

**Ponto Beachfront East and
Ponto Beachfront West
Project Description**

April 2015

This application is for a General Plan Amendment, Local Coastal Plan Amendment, Master Plan Amendment, Local Facilities Plan Amendment, Habitat Management Permit, Coastal Development Permits (2), Tentative Parcel Map, Tentative Tract Maps (2), Planned Unit Development Permits (2) and Site Development Plans (2) for a mixed commercial and residential project to be located on the west side of Ponto Drive (Ponto Beachfront West), and a residential project to be located on the east side of Ponto Drive (Ponto Beachfront East).

The subject site is an 11.3 acre vacant parcel (APN 216-140-43), located northeast of the intersection of Carlsbad Boulevard and Avenida Encinas. Ponto Drive runs through the subject property. The property currently has a General Plan land use designation of UA (Unplanned Area) and a zoning designation of P-C (Planned Community). The applicant has requested approval of a General Plan Amendment, which would change the General Plan land use designation for the Ponto Beachfront West site to GC (General Commercial)/Residential R-30, and the Ponto Beachfront East site to Residential R-23.

Site History

The project site is located in the Poinsettia Shores neighborhood. Development standards for the site are set forth in the Poinsettia Shores Master Plan, as well as the Ponto Beachfront Village Vision Plan.

Established as Planning Area F in the Poinsettia Shores Master Plan, the site was the only "unplanned" site in the Master Plan, and was given a land use designation of Non-residential Reserve. It was originally thought that the site would be used for non-residential uses, but the Master Plan did not want "to limit the range of potential future uses entirely to non-residential". The Master Plan does state that if residential uses were to be approved for the site, that a determination needed to be made that residential dwelling units were available for the southwest quadrant of the City, and that the proposed number of dwelling units was consistent with the City's Growth Management Plan.

A Master Plan Amendment application has been included as part of this submittal package. This amendment will include design standards for Planning Area F that conform to the guidelines set forth by the Ponto Beachfront Village Vision plan. It has been confirmed with City planning staff that there are sufficient units in the southwest quadrant of the City for the proposed plan, and that the site is now planned for residential and commercial uses in the Ponto Beachfront Village Vision Plan and the Envision Carlsbad General Plan update.

The subject site also lies within the Ponto Beachfront Village Vision Plan area. The Vision Plan was created between 2003 and 2005 to guide future development on 50 acres of land located along the east side of Carlsbad Boulevard. All of the properties in the Vision Plan area are privately owned, but are expected to be developed in accordance with the design guidelines and standards set forth in the document.

As part of the planning process for the Ponto Beachfront Village Vision Plan, an Environmental Impact Report (EIR 05-05) was prepared and certified. This EIR evaluated potential environmental impacts that could result from the future development of land in the Vision Plan area, and was identified as a "Program" EIR as it addressed cumulative future impacts for the entire Vision Plan area. It was envisioned that the Program EIR would serve as the main environmental document for future development in the Vision Plan area, but that individual projects may be required to submit additional updated technical reports, and possibly take additional CEQA action to address changes in conditions.

Conceptual Site Plan

The applicant proposes two distinct projects:

1. **Ponto Beachfront West.** A vertical mixed-use area will be located at the corner of Carlsbad Boulevard and Avenida Encinas (also referred to "Ponto Village"). This portion of the project will include 13,000 square feet of commercial and restaurant space on the first level, with 42 residential units located on the second and third levels. A subterranean parking garage will also be constructed.
2. **Ponto Beachfront East.** A residential project along the east side of Ponto Drive containing 76 for-sale townhomes ("Ponto Townhomes") and 73 for-rent condominiums (70 flats and 3 multi-level units, all commonly referred to as "Ponto Apartment Homes"). The condominium building at the southern end of the site will include a two-level subterranean parking structure.

Ponto Beachfront West - Ponto Village

The mixed use portion of the project is 3.51 net acres and is located at the corner of Avenida Encinas and Carlsbad Boulevard. It will include a podium structure consisting of two levels of residential over ground level commercial uses and parking, as well as additional parking provided in a subterranean parking garage. Approximately 13,000 square feet of commercial space will be provided facing out over a public plaza onto Carlsbad Boulevard and Avenida Encinas.

