

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

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.

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

[Signature]
KEITH BLACKBURN, Mayor

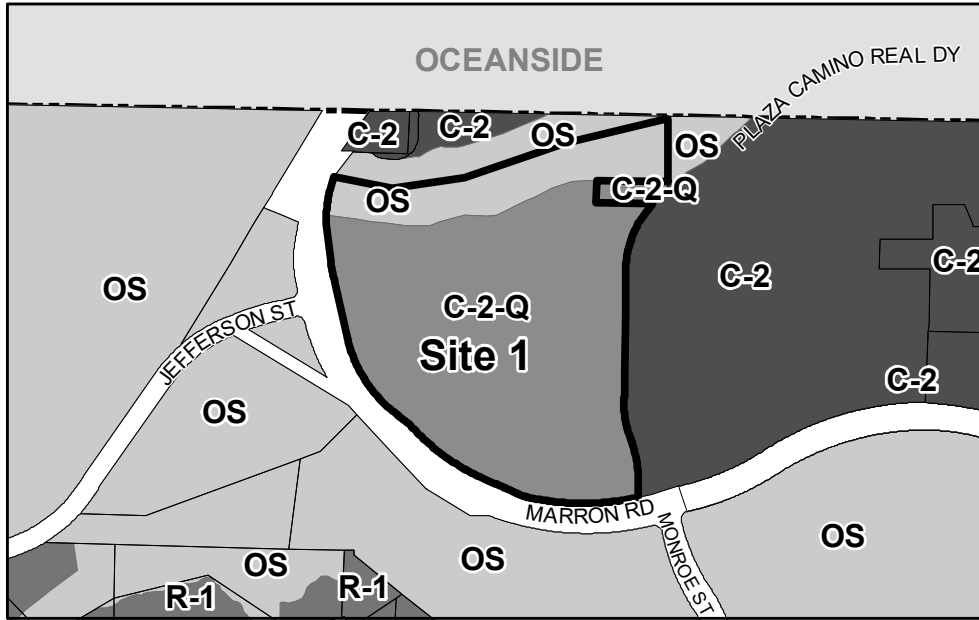
Morgen Fry for
SHERRY FREISINGER, City Clerk
(SEAL)



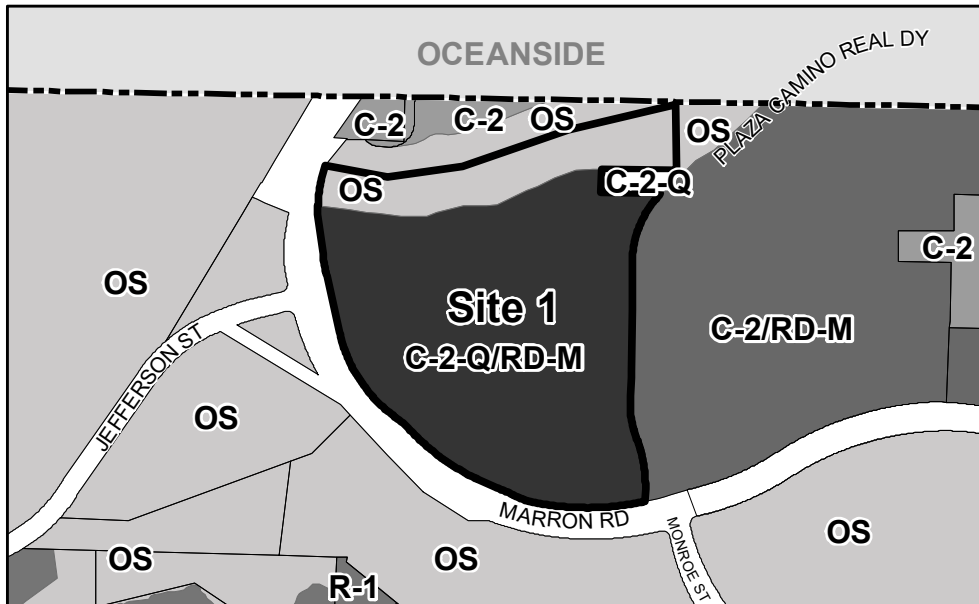
Exhibit "ZC 2022-0001/LCPA 2022-0015"

