

# 3

## Recreation and Visitor-Serving Uses

The protection of recreation and visitor-serving uses are priorities, both for the community and the California Coastal Act. The purpose of this chapter is to describe Carlsbad's existing public recreational resources and visitor-serving uses and attractions and identify policies to ensure that community members have continued access to coastal recreational opportunities and accommodations.



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### 3.1 Introduction

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Carlsbad offers a rich array of recreation opportunities and amenities that draw visitors. These recreation opportunities and visitor amenities include the coastal setting—the ocean, beaches, lagoons and natural habitat areas—as well as an extensive system of parks, trails, and golf courses, and a wide variety of visitor accommodations, shopping, and dining. Carlsbad’s natural coastal resources are vital components of the city’s setting and are engines of tourism.

The California Coastal Act places a high priority on protecting and maximizing recreation and visitor-serving land uses, including lower-cost facilities. California Coastal Act policies especially relevant to this chapter, which address the topics of recreation and visitor-serving uses, include the following:

**Section 30213 Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals**

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

**Section 30220 Protection of certain water-oriented activities**

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

**Section 30221 Oceanfront land; protection for recreational use and development**

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

**Section 30222 Private lands; priority of development purposes**

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

**Section 30223 Upland areas**

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

**Section 30224 Recreational boating use; encouragement; facilities**

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

**Section 30234 Commercial fishing and recreational boating facilities**

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

**Section 30252(6) Maintenance and enhancement of public access**

The location and amount of new development should maintain and enhance public access to the coast by... (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

## 3.2 Coastal Recreation

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Carlsbad is an active community with valuable recreational resources, such as beaches, numerous parks and sports fields, and proximate hillsides, many with trails. The city has a high proportion of dedicated open space land available for passive and active recreational uses. This chapter identifies the importance of supporting and enhancing coastal recreation uses. More information about public access to these recreation areas is addressed in Chapter 4.

### Beaches

Carlsbad's beaches are an important component of community identity and a key recreational resource for residents and visitors. Carlsbad residents and visitors walk and jog along the beaches and the beach walkways; they also camp and often watch the sun set. The Pacific Ocean is used to swim, surf, sail, fish, kayak, stand-up paddleboard, splash, and wade.

The city has seven miles of beach and coastline divided into three main sections: north Carlsbad beaches, Carlsbad State Beach, and South Carlsbad State Beach (see Figure 3-1). The California Department of Parks and Recreation owns and manages most of the beaches and provides lifeguard/public safety service for most beach areas, maintenance of public restrooms and picnic areas, and operation of the South Carlsbad State Beach Campground and various beach parking lots. Beaches in the city are described briefly below.

#### North Carlsbad Beaches

North Carlsbad beaches stretch from the northern city boundary to Pine Avenue, near Carlsbad Village. These beaches do not have lifeguard services, restrooms, showers, or other amenities. North beaches can be accessed at Carlsbad Village Drive, Grand Avenue, Christiansen Way, Beech Avenue, and Rue des Chateaux.

#### Carlsbad State Beach

Carlsbad State Beach, from Pine Avenue south to Cannon Road, includes Frazee State Beach, Tamarack Surf State Beach, and Warm Water Jetty Beach (in front of the power plant). This stretch of Carlsbad's shoreline is one of San Diego County's most popular beaches. Many people fish off the Carlsbad jetties near Tamarack beach. Amenities include public parking, restrooms with rinse-off facilities, picnic areas, and lifeguard towers.

#### South Carlsbad State Beach

South Carlsbad State Beach stretches from La Costa Avenue to just north of Terramar Point and includes the popular 220-site campground and two day-use areas. Beach areas within South Carlsbad

State Beach include the North Ponto and South Ponto beaches and Terramar Beach. Amenities include public parking, restrooms (one at the state campground and one at the South Ponto Beach parking lot), and lifeguard towers.

## **Lagoons**

Lagoons are a valuable part of the city's open space network and provide various public benefits, such as hiking trails, scenic viewsheds, nature preserves, fishing, and water recreation. The three lagoons, totaling more than 1,000 acres, are summarized below in order from north to south.