At this time, it has not been determined exactly what types of commercial uses will be provided along the ground level commercial area, but it is envisioned that it will be a mixture of uses such as recreation/activity/fitness shops, convenience commercial and other uses that will cater to the needs of the residents of the Ponto Village, adjacent residents, visitors to the State Park and passing bicyclists. A restaurant is also proposed to be located in the southwestern

corner of the site. A market study to assess the viability of commercial uses has been prepared for the project, and is included as part of this submittal package.

In addition, 42 residential units will be located above the commercial uses. Units have been oriented to take advantage of views and westerly winds. These residential units will feature Coastal California architecture, are two or three stories, will have 3-4 bedrooms, 2.5-3.5 bathrooms, and will range in size from 1,650 to 2,100 square feet. Assigned parking space(s) in the subterranean garage will be provided for each unit.

**Ponto Village
Residential Product Details**

Plan	Square Footage	Bedrooms	Bathrooms	Number of Units
1 (two story)	1,650 sf	3	2.5	3
2 (two story)	1,700 sf	3	2.5	3
3 (two story)	1,750 sf	3	2.5	14
4 (two story)	1,850 sf	3	2.5	10
5 (three story)	2,100 sf	4	3.5	12

Ponto Beachfront East - Ponto Townhomes

The for-sale townhomes will be located on the east side of Ponto Drive. A total of 76 townhomes, and two different product types, are proposed. 23 "Ponto Drive" townhomes will be located adjacent to Ponto Drive, while 53 "Garden Paseo" townhomes will be located towards the interior of the project site. All units will feature Coastal California architecture, and are two or three stories. A two-car standard garage is provided for each unit.

Garden Paseo townhomes will feature 3-4 bedrooms, 2.5-3.5 bathrooms, and will range in size from 1,750 to 2,400 square feet.

**Garden Paseo Townhomes
Product Details**

Plan	Square Footage	Bedrooms	Bathrooms	Garage	Floors	Number of Units
1	1,750 sf	3	2.5	Standard	3	8
2	1,850 sf	3	2.5	Standard	3	8
3	2,200 sf	3	3.5	Standard	3	13
4	2,300 sf	4	3.5	Standard	3	10
5	2,400 sf	4	3.5	Standard	3	14

Ponto Drive townhomes will feature 3-4 bedrooms, 2.5-3.5 bathrooms, and will range in size from 1,900 to 2,600 square feet.

Ponto Drive Townhomes

Product Details

Plan	Square Footage	Bedrooms	Bathrooms	Garage	Floors	Number of Units
6	1,900 sf	3	2.5	Standard	2	10
7	2,600 sf	4	3.5	Standard	3	13

Ponto Beachfront East - Ponto Apartment Homes

A mixed income, for-rent condominium building is also proposed for the east side of Ponto Drive, north of and adjacent to Avenida Encinas. The Ponto Apartment Homes will be a podium building with parking on a two-level underground garage, and a mixture of 73 one, two and three bedroom apartments on the first, second and third floors. 70 of these units are designed as flats, while three of the units will be 2 bedroom, multi-story townhomes with direct access to the subterranean parking garage. Units range in size from 558 square feet (studio), to 1,122 square feet (3-bedroom).

Ponto Apartment Homes

Product Details

Unit Type	Average Net Square Footage	Bathrooms	Number of Units
Studio	558	1	3
1 bedroom	698	1	17
1 bedroom (affordable)	682	1	20
2 bedroom	1029	2	15
2 bedroom townhome	1195	2.5	3
2 bedroom (affordable)	1015	2	9
3 bedroom (affordable)	1122	2	6

Per City of Carlsbad Municipal Code Section 21.85.030, the project as a whole is required to provide 15% of the total units as affordable units. This inclusionary housing requirement will be satisfied through the designation of affordable units in the apartment portion of the project. 35 affordable units will be provided. These units are a mix of one, two and three bedroom units, similar to the market rate units, and ranging in size from 674 to 1,122 square feet.