November 18, 2025

Site 1 -- North County Plaza



EXISTING



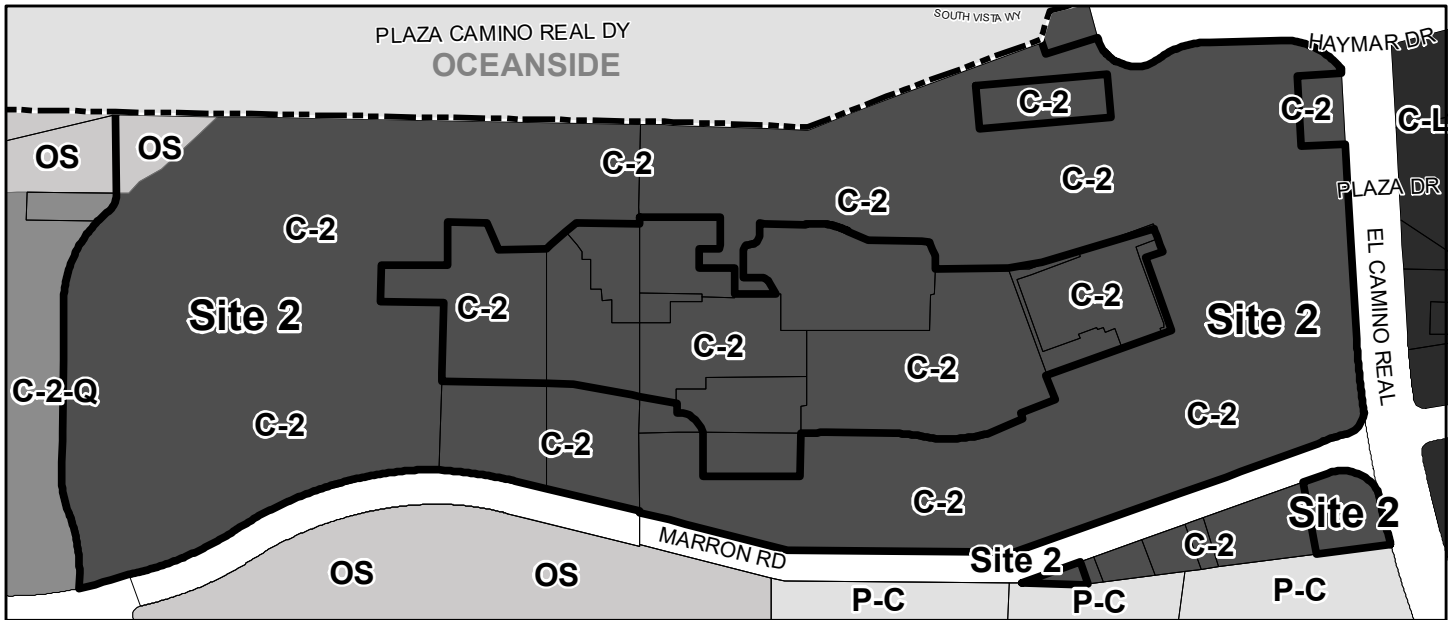
PROPOSED

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

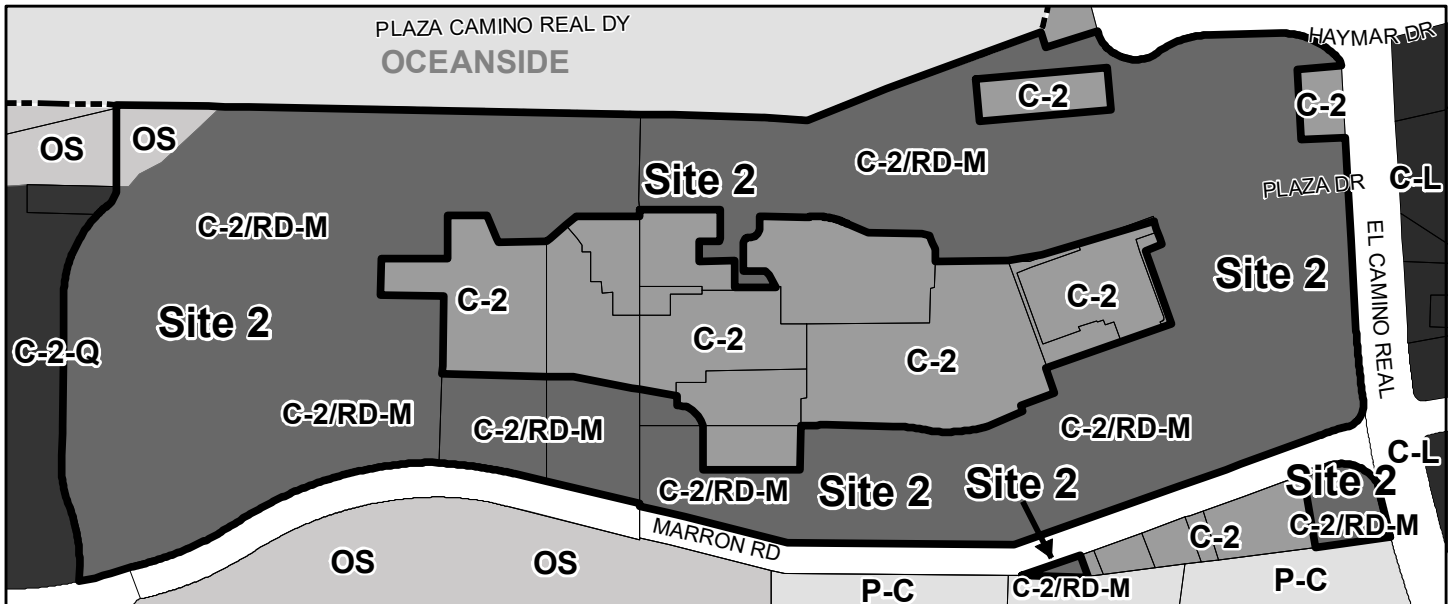
Exhibit "ZC 2022-0001"