### **Buena Vista Lagoon**

Active recreational uses are not permitted on Buena Vista Lagoon; however, many bird watching opportunities are available to the public at Maxton Brown Park on Laguna Avenue and State Street; at the Ecological Wildlife Viewing Area on Jefferson Street and Marron Road; and at the Buena Vista Audubon Society Nature Center on Coast Highway in Oceanside. Fishing in the lagoon from Carlsbad Boulevard is another popular activity. Future restoration of the lagoon could include public access improvements.

### **Agua Hedionda Lagoon**

Agua Hedionda Lagoon allows active use such as boating, water skiing and wake boarding, personal watercraft use, sailing, windsurfing, and fishing. Agua Hedionda Lagoon is the only lagoon in San Diego County where recreational boating is permitted.

The lagoon comprises three interconnected lagoons divided by the railroad and Interstate 5—the outer lagoon (between the coast and railroad), middle lagoon (between the railroad and Interstate 5), and inner lagoon (east of Interstate 5).

- Outer lagoon – the 66-acre outer lagoon provides opportunities for shore fishing along its western boundary.
- Middle lagoon – the 27-acre middle lagoon is the only portion of the lagoon where fishing from shore and swimming is allowed; The Magdalena Ecke Family YMCA is located along this part of the lagoon.
- Inner lagoon – the 295-acre inner lagoon may be used for boating; permitted crafts include jet skis, power boats, and passive vessels such as sailboats, stand-up paddleboards, and kayaks. The inner lagoon has one public boat launch, which is privately owned and operated by California Water Sports and is located at the northwest end of the inner lagoon. Fees for daily lagoon use permits, boat launching, and parking can be paid here. Public access for launching passive

vessels is located at the south end of Bayshore Drive. The Bayshore Drive public access also provides access to the beach along the shoreline and fishing from shore only.

Private boat launch facilities are a recreational amenity for residents of the Bristol Cove neighborhood on the north shore of the inner lagoon between Cove Drive and Marina Drive.

Trails along the north shore of the lagoon provide opportunities for recreation along the lagoon shoreline. Refer to Chapter 4, Coastal Access, for more information about trails.

### Batiquitos Lagoon

Like Buena Vista Lagoon, active recreational uses are not permitted on Batiquitos Lagoon. Fishing is allowed in one location at the rock jetties at the mouth of the lagoon. Trails along the north shore are popular for nature walks. Refer to Chapter 4, Coastal Access, for more information about trails.

### Public Parks, Other Recreation Facilities, and Golf Courses

As shown on Figure 3-1, Carlsbad has numerous public parks, recreation facilities, and public golf courses in the Coastal Zone that provide passive and active recreation opportunities for residents and visitors. Public parks and recreation facilities include active and passive use amenities, as well as individual picnic areas, turfed open areas, swim facilities, skate parks, dog parks, multi-purpose playfields, and tennis courts. School playfields, which operate under a joint-use facility agreement between the City of Carlsbad and a school district, also provide recreation opportunities for residents and visitors.

City parks are planned and constructed to meet the recreation needs of residents. In addition to existing parks, the city plans to construct a 91.5-acre Veteran's Memorial Park in the Coastal Zone (northeast of Faraday Avenue and Cannon Road). Construction of Veteran's Memorial Park will meet the future buildout need for parks, based on estimated citywide population. Per the land uses planned by this Local Coastal Program and the citywide General Plan, the citywide population at buildout is estimated to be 131,523 persons.

