



NOV. 4, 2020

CALL TO ORDER: 3 p.m.

ROLL CALL: Anderson, Geldner, Lafferty, Meenes, Merz, and Stine. Commissioner Luna absent.

APPROVAL OF MINUTES:

Motion by Commissioner Geldner, seconded by Commissioner Meenes, to approve the Oct. 7, 2020 meeting minutes. Motion carried 6/0/1. Commissioner Luna absent.

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Scott Engell submitted comments stating that an overwhelming majority of citizens disapproved of 4 story building heights and their input was categorically dismissed.

PLANNING COMMISSION PUBLIC HEARING:

Chair Anderson directed everyone's attention to the slide on the screen to review the procedures the Commission would be following for that evening's public hearing.

Chair Anderson opened the public hearing for Item 1.

1. **CDP 2018-0031/SUP 2018-0005/SUP 2018-0006 (PUB 2018-0014) – EL CAMINO REAL AT CANNON ROAD BRIDGE IMPROVEMENTS, CIP PROJECT NO. 6042 and 6056** – Request for approval of a revised landscape plan for an approved Coastal Development Permit and Flood Plain Special Use Permit and a Scenic Corridor Special Use Permit to allow for the El Camino Real (ECR) at Cannon Road bridge improvements which includes replacing five ornamental trees with five California Native trees and adding narrow leaf milkweed to the native seed mix for Capital Improvement Program (CIP) 6042 and 6056 (Project) located south of the El Camino Real and Cannon Road intersection and within the Mello II Segment of the Local Coastal Program (LCP) and Local Facilities Management Zones 8, 14, 15, and 24. The project site is within the appeal jurisdiction of the California Coastal Commission. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to Section 15301 (c) Existing Facilities, and Section 15301 (d) - Replacement or Reconstruction – of the state CEQA Guidelines.

City Planner Neu introduced Agenda Item 1 and stated Associate Planner Bustamante would make the staff presentation (on file in the Planning Division).

Commissioner Stine asked about any public outreach that's occurred since the project was last presented to the commission and what the public's response has been to the Crape Myrtle trees that are being proposed.

Associate Planner Bustamante responded that there have not been complaints or negative comments to Crape Myrtle trees.

Chair Anderson asked if there were any members of the public who wished to speak on the project. Seeing none, she opened and closed public testimony at 3:19 p.m.

ACTION:

Motion by Commissioner Stine, seconded by Commissioner Lafferty, to adopt Resolution No. 7388. Motion carried, 6/0/1. Commissioner Luna absent.

2. **CDP 2020-0007 (DEV2019-0147) – TERRA BELLA DEVELOPMENT** - Request for approval of a Coastal Development Permit to allow the construction of a 4,118-square-foot single-family residence with a 500-square-foot two-car garage, basement, second floor terrace, roof deck, and a pool located on a vacant lot at 6479 Surfside Lane within the Mello II Segment of the city's Local Coastal Program and Local Facilities Management Zone 22. The project site is located within the appealable area of the California Coastal Commission. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to State CEQA Guidelines Section 15303(a), construction of a single-family residence.

City Planner Neu introduced Agenda Item 2 and stated Associate Planner Garcia would make the staff presentation (on file in the Planning Division).

DISCLOSURES:

Commissioner Meenes, Stine, Merz and Geldner disclosed they walked and / or drove by the site.

Commissioner Lafferty disclosed she looked up the site on Google Earth.

PUBLIC COMMENTS:

Chair Anderson asked if there were any members of the public who wished to speak on the project, she opened public testimony at 3:29 p.m.

Resident Randall Moore asked why this project was not required to be re-submitted. He commented that the proposed residence's enclosed staircase canopy exceeds the 25 feet limit by 4 feet. He asked if the residence was moved back 3 feet as required. He also asked if the proposed residence has been corrected for exceeding the 40% lot coverage requirement.

Associate Planner Garcia responded that the municipal code does not have a maximum height limit for the staircase canopy, the home was shifted back 3 feet, and the lot coverage has also been corrected and is now under 40%. Additionally, this project was not required to be re-submitted as the project was not approved when the changes were made.

Chair Anderson asked if there were any additional members of the public who wished to speak on the project. Seeing none, she closed public testimony at 3:33 p.m.

COMMISSION QUESTIONS:

Commissioner Lafferty asked if other stair towers in the neighborhood exceed 35 feet. She expressed concern with the height of the proposed tower and asked why the kitchen does not include a window.

Architect, Jack Bian, responded that they are willing to add a kitchen window and that the staircase tower height is the minimum height to make it functional.

ACTION:

Motion by Commissioner Lafferty, seconded by Commissioner Geldner, to adopt Resolution No. 7387. Motion carried, 6/0/1. Commissioner Luna absent.