October 18, 2023

Site 2 -- The Shoppes at Carlsbad parking lot



EXISTING



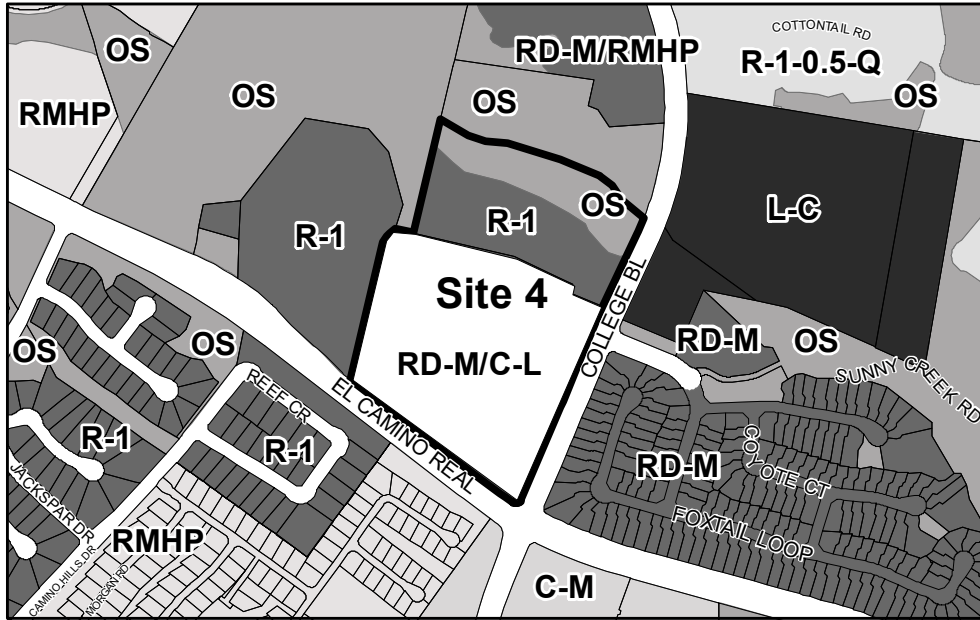
PROPOSED

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

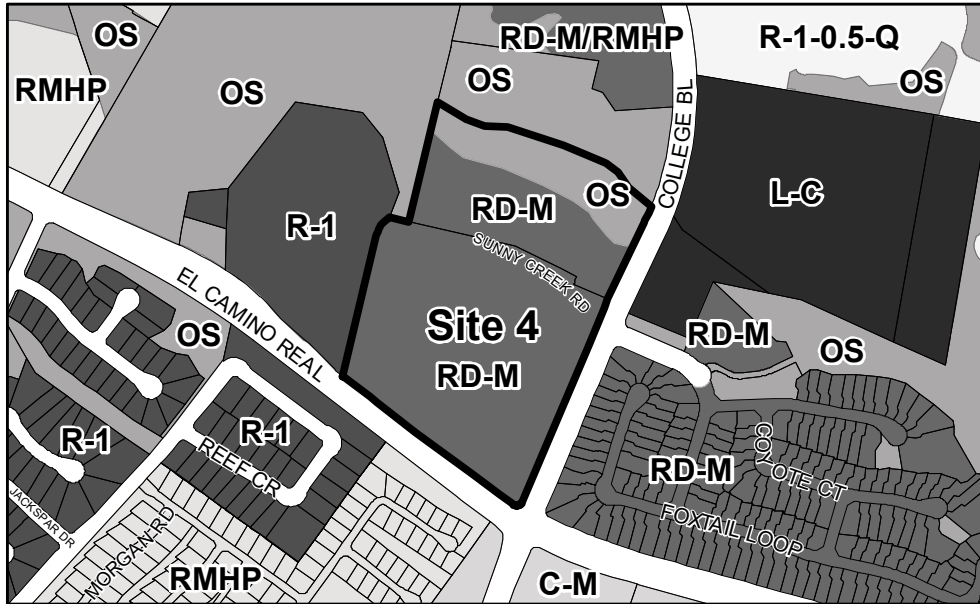
Exhibit "ZC 2022-0001"