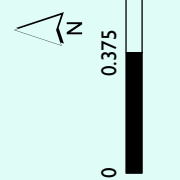
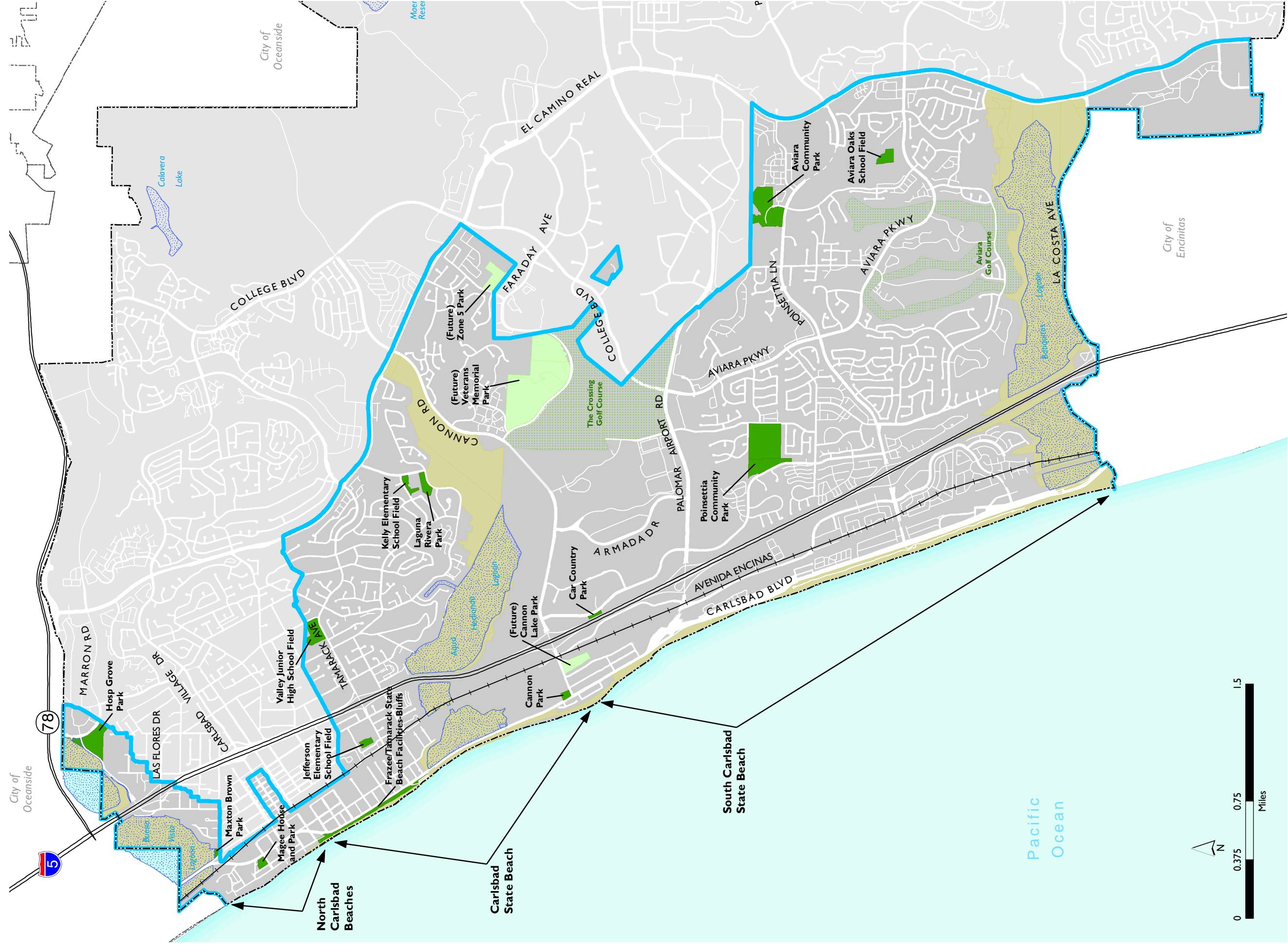
In addition to parks, there are several special resource areas in the city's Coastal Zone that offer places for recreation. Special resource areas have citywide and potentially regional significance related to the quality of the site, such as a natural feature (geological, ecological, hydrological), historical resource (architectural, archaeological), or some combination thereof.

Public trails in the Coastal Zone are also a significant recreation resource. More information about trails and a map showing the location of trails are provided in Chapter 4, Coastal Access.

