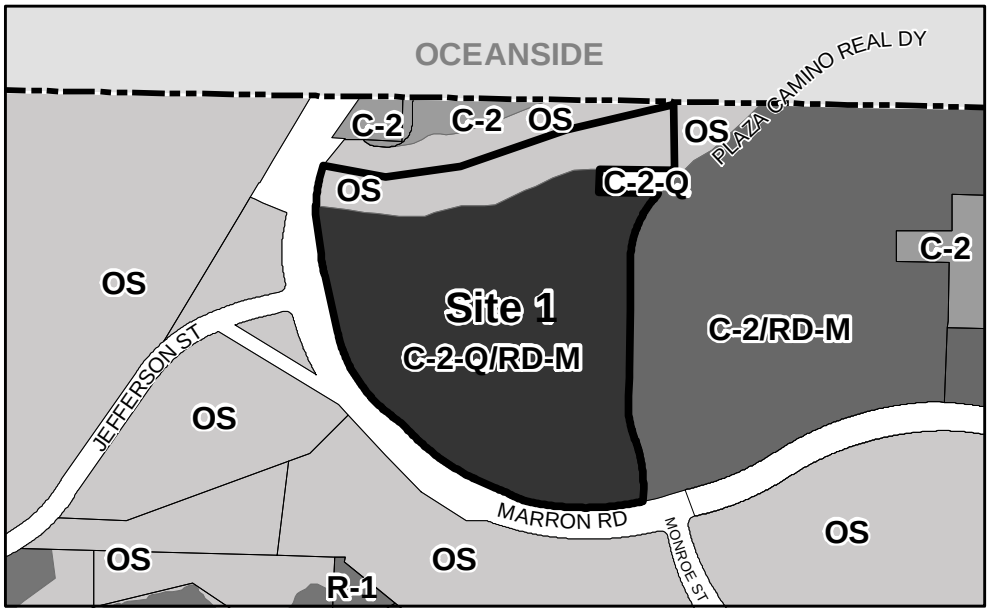
Exhibit "ZC 2022-0001/LCPA 2022-0015"

November 18, 2025

Site 1 -- North County Plaza



EXISTING



PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 156-301-16-00	C-2-Q/OS	C-2-Q/RD-M/OS

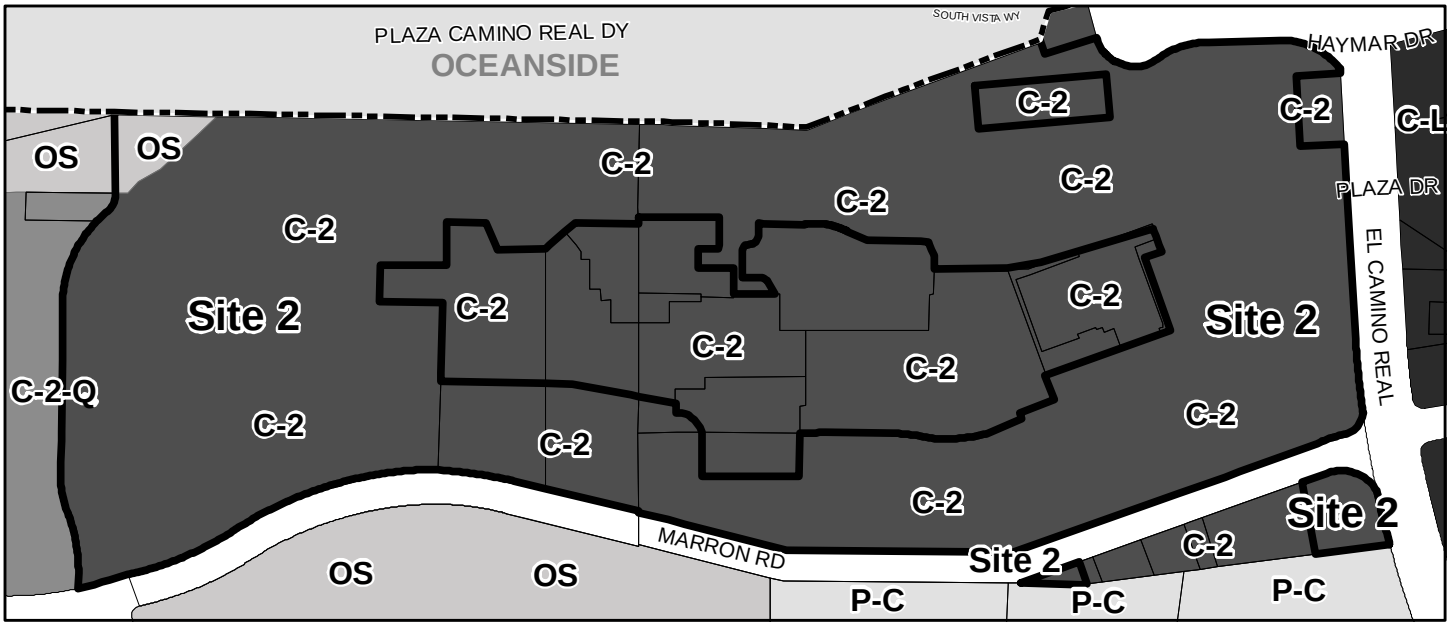
J:\Requests2025Forward\ComDev\Planning\RITM0044912_25\Site1_Zoning.mxd

