

Summary of Meeting with City of Carlsbad, Community & Economic Development, Planning Division

Date and Time: May 14, 2015 from 9:00 to 11:00 am

Attendees: Jason Goff (Associate Planner), Jean S Camp, Steven Goddard, Tricia Macri (Homeowners)

Project: Ponto Beachfront Development Plan

Purpose of Meeting: To better understand the existing Zoning with respect to the proposed new development plan

Summary Prepared by: Jean Camp, with review by Steven Goddard and Tricia Macri

- 1) **Zoning:** The area in question is zoned P-C (Planned Community) and subject to a Master Plan Amendment and General Plan update. The area is currently “Unplanned” in the City’s planning documents. The Ponto Beachfront project falls under part of the Poinsettia Shores Master Plan. To date, the Planning Department has used the Ponto Vision Plan as the Guiding document for zoning and development of this site, as the Ponto Vision Plan had previously been approved and accepted by the public, Planning Commission and Council. The Coastal Commission had rejected the Ponto Vision Plan, so the plan was not completely approved. According to Jason Goff, the Environmental Impact Report (EIR) for the prior development project should still be acceptable to use (though I would expect it might need to be updated.)
- 2) **Site and Specific Density of Residential Units – Eastern part of site:** There are 2 different zoning designations being considered for the site. Currently, the developer is suggesting that the eastern section of the site (east side of Ponto Road) be R-23 which mandates 15 to 23 dwelling units per acre. (You must have a minimum of 15 dwelling units and cannot exceed 23 units. Multiple connected units are allowed, but NO vacation rental is allowed). The City of Carlsbad’s Growth Management Range for R-23 sets the acceptable dwelling units at 19 dwelling units per acre. While the gross area for development is 7.24 acres, the net area for development (after you remove the roads, etc) is only 6.55 acres; therefore there should be 124 dwelling units on the eastern part of this project. The developer is suggesting 149 units or towards the high end of the range. The Planning Department would have to reallocate dwelling units from other areas/projects in order to allow this extensive density on this part of the site.
- 3) **Site and Specific Density of Residential Units – Western part of site:** The western part of the site (west of Ponto Road and at the corner of Avenida Encinas and Highway 101) was originally slated to be C-2 or General Commercial. The Ponto Vision Plan expected this part of the site to be mixed use with commercial being the primary use and residential being the secondary use. This developer is suggesting the zoning be changed to R-30 and General Commercial, with more residential than commercial. R-30 mandates 23 to 30 dwelling units per acre. (You must have a minimum of 23 dwelling units and cannot exceed 30 units. Again NO vacation rental is allowed). The City of Carlsbad’s Growth Management Range for R-30 sets the acceptable dwelling units at 25 dwelling units per acre. While the gross area for development is 3.80 acres, the net area for

development (after you remove the roads, etc) is only 3.07 acres; therefore there should be 76 dwelling units on the western part of this project. The developer is suggesting 42 units which is well below the minimum (70 dwelling units) that would be required if this section of the project is to be zoned R-30. The commercial space being suggested is currently approx. 13,000 sq feet. Jason Goff will have to look into why the developer is suggesting an R-30 zoning when the dwelling units being proposed do not meet the minimum dwelling units required for this zoning.

- 4) **Lot Coverage**: The developer is below the City's lot coverage requirements.
- 5) **Affordable Housing**: 15 % of the project will be required to be "affordable" housing. The developer proposed 30 affordable housing units.
- 6) **Building Heights**: The zoning proposed allows 35 feet maximum height, but architectural projections can be greater than 35 feet if there is no living space below. The developer is proposing 40 feet heights (with living space below) and 3 stories. The Planner reminded us that if the building heights are reduced for 3 stories to less than 40 feet, the buildings might look "squished." There does not seem to be any limits on the use of the roof decks. (While it would be nice to have story poles used to show heights, Carlsbad does NOT and will not require them.) The 3 story buildings may "loom" over Avenida Encinas near the train tracks and Jason is encouraging the developer to at least have 2 stories closer to the road itself.

The existing grade on the site is approximately 50 feet above sea level. It is my understanding that the developer is also looking to add 5 feet of fill, then have 40 foot buildings with roof decks.

- 7) **Views**: The City of Carlsbad does not have protected view planes or view easements.
- 8) **Traffic and Parking**: The Planning Department is looking to have a traffic circle added to the Ponto Rd/Avenida Encinas intersection. The Planning Department would also like to connect Ponto Road to Highway 101. A traffic plan will need to be done, reviewed and approved before this project gets final approvals.

Additionally, the City will work with the developer to improve/widen Ponto Road, thus adding more on street public parking (62 parking spaces which is more than the 41 parking spaces currently available on street.) The Ponto Vision Plan did not have parking on Ponto Road. Regarding underground and on site parking for residents/commercial – I am aware that there are currently 2 parking spaces per dwelling unit, plus some guest parking for a total of 415 parking spaces on site. There will be separate entrances to the parking area for the commercial space – one entrance off Ponto Road, another off Avenida Encinas between Ponto Road and Highway 101. This commercial parking will be underground and secured/gated off from parking for all the residents.

- 9) **Sidewalks, Bike Lanes and Landscaping**: The Planning Department is encouraging the developer to widen the sidewalk on Avenida Encinas adjacent to the project so that existing homeowners will have better walking access to the beach. Bike lanes/traffic may be discouraged on Ponto

Road, since there are bike lanes on Avenida Encinas as well as Highway 101. Landscaping will likely be used to soften the bulk of the structures; a separate landscape review will take place at the City's offices.

- 10) **Architecture:** The Ponto Vision Plan suggests modern and coastal Contemporary type architecture. Jason Goff believes the current plan meets those general guidelines.
- 11) **Type of Commercial / Retail Use and Amount:** The developer commissioned a study in August 2013 of existing retail and demographics to see what type and the amount of commercial development that might be supported on this project site. The Recommendation page is attached for your use. According to the City's own Economic Development review, they believe the site may not support as much commercial retail as previously planned.
- 12) **Water Meters and Drought:** The Carlsbad Municipal Water District sets the requirements for water meters and usage. I understand that there are 4 stages for review and issuance of meters – where Stage 3 is when the Water District stops selling water meters and Stage 4 stops ALL development. (I understand we are in Stage 2.) With respect to the drought and this development, this item needs further review and discussion with the Water District.
- 13) **Current State of Development Review:** Public Notices for the project have been sent to homes within 600 feet of the edge of the project's property line. There are a total of 17 Planning Permits being required for this project. Jason Goff has alerted the developer as to what is incomplete in the package submission to date. I assume the developer is working to send the missing information as soon as possible.
- 14) **Communication:** Jason Goff needs input from us sooner than later, though the process is just beginning. Jason Goff suggested all comments be sent to the developer's representative at:

Mike Howes at Howes Weiler and Associates, 2888 Loker Ave East, Suite 217, Carlsbad, CA 92010, 760-929-2287.

NOTE: We should copy / cc the Planner, Jason Goff, Associate Planner, City of Carlsbad, Community & Economic Development Planning Division, 1635 Faraday Avenue, Carlsbad, CA 92008, 760-602-4643 on all communication sent to the developer. This will help insure Jason is aware of all community input.
- 15) **Other:** We also briefly met with the Engineering Department (Christopher Glassen) and obtained electronic copies of the Flood/FEMA maps and topographic maps.