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# CITY OF CARLSBAD LOCAL COASTAL PROGRAM



Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2016

## LEGEND

- Coastal Zone
- City Limit
- Lagoon
- Railroad
- Existing Park/Recreation Facility
- Future Park/Recreation Facility
- Existing Special Resource Areas
- Existing Golf Courses

**FIGURE 3-1  
COASTAL RECREATION**

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### 3.3 Visitor-Serving Uses

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Carlsbad is a world-famous destination offering vast visitor-serving opportunities, including scenic outdoor recreation, numerous retail shopping opportunities, golf courses, and resorts. The Coastal Act protects public access to the coast, and visitor-serving uses provide such access (see Chapter 4, Coastal Access, for more information about access to the coast).

#### Visitor Attractions

Visitors are drawn to Carlsbad for its many attractions, including nearly seven miles of coastline and beaches, lagoons, over 40 miles of trails, the Flower Fields, and LEGOLAND California. There are also two public golf courses (The Crossings and Rancho Carlsbad) and two private golf courses (La Costa and Aviara). Of these, The Crossings and Aviara are in the Coastal Zone. Other attractions include visitor-attracting shopping and dining, such as The Forum Carlsbad, Carlsbad Premium Outlets, and Carlsbad Village. Carlsbad hosts several major annual events that draw visitors, including Carlsbad Village Faire, Carlsbad 5,000, and the Carlsbad Marathon.

#### Visitor Accommodations

Carlsbad is a major center for hotels—as of October 2018, Smith Travel Research data shows that Carlsbad offers lodging for visitors at 36 hotels with over 4,751 rooms (24 hotels and 2,989 rooms in the Coastal Zone). This number of rooms is significant, as no other city in San Diego County except the City of San Diego offers such a high number of rooms and a wide variety of visitor accommodations. In addition to hotels, South Carlsbad State Beach provides a popular 220-site campground and two day-use areas.

#### Demand for Visitor Accommodations

The 2017 Carlsbad Visitor Profile (from San Diego Tourism Authority) shows that over a 12-year period, from 2005 to 2017, the number of visitors to Carlsbad increased a total of 50.8 percent, an average annual increase of 4.4 percent (this information accounts for a decrease in number of visitors during the years of economic recession, 2008 – 2009). The overall increase in the number of visitors (some of which are day visitors, and some are overnight visitors) results in an increased demand for hotel rooms or other overnight accommodations.

A report titled, “Tourism Economics San Diego Travel Forecast July 2018” (prepared for San Diego Tourism Authority), forecasts the annual increase in hotel room demand in San Diego through the year 2023. The local Carlsbad tourism agency, Visit Carlsbad, utilizes this report to forecast hotel demand in Carlsbad. According to the report, hotel demand is estimated to increase approximately 2 percent each year from 2019 to 2023.

Applying the forecasted demand to Carlsbad compared to the number of existing hotel rooms in Carlsbad, as stated above, an additional 500 hotel rooms would be needed in Carlsbad (approximately 100 additional rooms per year from 2019 to 2023) to meet the forecasted annual 2-percent increase in hotel demand (assuming the existing number of hotel rooms meets the current demand).

However, by 2023, more than 500 hotel rooms may be needed in Carlsbad due to existing unmet demand. Based on hotel data for the years 2012 to 2017, there is a high level of consistent room night demand and unmet seasonal demand, which results in the loss of overnight visitors to non-Carlsbad hotel markets (i.e., the demand for hotel rooms exceeds the supply of hotel rooms in Carlsbad, particularly in the high tourist season). Also, from 2012 to 2017, hotel demand increase in Carlsbad was consistent with the increase in supply over that five-year period, which indicates unmet hotel demand in the market.<sup>1</sup>

Hotel occupancy in Carlsbad also indicates a demand for more hotel rooms. From April 2017 to March 2018, occupancy rates in Carlsbad ranged from a monthly average of 65 percent to 90 percent. Eighty to 90 percent average monthly occupancy levels occurred in April, June, July, and August 2017, and March 2018; these 80- to 90-percent occupancy levels suggest that there is a significant opportunity for new hotels to accommodate unmet hotel demand during those high demand months.