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

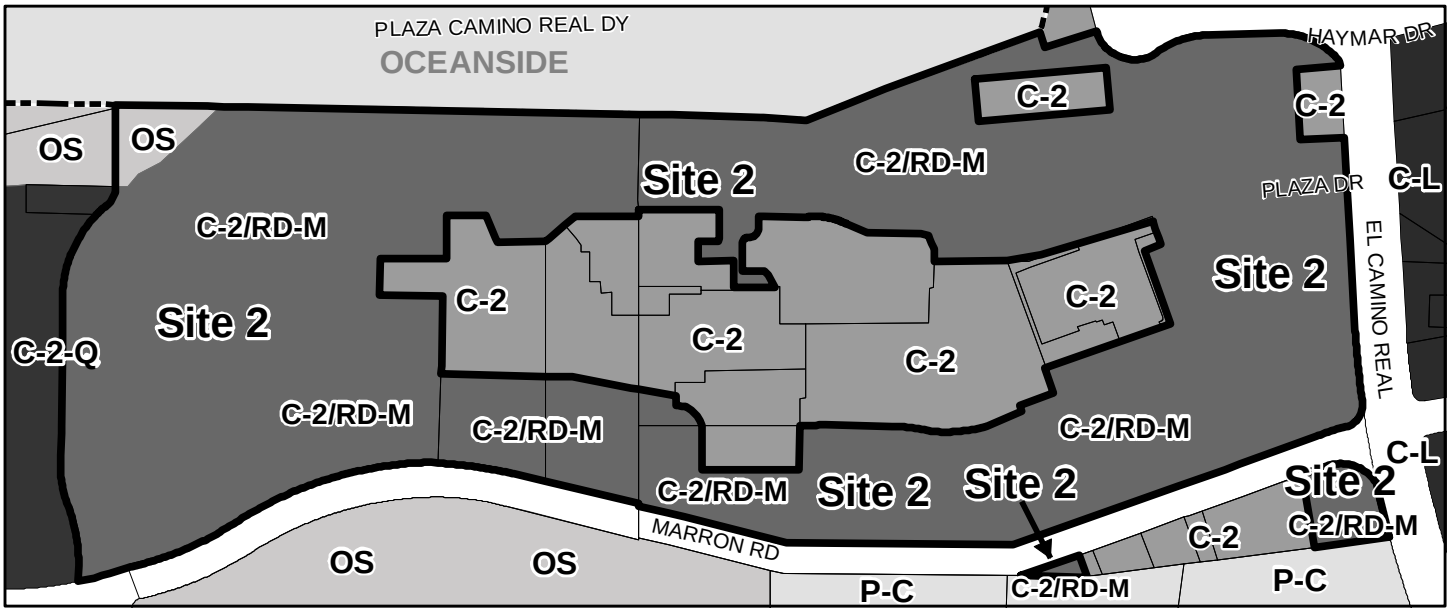
Exhibit "ZC 2022-0001"