Development Standards

New development standards will be established for the site as part of the amendment to the Poinsettia Shores Master Plan. However, all condominium units will be required to comply with the standards set forth in the Planned Development Ordinance.

Private Open Space

Per the Planned Development section (Section 21.45.080) of the Carlsbad Municipal Code, private open space must be incorporated into multi-family residential projects, at a minimum rate of 60 square feet per unit. Private open space can be in the form of patios, balconies, or porches, however the minimum dimension for any side of a space considered private open space, must be 6 feet.

- Private open space for the townhomes will be provided in the form of a minimum 60 sf balcony or patio per unit.
- Private open space for the for-rent condominiums will be provided in the form of a minimum 60 sf balcony or patio per unit.
- Private open space for the mixed-use podium condominium units will be provided in the form of a minimum 60 sf balcony or patio per unit.

Common Open Space

Per the Planned Development section (Section 21.45.060) of the Carlsbad Municipal Code, condominium projects with 11 or more dwelling units are required to provide community recreational space, at a rate of 150 square feet per unit for projects with an RH General Plan land use designation. Furthermore, projects with more than 26 dwelling units are required to provide both active and passive community recreational space, with a minimum of 75% of the area allocated for active facilities.

Ponto Beachfront East and Ponto Beachfront West will share the common recreational space that is provided throughout the two projects. All spaces will be able to be used by future residents, regardless of if the space is on the west side or east side of Ponto Drive. Homeowners Association dues will pay for the maintenance of all common recreational space.

With a total of 191 units proposed for both projects, 28,650 square feet of common recreational space is required. Of that, 21,488 square feet (75%) is required to be allotted to active activities. As currently designed, a total of 48,031 square feet of common recreational space is provided. This is almost 20,000 square feet more than what is required under the current development standards. Of the provided space, 20,032 square feet is dedicated to active recreational uses. This is 1,456 square feet less than what is required. At this time the applicant is requesting a modification to the Planned Development Ordinance's requirement for active recreation area per Section 21.53.120.B. of the Carlsbad Municipal Code to assist in making the development of the affordable housing component economically feasible.

The following table details all community recreation areas provided within both projects:

Community Recreational Areas

Recreation Area	Size	Recreation Type
Apartment Home Courtyard	4,000 sf	Passive
Apartment Home Community Room	800 sf	Active
Apartment Home Roof Deck	750 sf	Passive
Apartment Home Dog Run	4,805 sf	Passive
Ponto Townhomes Paseo	3,693 sf	Passive
Ponto Townhomes Pool/Recreation Area	6,311 sf	Active
Ponto Townhomes Horseshoe Pit	3,346 sf	Active
Ponto Village Trail/Seating Area	5,605 sf	Passive
Ponto Village Fire Pit Seating Area	1,510 sf	Passive
Ponto Village Outdoor Dining	702 sf	Passive
Ponto Village Spa	2,531 sf	Active
Ponto Village Outdoor Dining	2,091 sf	Passive
Ponto Village Bocce Court	3,120 sf	Active
Ponto Village Water Feature Courtyard	2,781 sf	Passive
Ponto Village Putting Green	3,924 sf	Active
Ponto Village Outdoor Dining	833 sf	Passive
Ponto Village Sand Seating Area	1,229 sf	Passive
TOTAL Common Recreation Space	48,031 sf	
TOTAL Common Recreation Space - Active	20,032 sf	

Storage

Per the Planned Development section (Section 21.45.060) of the Carlsbad Municipal Code, private storage space is required to be provided for all condominium projects at a rate of 480 cubic feet, or 392 cubic feet if the storage for each unit is located in one area.

- Storage for the Ponto Townhomes will be provided within the two-car garages that are proposed for each unit, as a 20' X 20' (minimum size) two-car garage satisfies the storage space requirement.
- Storage for the Ponto Apartment Homes will be provided within the direct access 20' x 20' two-car garages for the three townhome units. In addition seventy (70) 392 cubic feet individual lockers located in consolidated areas within the garage levels. One locker will be available for each unit.
- Storage for the residential condominium units located in The Ponto Village will be provided in multiple locations. Twelve (12) townhome units located in the northern portion of this area, will have direct access 20' x 20' two-car garages. In addition,

thirty (30) 392 cubic feet individual lockers located in areas within the subterranean garage level in order to satisfy storage requirements for the condominium flats.