To accommodate the existing and future demand for more hotel rooms, the city should identify and designate land where new hotels and other visitor-serving uses can be developed. The actual number of additional rooms that are ultimately built in the city will depend on future market conditions and the amount of land designated for hotel uses.

### Lower-Cost Overnight Accommodations

Coastal Act Section 30213 requires coastal communities to protect, encourage, and, where feasible, provide lower-cost visitor and recreation facilities. Carlsbad's many recreational facilities and opportunities are described above, most of which are low-cost or no-cost to the public. The focus of this section is on lower-cost overnight visitor accommodations.

As of 2018 there are 24 hotels providing 2,989 hotel rooms within Carlsbad's Coastal Zone, as well as a state campground that offers 222 campsites. Table 3-1 identifies the accommodations in the Coastal Zone and their cost scale (economy, midscale, upper midscale, upscale, and luxury) according to Smith Travel Research.

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<sup>1</sup> Hunden Strategic Partners, *Carlsbad Hotel Market, Demand, Financial, and Economic Impact Analysis* (July 2018).

Including the campground, there are 589 economy scale accommodations in Carlsbad's Coastal Zone, which is significant compared to the number of hotel rooms in neighboring coastal cities. In Oceanside's coastal zone, there are 975 hotel rooms (346 of which are economy scale); in Encinitas' coastal zone, there are 634 hotel rooms (320 of which are economy scale).<sup>2</sup> Carlsbad's Coastal Zone has three to five times more accommodations overall and 70 percent to 80 percent more economy scale accommodations compared to Oceanside and Encinitas. This comparison demonstrates that Carlsbad accommodates more visitors and provides significantly more economy scale accommodations compared to neighboring coastal cities. Carlsbad's high number of accommodations, and specifically its high number of economy scale accommodations, sufficiently meets Coastal Act Section 30213 requirements.

To ensure that Carlsbad continues to provide lower cost accommodations, the policies of this chapter protect the inventory of economy scale hotels, as identified by Smith Travel Research, as well as the campground. New development that proposes to remove an existing economy scale hotel is required to replace the economy scale rooms with an equal number of lower-cost hotel rooms. The new lower cost hotel rooms must be made available at a lower cost rate, which is the annual average daily rate for economy scale hotels, as identified by Smith Travel Research.<sup>3</sup> The 2017 annual average daily rate for economy hotels in Carlsbad was \$86.29; in 2018 (January to September), the average daily rate was \$87.10. The lower cost rate will vary from year to year and will be determined, if required by the policies of this chapter at the time of a project proposal.

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<sup>2</sup> Smith Travel Research (October 2018)