October 18, 2023

Site 4 -- Zone 15 cluster



EXISTING

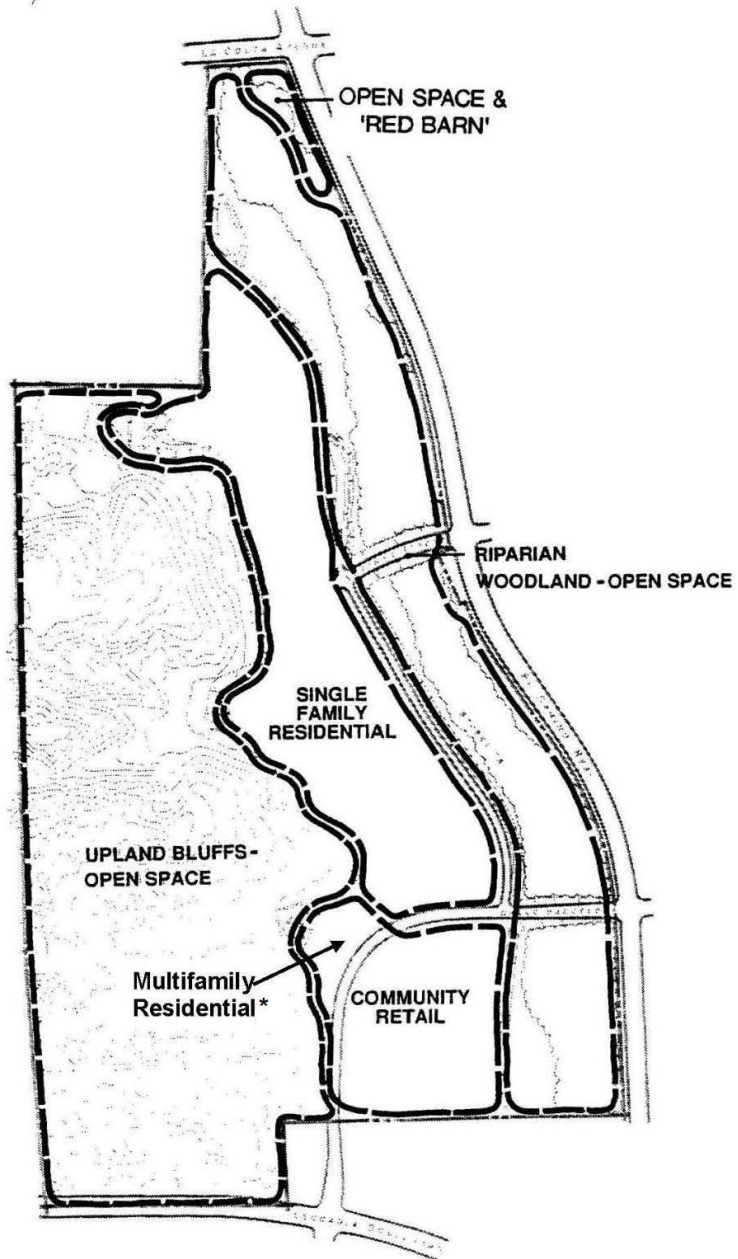


PROPOSED

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

**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.



Figure 1-5

Master Plan Land Use