October 18, 2023

Site 2 -- The Shoppes at Carlsbad parking lot



EXISTING



PROPOSED

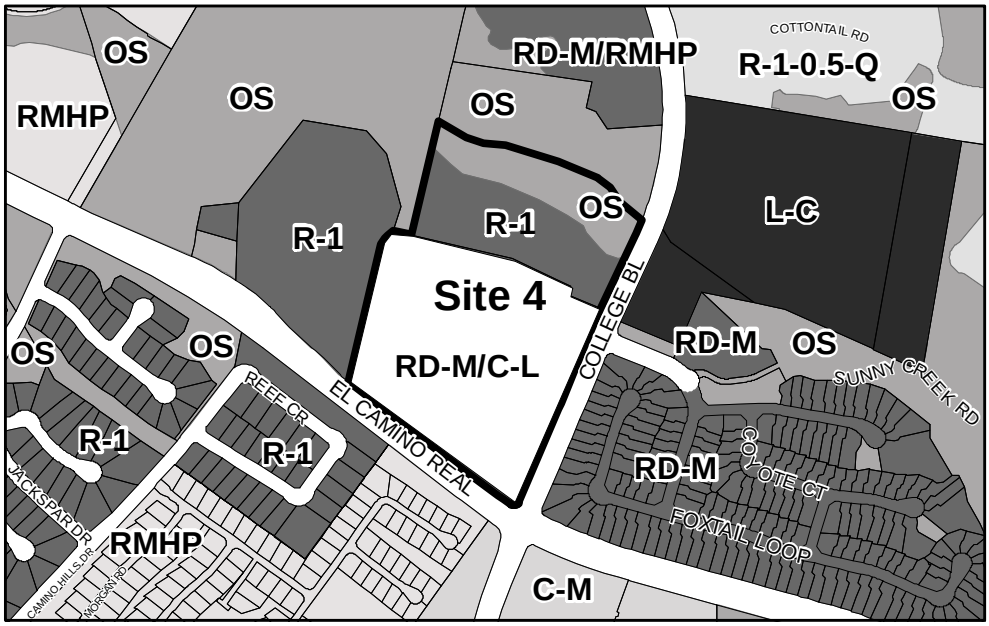
Zoning Map Designation Change			
Property APN		From:	To:
A.	156-301-11-00	C-2/OS	C-2/RD-M/OS
B.	156-302-14-00	C-2	C-2/RD-M
C.	156-302-35-00	C-2	C-2/RD-M
D.	156-301-06-00	C-2	C-2/RD-M
E.	156-301-10-00	C-2	C-2/RD-M
F.	156-302-23-00	C-2	C-2/RD-M
G.	156-302-17-00	C-2	C-2/RD-M