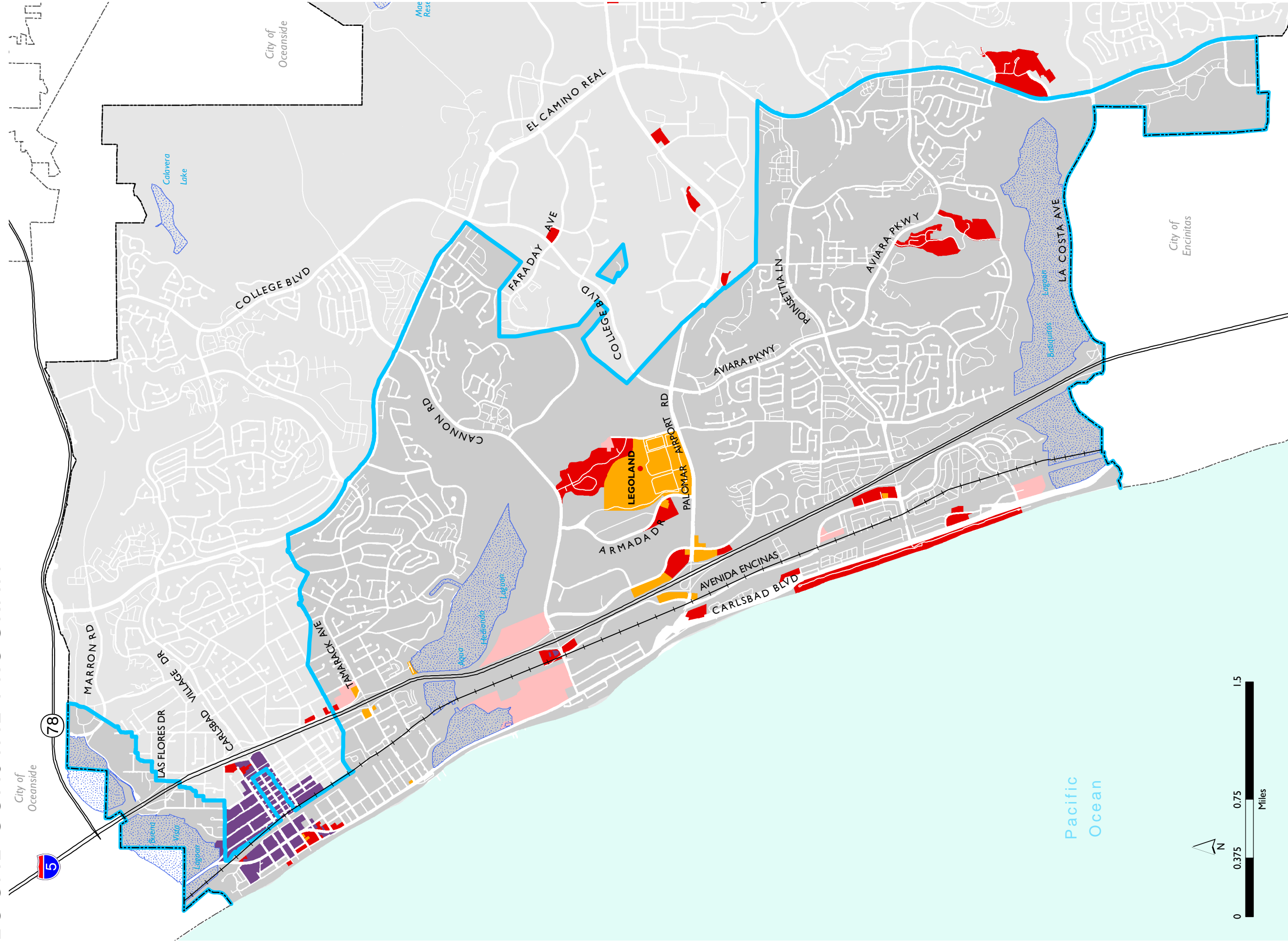
<sup>3</sup> California Coastal Commission staff report, *Public Workshop: Lower Cost Visitor Serving Accommodations*, (October 2016)

<b>Table 3-1, Carlsbad Coastal Zone Hotel Inventory</b>		
<b>Property</b>	<b>Smith Travel Research Cost Scale</b>	<b>Rooms</b>
Days Inn Carlsbad	Economy	45
Scandia Motel	Economy	20
Motel 6 Carlsbad East	Economy	140
Motel 6 Carlsbad South	Economy	162
Ramada Carlsbad	Midscale	121
La Quinta Inns & Suites Carlsbad Legoland Area	Midscale	110
Best Western Plus Beach View Lodge	Upper Midscale	41
Carlsbad by the Sea Resort	Upper Midscale	145
Holiday Inn Express & Suites Carlsbad Beach	Upper Midscale	120
Carlsbad Inn Beach Resort	Upper Upscale	62
Westin Carlsbad Resort & Spa	Upper Upscale	208
Sheraton Hotel Carlsbad Resort & Spa	Upper Upscale	169
West Inn & Suites @ Carlsbad	Upper Upscale	86
Cape Rey Carlsbad, a Hilton Resort	Upper Upscale	215
Legoland Castle Hotel	Upscale	250
Grand Pacific Palisades Resort	Upscale	90
Hyatt House San Diego Carlsbad	Upscale	98
Hilton Garden Inn Carlsbad Beach	Upscale	161
Ocean Palms Beach Resort	Upscale	56
Tamarack Beach Resort	Luxury	23
Legoland California Resort Hotel	Luxury	250
Beach Terrace Inn	Luxury	48
Four Seasons Residence Club Aviara	Luxury	42
Park Hyatt Aviara Resort	Luxury	327
<b>Total Hotel Rooms</b>		<b>2,989</b>
South Carlsbad State Beach Campground	Lower-Cost (per the average daily rate for "Economy" hotels)	222
<b>Total Accommodations</b>		<b>3,211</b>