Circulation and Parking

The project will mainly be accessed via Ponto Drive. Entry points to the apartment development and townhome development will be located on the east side of the roadway, while an entry to the mixed-use underground parking garage, will be located on the west side. This entry will provide access only to the resident parking area, and will be gated. An additional access point for this subterranean garage will be located on Avenida Encinas, and will provide commercial and restaurant patrons with the ability to access designated parking spaces.

A total of 184 parking spaces have been provided in the Ponto Village. 89 of these spaces will be reserved for commercial patrons, while 84 spaces will be reserved for residents living in the 42 residences. This is in compliance with Sections 21.44.010 and 21.45.080 of the Carlsbad Municipal Code. 11 guest parking spaces (0.25 spaces per unit) will also be provided.

Ponto Townhome residents will access their units via a series of 24 foot wide private access roads that run through the site. Resident parking will be provided in the form of private, 2-car garages, which complies with Section 21.45.080 of the Carlsbad Municipal Code. With 76 townhomes proposed, a total of 19 guest parking spaces (0.25 guest parking spaces per unit) are also required. 20 guest parking spaces (an excess of 1 space) have been scattered throughout the site.

Parking for the Ponto Apartment Homes will be provided in a two-level subterranean garage; accessible from Ponto Drive. Per Section 21.45.080 of the Carlsbad Municipal Code, a total of 146 parking spaces have been provided in the garage. 138 of these spaces will be open spaces that are not assigned to individual tenants, while six spaces are provided in the form of two-car private garages located within the upper level garage. The private garages will be reserved for and will have direct access to, the three townhome units.

Additional parallel parking will be located along the east side of Ponto Drive, adjacent to the project boundaries. These spaces are being provided as supplemental parking and are not being used to satisfy parking requirements for the proposed project.

Trails

In order to promote coastal access and livable streets, the site features a network of trails, which connect all corners of the project back to public spaces and ultimately the beach. A trail is proposed along the entire western flank of property which will connect the public plaza to Ponto Drive.

Compliance with Envision Carlsbad

Although the applicant has requested a General Plan Amendment, the Ponto Beachfront project incorporates many of the goals set forth in the Envision Carlsbad document. The following goals and statements set forth in Envision Carlsbad are key elements of the Ponto Beachfront Village project:

- Looking ahead, the community envisions a future in which there is a greater mix of uses, density is linked to public transportation, and services are available closer to existing neighborhoods. (Page 2-9)
- While much of the city will not change in the coming years, a mix of activities in strategic locations in closer proximity to one another, rather than isolated single uses, will reduce distances to destinations. The General Plan also encourages development of housing and activities near public transportation and services, as well as appropriate opportunities for vertical mixed-use development (such as housing or offices above retail) in the Village and mixed-use centers. Recreational facilities will be developed closer to or within existing neighborhoods, and new neighborhood scale services will be provided in convenient and sensible locations compatible with the surrounding residential uses. These approaches will accommodate growth while protecting open space, community character and quality of life, and recognizing that change may be limited in established neighborhoods. (Page 2-9)
- The General Plan combines an active waterfront strategy with development of pedestrian-oriented shopping centers in strategic locations throughout the city, while maintaining the employment core in the Palomar Airport area...The neighborhood-centers strategy will result in pedestrian-oriented shopping centers that are located to maximize accessibility from residential neighborhoods. Where appropriate, these centers would also include high and medium density housing surrounding the retail uses or integrated in mixed-use buildings. (Page 2-9)
- This General Plan promotes a multilayered strategy to promote walkability and accessibility:
 - A greater mix and integration of uses in different parts of the community.
 - Designation of commercial centers – with residential uses allowed on or near these sites – to provide essential commercial services closer to residents. (Page 2-11)
- The General Plan also contemplates smaller eating and drinking establishments along Carlsbad Boulevard as opportunities arise, to provide oceanfront dining. (Page 2-34)
- Allow a range of mixed-use centers in strategic locations that maximize access to commercial services from transit and residential areas. (Page 2-35, 2-G.6)
- Ensure that neighborhood serving shopping and mixed-use centers include shopping as a pedestrian-oriented focus for the surrounding neighborhood, are physically integrated with the surroundings, and contain neighborhood-serving stores and small offices. Where appropriate, include in the centers high and medium density housing surrounding the retail core or integrated in mixed-use buildings. (Page 2-35, 2-G.7)