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

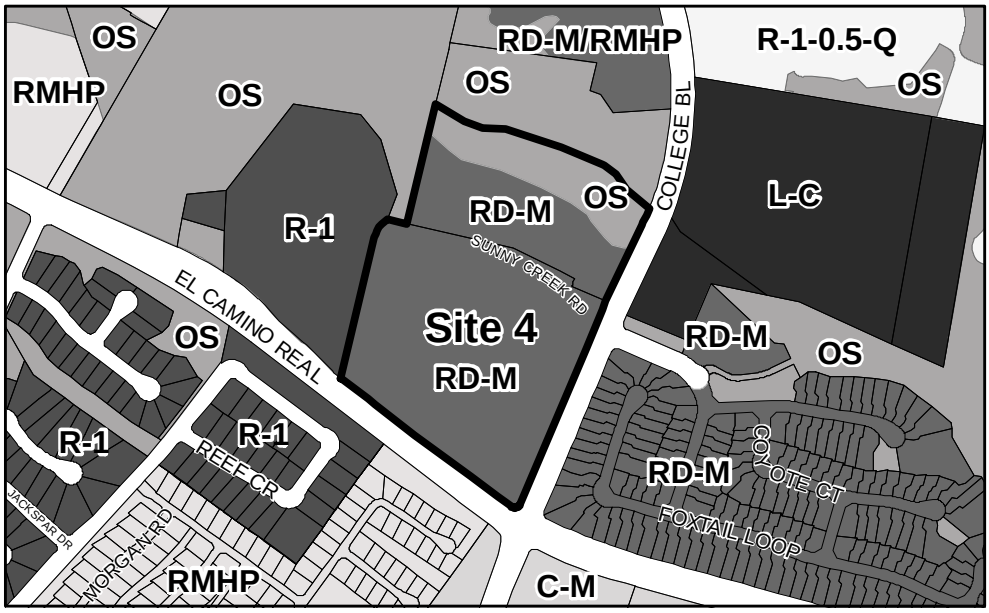
Exhibit "ZC 2022-0001"

October 18, 2023

Site 4 -- Zone 15 cluster



EXISTING



PROPOSED

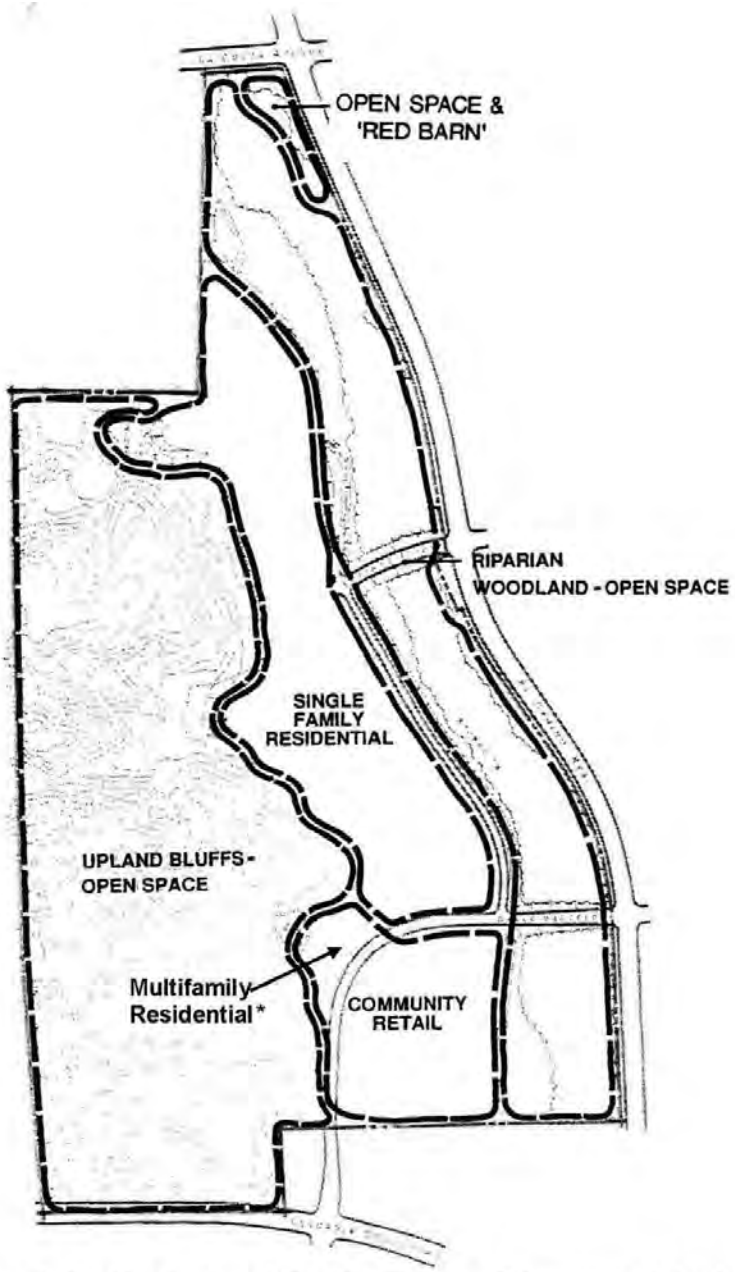
Zoning Map Designation Change			
Property APN		From:	To:
A.	209-060-72-00	R-1/OS	RD-M/OS
B.	209-090-11-00	RD-M/C-L	RD-M