Source: Smith Travel Research, October 2018

# CITY OF CARLSBAD

## LOCAL COASTAL PROGRAM



Source: Michael Baker International, 2016; SANGIS, 2016; City of Carlsbad, 2016; City of Carlsbad, 2019

### LEGEND

- Coastal Zone
- City Limit
- Lagoon
- Railroad
- Existing Visitor Accommodations
- Other Existing Visitor Serving Commercial
- Future Visitor Serving Commercial
- Village

Note: see Figure 3-1 for coastal recreation areas

**FIGURE 3-2**  
**VISITOR SERVING COMMERCIAL AREAS**

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### 3.4 Recreation and Visitor-Serving Uses Policies

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The following policies provide additional direction to ensure that development in the Coastal Zone is consistent with Coastal Act requirements related to recreation and visitor-serving uses. Some of the following policies are directly related to the Coastal Act sections referred to in Section 3.1 of this chapter; reference to those Coastal Act sections is noted at the end of the applicable policies.

#### Recreational Use Policies

- LCP-3-P.1      Maintain a diversified, comprehensive system of open space for outdoor recreation, including, but not limited to, parks, beaches, areas for organized sports, connecting corridors containing trails, water recreation areas (beaches, lagoons, lakes), unique conservation areas for nature study, and semi-developed areas for camping.
  
- LCP-3-P.2      Seek funding opportunities from state, federal, and local agencies to improve the recreational and educational potential of the city's three lagoons and other special resource areas.
  
- LCP-3-P.3      Work collaboratively with the California Department of Parks and Recreation to improve and maintain high-quality beaches by enhancing beach access, facilities, and services along Carlsbad's entire coastline.
  
- LCP-3-P.4      Work collaboratively with the California Department of Parks and Recreation on a development plan for South Carlsbad State Beach to maximize public recreational opportunities.
  
- LCP-3-P.5      Support and encourage recreational use of oceanfront land [related to Coastal Act Section 30221].
  
- LCP-3-P.6      Support and encourage water-oriented recreational activities in coastal areas that are suited for such use. Support and encourage the continuation of existing recreational uses on Agua Hedionda Lagoon and support expansion of such uses, if expansion is feasible [related to Coastal Act Section 30220].
  
- LCP-3-P.7      Encourage recreational boating use of coastal waters by supporting development of facilities that support boating use. On Agua Hedionda Lagoon, if demand for boating/launching facilities cannot be met by existing facilities and additional boating use of the lagoon will not adversely affect the lagoon environment or public safety, support opportunities to provide additional or enhanced public boating facilities [related to Coastal Act Section 30224].

- LCP-3-P.8 Support and encourage recreational fishing activities in the Coastal Zone, including the continuation of public fishing along the western boundaries of Agua Hedionda Lagoon and Batiquitos Lagoon [related to Coastal Act Section 30234.5].
- LCP-3-P.9 Ensure that development in areas adjacent to public parks and recreation uses is located, designed, and maintained to prevent significant degradation of the public park and recreation uses [related to Coastal Act Section 30240].
- LCP-3-P.10 Ensure that adequate park facilities are provided by developing Veteran’s Memorial Park and other parks, as needed, to meet the recreational needs of the citywide population at buildout, based on planned land uses [related to Coastal Act Section 30252].
- LCP-3-P.11 Require that construction above the mean high tide line of private boat docks, boat storage, and launching facilities, where permitted (e.g., Agua Hedionda Lagoon), be subject to city approval of a coastal development permit. Coastal development permits for construction of boat docks/storage/launching, within areas below the mean high tide line or on public trust lands, shall be subject to Coastal Commission approval.
- LCP-3-P.12 Work with the California Department of Parks and Recreation to enhance recreation, public access, visitor-commercial services, and activity in the Carlsbad Boulevard coastal corridor. Principal objectives should be to create additional recreational opportunities, waterfront amenities and services, including modernization and expansion of the campgrounds to serve as lower-cost visitor and recreational facilities; improve coastal access for all; conserve coastal resources; and enhance public safety, including addressing threats to the campground from bluff erosion and sea level rise (see Chapter 7 for policies regarding seal level rise hazards).
- LCP-3-P.13 Ensure that adequate recreation/visitor support facilities are provided in and near recreation areas (e.g., public restrooms, picnic tables).