- Ensure that new neighborhood commercial centers are designated for pedestrian comfort, and integrated with the surrounding neighborhoods with new streets and paths. (Page 2-36, 2-G.19)
- Encourage medium to higher density residential uses located in close proximity to commercial services, employment opportunities and major transportation corridors. (Page 2-40, 2-P.13)
- Locate commercial land uses as shown on the Land Use Map. Where applications for the re-designation of land to commercial land uses are submitted, these shall be accompanied by a conceptual development plan of the site and a market study that demonstrates the economic viability of using the land in the way being requested, as well as the impact on the viability of commercial uses designated on the Land Use Map that may compete within shared trade areas. (Page 2-40, 2-P.15)
- Promote development of new activity centers along the ocean waterfront – places where people can eat, shop and recreate and connect with the ocean while taking in the views of the sand, water and sunset. Potential locations include the Carlsbad Boulevard/Agua Hedionda Center; near the intersection of Palomar Airport Road and Carlsbad Boulevard; the Ponto area, and other appropriate sites that may provide opportunities for the development of activity centers. (Page 2-45, 2-P.49)
- Promote development of activity centers with restaurants, cafes and shopping on the eastern side of Carlsbad Boulevard, as opportunities arise. (Page 2-53, 2-P.87)
- Bicycle corrals in-lieu of vehicle parking. For certain businesses, reduce required onsite parking for vehicles if they provide a bicycle corral that accommodates more people....most of the strategies work best in smart growth/mixed use development areas. (Page 3-26)
- TDM is a major component in improving the effectiveness of transit as it can assist in serving the “first mile/last mile” component of a transit trip. (Page 3-26)
- Incorporate community gardens as part of city parks and recreation planning, and work with the Carlsbad Community Gardens Collaborative and other organizations to facilitate the development, administration and operation of additional community gardens throughout the city. (Page 9-24, 9-P.17)

Compliance with Ponto Beachfront Village Vision Plan

The proposed project has attempted to incorporate as many design principals of the Ponto Beachfront Village Vision Plan as possible. The following goals and statements set forth in the vision plan are key elements of the Ponto Beachfront Village project:

- Restaurants that appeal to both residents and visitors (Chapter 2, Page 3)
- A Village Plaza that provides a location for community gatherings, relaxation, or outdoor dining (Chapter 2, Page 3)
- Several one to three-story mixed use developments that provide shops and services, while also providing unique housing opportunities on upper levels (Chapter 2, Page 3)

- A row of California coastal-style townhouses or live-work units located along Ponto Drive, creating a concentration of housing in the Mixed Use Center. (Chapter 2, Page 3)
- A neighborhood that offers residents proximity to the ocean, numerous recreation opportunities, and walkable access to a variety of services and amenities. (Chapter 2, Page 7)
- Consistent use of trees and landscape treatments create continuity and add to the neighborhood's unique charm. (Chapter 2, Page 7)
- Parking for the units is provided inside tandem garage spaces access from the private drive/alley driveways. (Chapter 2, Page 7)
- Increase, improve and preserve the City's supply of housing affordable to very low, low and moderate income households. (Appendix 1-A)
- Develop new beach and recreational opportunities. (Appendix 1-A)
- Enhance commercial and recreational functions in the Project Area. (Appendix 1-A)
- Strengthen the economic base of the Project Area and the City by installation of needed on- and off-site improvements to stimulate new commercial/residential expansion, employment and economic growth. (Appendix 1-A)
- Increase parking and open space amenities. (Appendix 1-A)
- Implement performance criteria to assure quality site design and environmental standards to provide unity and integrity to the entire Project Area development. (Appendix 1-A)