J:\Requests2025Forward\ComDev\Planning\RITM0044912_25\Site4_Zoning.mxd

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

AMEND 2023-0010/LCPA 2022-0015 - HOUSING ELEMENT IMPLEMENTATION
COASTAL COMMISSION SUGGESTED MODIFICATIONS
GREEN VALLEY MASTER PLAN

Amend Figure 1-5 of the Green Valley Master Plan, as follows:



* Western portion of this area shall not be developed. See Planning Area 2 development standards.

P&D PLANNING SYSTEMS

Figure 1-5

Master Plan Land Use

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

Amend Table I-1 of the Green Valley Master Plan, as follows:

Table I-1
LAND USE SUMMARY

PLANNING AREA	LAND USE ESTIMATES				Total Area (Ac.)
	Retail Center	Residential	Open Space	Public Street R.O.W.	
1	-	-	69.7*	9.5	79.2
2	18.3 NDA	4.0 NDA	2.67	-	24.97
3	-	55.8 NDA	-	-	55.8
4	-	-	122.8**	-	122.8
5			1.7		1.7
-				3.4	3.4
TOTAL	18.3 NDA	55.8 NDA	196.9**	12.9	287.9

* Riparian Woodland and Upland Buffer
** Upland Bluffs
NDA Estimated Net Development Acreage

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

Amend Figure II-1 of the Green Valley Master Plan, as follows:

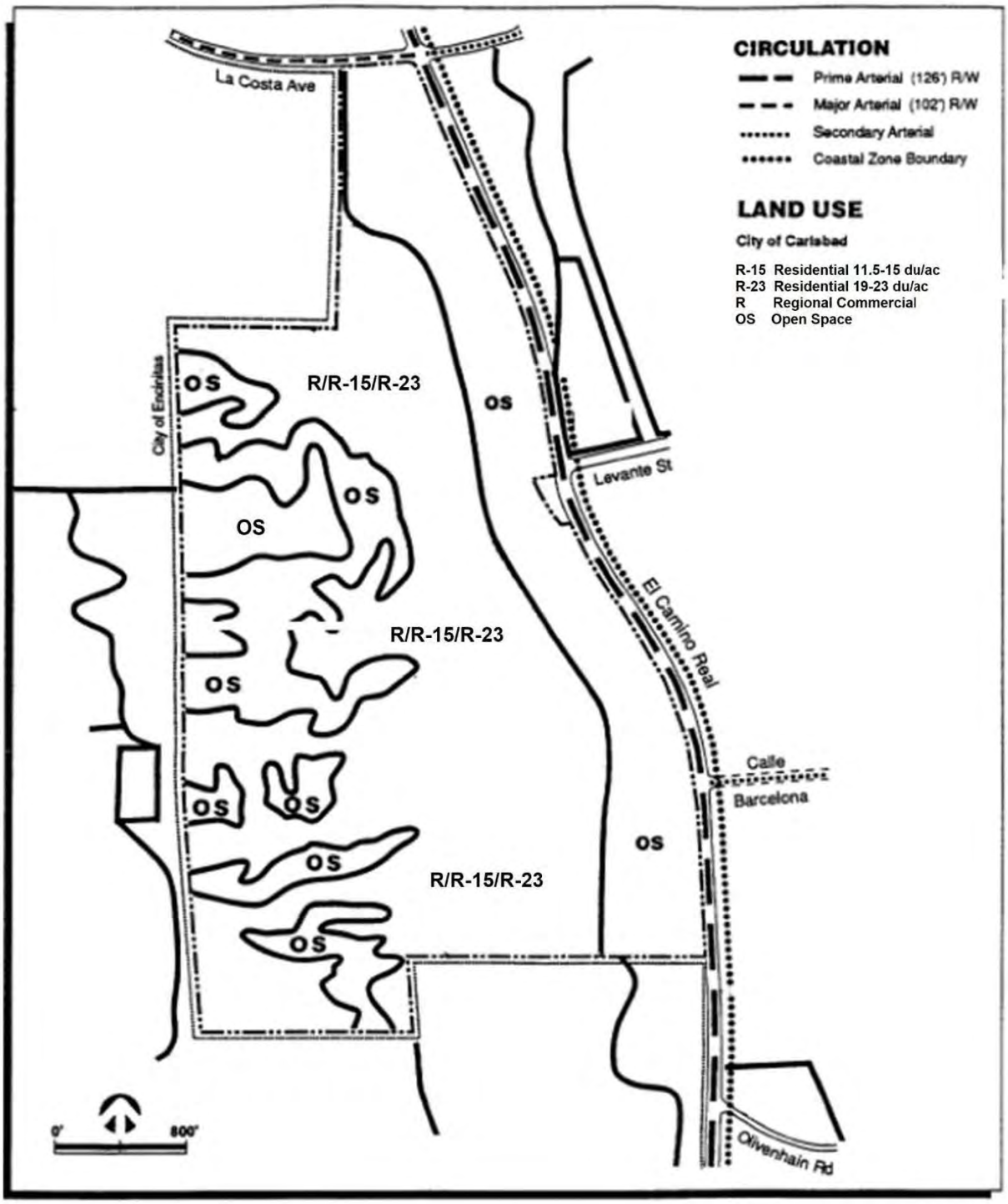


Figure II-1

PSD

PLANNING SYSTEMS

* Boundaries are conceptual. See General Plan and certified Local Coastal Program Land Use Maps for boundaries of each land use designation.

General Plan Land Use

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

Amend Section VI.C, Development Standards description, of the Green Valley Master Plan to read:

Development Standards

The development standards in this section apply only to the commercial area designated Regional Commercial (R).

Commercial development within the area designated Regional Commercial (R) shall be subject to all applicable development standards in the Carlsbad Municipal Code (CMC), including Chapter 21.28 (C-2), except as modified below. Development is subject to the approval of a Site Development Plan.
Residential development within the area designated R-23 (Residential 19-23 du/ac) shall be subject to all applicable requirements of the Local Coastal Program and the development standards in the CMC, including Chapter 21.24 (RD-M), except as specified below. Development is subject to approval of a site development plan (apartments) or a planned development permit (condominiums).

The eastern and western portions of the area designated R-23 are divided by a steep slope. The western portion of the site at the top of the slope shall not be developed and shall be available for habitat restoration/mitigation purposes. Development shall be clustered on the eastern portion of the site. Clustering development on the eastern portion of the site shall not prevent meeting the density used in the Housing Element for the site, which is assumed to yield approximately 76 dwelling units. The density yield shall be determined based on a site-specific analysis to confirm the net developable acres. The decision-maker may authorize waivers to development standards, such as setbacks and building height, to achieve the number of units required by the Housing Element.

Delete Section VI.C, Setbacks (residential area), of the Green Valley Master Plan.