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

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

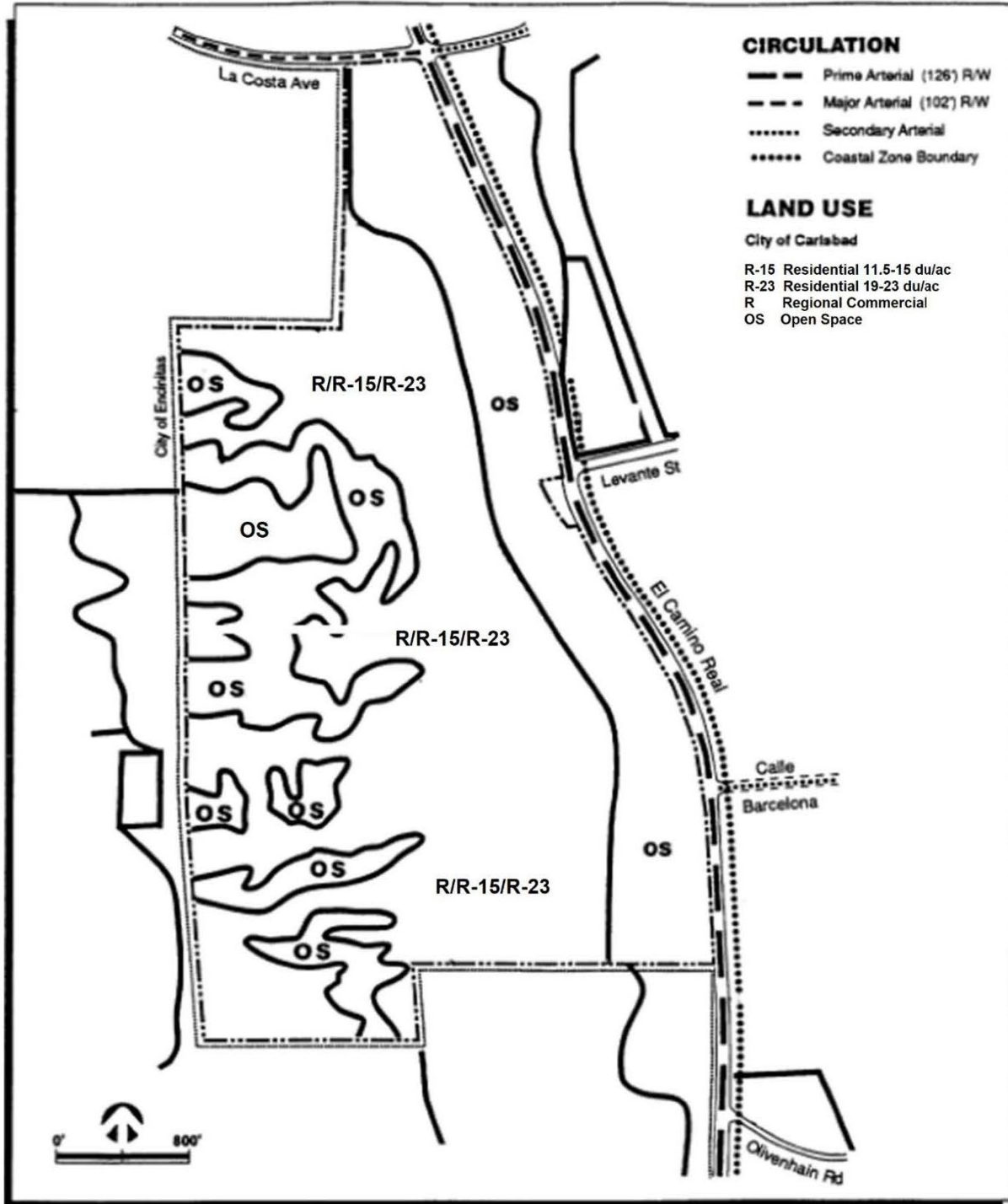


Figure II-1



* 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

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.