3. **MP 14-01 AMEND 2020-0009/LCPA 14-01 AMEND 2020-0010** – Village and Barrio Master Plan Amendment Package. An informational presentation to receive community and Planning Commission feedback on potential amendments to the Village and Barrio Master Plan.

City Planner Neu introduced Agenda Item 3 and stated Associate Planner Glennon would make the staff presentation (on file in the Planning Division).

City Planner Neu made the correction that the Barrio decision making authority was considered by the commission in April and while the City Council asked to change the decision making authority to the council, the commission chose to recommend that the master plan area permitting be under the authority of the Planning Commission.

PUBLIC COMMENTS:

Chair Anderson asked if there were any members of the public who wished to speak on the project, she opened public testimony at 3:59 p.m.

A group presentation video was submitted by Imagine Carlsbad and played for the commission.

Resident Julie Ajdour requested the 3.2.2 clause, which invalidates all districts, be removed. Additionally, design standards are requested as more recent construction has not been respectful towards neighbors.

Resident Barbara Segal commented that new construction in the village changes the small-town character of the city and stated she is disgusted and disappointed and angry about what is happening.

Resident TJ Childs asked that paragraph 2.3.3 be rewritten to include only Blazer Trailer Park, for an update on the VBMP lighting contract, stop sign additions to Roosevelt and Madison, red curbs be added to more VBMP intersections, traffic circles be installed, and design styles be brought back to VBMP building guidelines.

Residents Brian Watts and Sondra Morrison oppose designating the neighborhood for commercial uses such as parking lots and fast food restaurants. They request for consideration to keep the area for residential and private businesses only.

Chair Anderson asked if there were any additional members of the public who wished to speak on the project. Seeing none, she closed public testimony at 4:26 p.m.

COMMISSION DISCUSSION:

Commissioner Geldner noted that she had categorized the public comments and a fair number of them related to implementation issues. She recommended the "Implementation Plan", which is a tab in the Village Barrio Plan, could be updated to address these concerns and facilitate implementation.

Commissioner Geldner stated that after watching the video in public comment about making Grand Ave. similar to the Grand Rambla in Barcelona she researched a comment on it about bicycle boulevards and thought that might also be a good way to connect the old City Hall site to the coast. Also, many comments talked about a village feel and seem to want to keep the village building height lower. If Carlsbad does that it will decrease future density in the village, so it might be worth thinking about housing at the Old City Hall site in the future. This would help create the vitality that many commenters long for.

Commissioner Lafferty asked about item 2 regarding smart growth and whether the city has implemented EPA guidance in the matter. She recommended that EPA standards be adopted. Additionally, she recommended that language allowing storage facilities in the Village and Barrio should be removed.

Chair Anderson commented that permanent parking will be important in encouraging more people into the area.

Commissioners Merz and Meenes agreed that available parking will encourage people to visit the area and thus boost business in the area. Working with developers to encourage parking construction should be considered. The challenges with additional parking include finding appropriate locations.

Chair Anderson addressed item 4 asking whether traffic fees collected from the Village and Barrio area should only be used for the area or go into a general fund.

Commissioner Lafferty recommended that traffic fees be used per quadrant as changes within the Village and Barrio area can affect surrounding neighborhoods. She noted only one egress out of the Barrio south at Jefferson, and if alternates could be considered.

Commissioners Geldner and Meenes stated that they are hesitant to restrict fee usage and that perhaps a financial strategy can be implemented after reviewing the capital improvement database.

Chair Anderson suggested that the Village area have general guides for keeping a tree palate along sidewalks.

Commissioners Geldner and Lafferty encouraged historic preservation and suggested that an incentive for owners to maintain historic buildings may be something to consider.

Chair Anderson, Commissioners Stine and Meenes agreed that implementing traditional architectural ideas to new construction can help preserve the character of the Village.

Commissioner Lafferty asked what would change in amending VBMP section 2.7.i.1, as staff found this standard to be especially restrictive. She stated that standards modifications should be used rather than the item changed.

Chair Anderson stated that the standard has yet to be met and the language should be amended.

ACTION:

The Planning Commission received the presentation.

PLANNING COMMISSION REPORTS/COMMENTS:

Commissioner Lafferty provided an update from the Historic Preservation Commission, stating that the Nov. 9, 2020 meeting has been cancelled. The commission did release the chronology list of historic preservation that she can send to the commission.

Commissioner Meenes asked when item #3, MP 14-01, will go to City Council.

City Planner Neu responded that January or February is the projected timeline.

CITY ATTORNEY REPORTS:

None.

CITY PLANNER REPORTS:

City Planner Neu reported that LCP 15-07 will not be heard at the Nov. 18, 2020 Planning Commission meeting and will be heard at the Dec. 2, 2020 Planning Commission meeting instead.

ADJOURNMENT:

Chair Anderson adjourned the duly noticed meeting at 6:19 p.m.



Corina Flores - Minutes Clerk