Docusign Envelope ID: 6966F6DB-E84C-4C70-A187-4FF68748CE99

Amend Figure VI-11 of the Green Valley Master Plan, as follows:

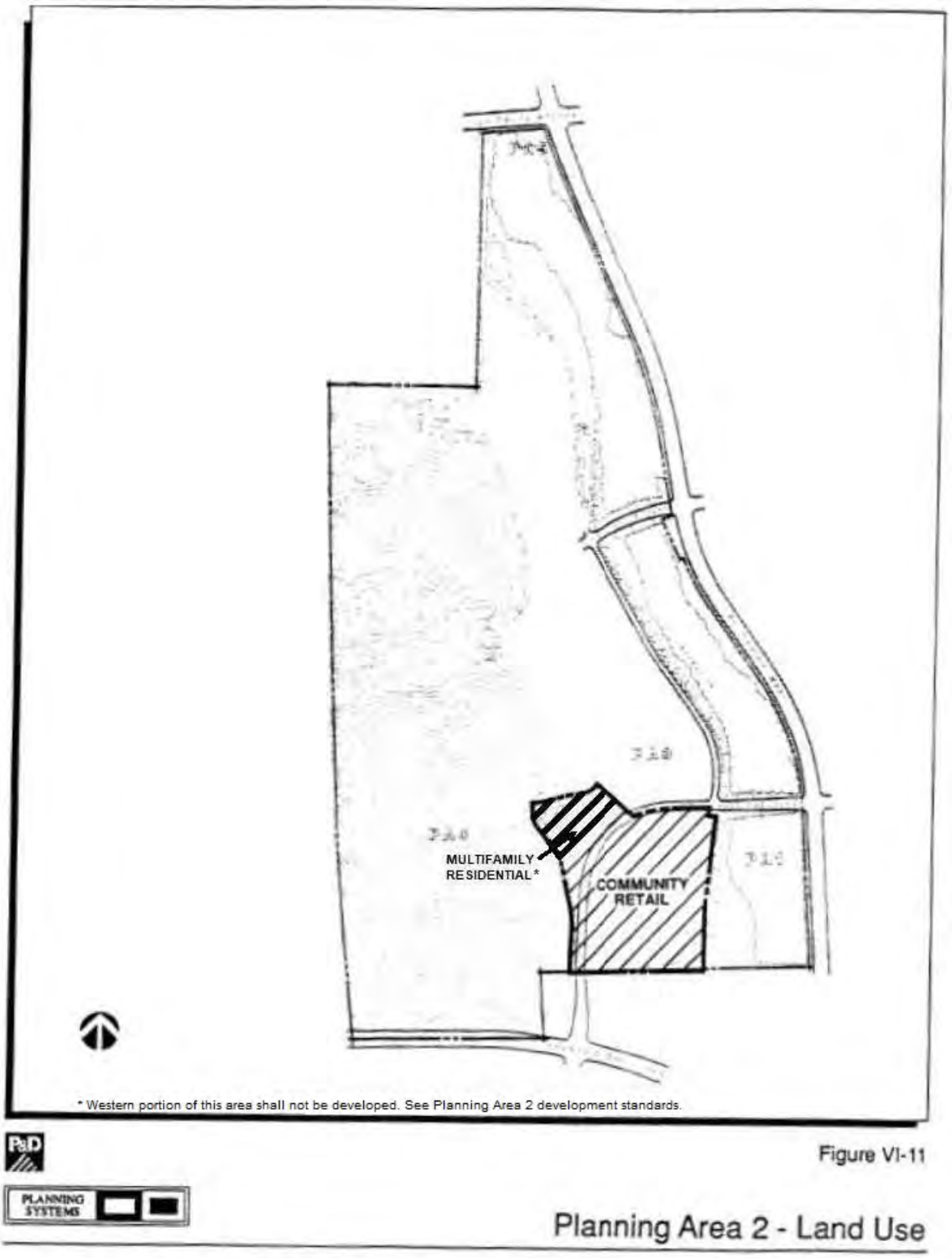


Figure VI-11

Planning Area 2 - Land Use