### **Visitor-Serving Use Policies**

- LCP-3-P.14 Protect, encourage, and, where feasible, provide lower-cost visitor and recreation facilities; encourage and support developments that provide public recreational opportunities within the Coastal Zone [related to Coastal Act Section 30213].
- LCP-3-P.15 Accommodate continued growth of visitor-serving land uses to meet visitor demand for accommodations, recreation, entertainment, shopping, etc. Key sites that can accommodate future growth of visitor-serving uses include the Carlsbad Boulevard/Agua Hedionda Center and the Ponto/Southern Waterfront area (see

Chapter 2, Figure 2-2). Other appropriate sites may also provide opportunities for the development of visitor-serving uses.

- LCP-3-P.16 Designate private lands, which are suitable for visitor-serving commercial use, as Visitor Commercial (VC) on the Local Coastal Program land use map; ensure that visitor-serving commercial uses on those lands are given priority over residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry [related to Coastal Act Section 30222].
- LCP-3-P.17 Prohibit new timeshares or other limited-use overnight accommodations on land designated as Visitor Commercial (VC) on the Local Coastal Program land use map.
- LCP-3-P.18 Define “lower-cost” overnight accommodations as accommodations available at an annual average daily rate that is equal to or less than the annual average daily rate provided by Smith Travel Research for the “economy” hotel segment within the hotel market area. The market area shall include only the hotels in Carlsbad’s Coastal Zone. If Smith Travel Research requires more economy hotels than are within Carlsbad’s Coastal Zone to identify the annual average daily rate, the market area may be expanded, to the extent necessary, to include economy hotels in Carlsbad outside the Coastal Zone and the nearest economy hotels in the Coastal Zones of adjacent cities.
- LCP-3-P.19 Encourage development of lower-cost overnight accommodations, such as through regulatory incentives (e.g., development standards modifications).
- LCP-3-P.20 Require new development and redevelopment proposals, which propose to remove, replace, or remodel existing accommodations, to provide data from Smith Travel Research that identifies whether the accommodations to be removed, replaced, or remodeled are “lower-cost” as defined by policy LCP-3-P.18. The data from Smith Travel Research shall be the most recent available at the time of development application submittal.
- LCP-3-P.21 Require new development and redevelopment proposals that propose to remove, replace, or remodel existing “lower-cost” accommodations to mitigate the loss of any existing “lower-cost” accommodations with new lower-cost visitor accommodations at a 1:1 ratio and be subject to the following:
- A. Mitigation shall prioritize providing for lower-cost overnight accommodations on-site, where possible.

- B. If providing lower-cost overnight accommodations on-site is not feasible, according to a feasibility analysis submitted by the applicant and accepted by the city, then 1:1 replacement off-site within the Carlsbad Coastal Zone shall be required. These off-site overnight accommodations shall be completed and ready for use prior to occupancy of the new development.

LCP-3-P.22 Work collaboratively with the California Department of Parks and Recreation and other relevant agencies to protect, improve, and expand, where feasible, the state campground facilities and other lower-cost visitor-serving uses. Other campground facilities and lower-cost, visitor-serving uses (public or private) may include sites and uses not connected to the existing state campground system, such as near the lagoons or other recreational area.