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

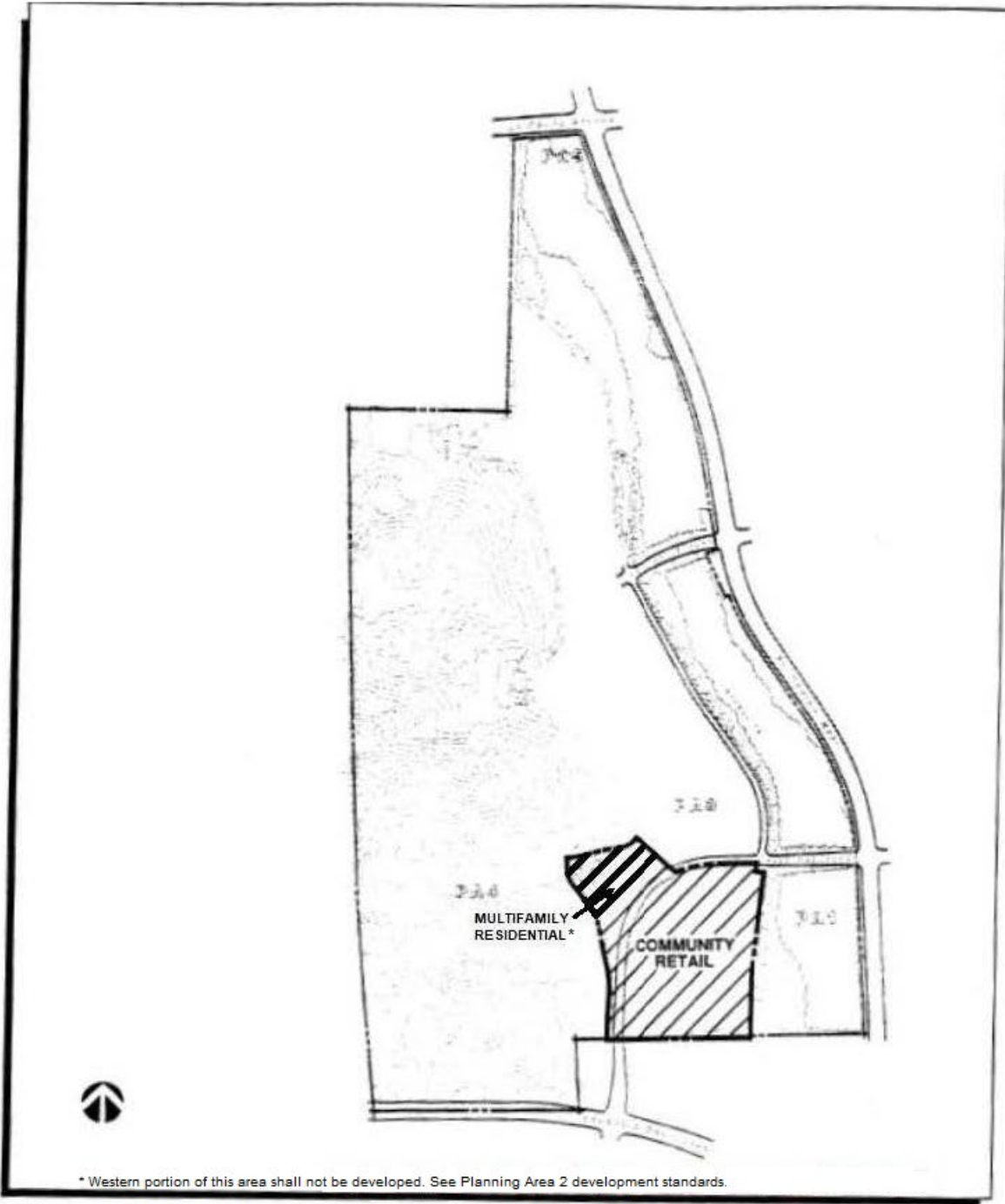


Figure VI-11

Planning Area 2 - Land Use