

ORDINANCE NO. CS-465

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AMENDING THE ZONING ORDINANCE AND ZONING MAP, TITLE 21 OF THE CARLSBAD MUNICIPAL CODE, TO IMPLEMENT PORTIONS OF OBJECTIVES B, C, AND D OF HOUSING ELEMENT PROGRAM 1.1 (PROVIDE ADEQUATE SITES TO ACCOMMODATE THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)), AND OBJECTIVE B OF HOUSING ELEMENT PROGRAM 1.3 (ALTERNATIVE HOUSING) FOR MAP 1 (ALL SITES EXCEPT SITES 8 AND 15, WHICH ARE REMOVED)

CASE NAME: HOUSING ELEMENT IMPLEMENTATION AND PUBLIC SAFETY
ELEMENT UPDATE

CASE NO: ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015 (PUB 2022-0010)

WHEREAS, the City Council adopted an update to the General Plan Housing Element on April 6, 2021; and

WHEREAS, on July 13, 2021, the State Department of Housing and Community Development certified the city's adopted Housing Element as being in substantial compliance consistent with state housing law; and

WHEREAS, the certified Housing Element contains programs, further broken down into objectives, that identify specific actions the city must implement on an ongoing basis or by specific due dates; and

WHEREAS, to implement Housing Element Program 1.1 (Provide Adequate Sites to Accommodate RHNA), and specifically objectives 1.1 b., 1.1 c. and 1.1 d.; and to implement Housing Element Program 1.3 (Alternative Housing), and specifically objective 1.3 b., the City Planner has prepared amendments to the Zoning Ordinance and Zoning Map (Title 21 of the Carlsbad Municipal Code) and to the Local Coastal Program (ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015) pursuant to Chapter 21.52 of the Carlsbad Municipal Code, Section 30514 of the Public Resources Code, and Section 13551 of California Code of Regulations Title 14, Division 5.5; and

WHEREAS, on October 18, 2023, the Planning Commission held a duly noticed public hearing as prescribed by law to consider ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015; and

WHEREAS the Planning Commission adopted Planning Commission Resolutions 7498 and 7499 recommending to the City Council that ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015 be approved; and

WHEREAS, on December 7, 2023, the Airport Land Use Commission reviewed and found that the proposed Zone Code Amendment is conditionally consistent with the adopted McClellan-Palomar Airport Land Use Compatibility Plan; and

WHEREAS the City Council of the City of Carlsbad held a duly noticed public hearing as prescribed by law to consider ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015; and

WHEREAS at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the City Council considered all factors, including written public comments, if any, related to ZCA 2022-0004/ZC 2022-0001/LCPA 2022-0015.

NOW, THEREFORE, the City Council of the City of Carlsbad, California, ordains as follows that:

1. The above recitations are true and correct.
2. That the findings of the Planning Commission in Planning Commission Resolution No. 7498 and No. 7499 shall also constitute the findings of the City Council.
3. That Section 21.05.030 of the Carlsbad Municipal Code, being the Zoning Map, and the Local Coastal Program Zoning Map are amended as shown on the maps marked "Exhibit ZC 2022-0001/LCPA 2022-0015" dated October 18, 2023, attached hereto as Attachment A and made a part hereof.
4. That Ordinance CS-432 as adopted by the City Council on September 27, 2022, is pending Coastal Commission review and is incorporated into this ordinance.
5. That Section 21.16.010 A.1. of the Carlsbad Municipal Code is amended to read as follows:

21.16.010 Intent and purpose.

- A. The intent and purpose of the R-3 multiple-family residential zone is to:
 1. Implement the R-15 (Residential 11.5-15 du/ac) and R-23 (Residential 19-23 du/ac) land use designations of the Carlsbad general plan; and
 6. That Section 21.18.010 A.1. of the Carlsbad Municipal Code is amended to read as follows:

21.18.010 Intent and purpose.

- A. The intent and purpose of the R-P residential-professional zone is to:
 1. Implement the office and related commercial (O), R-15 (Residential 11.5-15 du/ac) and R-23 (Residential 19-23 du/ac) land use designations of the Carlsbad general plan;
 7. That Section 21.22.010 A. 1. of the Carlsbad Municipal Code is amended to read as follows:

21.22.010 Intent and Purpose.

- A. The intent and purpose of the R-W residential waterway zone is to:

1. Implement the R-23 (Residential 19-23 du/ac) land use designation of the Carlsbad general plan;
8. That Section 21.24.010 A.1 of the Carlsbad Municipal Code is amended to read as follows:

21.24.010 Intent and purpose.

- A. The intent and purpose of the RD-M residential density-multiple zone is to:
 1. Implement the R-8 (Residential 4-8 du/ac), R-15 (Residential 11.5-15 du/ac), R-23 (Residential 19-23 du/ac), R-30 (Residential 26.5-30 du/ac), R-35 (Residential 32.5-35 du/ac) and R-40 (Residential 37.5-40 du/ac) land use designations of the Carlsbad general plan; and
 9. That the following use listings from Table A of Section 21.24.020 of the Carlsbad Municipal Code are amended to read as follows:

Use	P	CUP	Acc
Dwelling, one-family (see notes 2, 3 and 7 below) (defined: Section 21.04.125)	X		
Dwelling, two-family (see note 7 below; defined: Section 21.04.130)	X		
Dwelling, multiple-family (see note 7 below; if the multiple-family dwelling is not subject to note 7, it shall be subject to Section 21.53.120 if more than 4 units are proposed; defined: Section 21.04.135)	X		

10. That the notes following Table A of Section 21.24.020 of the Carlsbad Municipal Code are amended to read as follows by the revision of note 3 and the addition of note 7.

Notes:

3. Within the R-15, R-23, and R-30 land use designations, one-family dwellings are permitted when developed as two or more detached units on one lot provided the minimum density of the designation can be attained. In the R-35 and R-40 land use designations, one family dwellings are not permitted. Also, a single one-family dwelling shall be permitted on any legal lot that existed as of October 28, 2004, and which is designated and zoned for residential use, unless the lot has been rezoned by the City Council to meet RHNA requirements as detailed in the programs of the Housing Element, in which case it shall meet the minimum density of the designation. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.
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 202X-XXX.

11. That Section 21.24.030 of the Carlsbad Municipal Code is amended to read as follows:

21.24.030 Building Height

No building shall exceed a height of thirty-five feet. When the RD-M zone implements the R-35 and R-40 land use designations, no building shall exceed a height of forty-five feet. In all designations RD-M implements, protrusions may exceed the maximum heights permitted as described in Section 21.46.020.

12. That Section 21.24.040 of the Carlsbad Municipal Code is amended to read as follows:

21.24.040 Front yard.

Every lot shall have a front yard of not less than ten feet in depth. However, a front yard of not less than twenty feet in depth shall be provided to carport or garage openings that face onto the front yard.

13. That Section 21.24.050 of the Carlsbad Municipal Code is amended to read as follows:

21.24.050 Side yard.

A. Every lot shall have a side yard as follows:

1. Interior lots shall have a side yard on each side of the lot of not less than five feet in width;
2. Corner lots and reversed corner lots shall have side yards as follows:
 - a. On the side lot line which adjoins another lot, the side yard shall be the same as that required on an interior lot, and
 - b. On any side of a lot which is adjacent to a street, the side yard shall be ten feet.

14. That Section 21.24.080 of the Carlsbad Municipal Code is amended to read as follows:

21.24.080 Yards—Structures over thirty-five feet in height.

The above specified yard requirements apply only to those structures up to a height of thirty-five feet and to those structures when the RD-M Zone implements the R-35 and R-40 land use designations. For any other structure which has had its height increased by approval of a specific plan, the yards shall be increased at a ratio of one and one-half additional foot horizontally, for each eight feet of vertical construction. (Ord. NS-718 § 14, 2004)

15. That Section 21.24.100 B. of the Carlsbad Municipal Code is amended to read as follows:

21.24.100 Lot area.

B. The minimum lot area of a lot in the RD-M zone, when the zone implements the R-15, or R-23, R-30, R-35 or R-40 land use designations, shall not be less than ten thousand square feet, except that the joining of two smaller lots shall be permitted although their total area does not equal the required lot area. (Ord. NS-718 § 14, 2004)

16. That Section 21.24.110 of the Carlsbad Municipal Code is amended to read as follows:

21.24.110 Lot coverage.

All buildings, including accessory buildings and structures, shall cover no more of the lot than sixty percent. In the R-35 and R-40 land use designations, all buildings, including accessory buildings and structures, shall cover no more than seventy-five percent of the lot.

17. That Table A of Section 21.45.040 of the Carlsbad Municipal Code is amended to reflect the renumbering of notes in Table A and in the note list following the table due to the addition of note 5:

Zone	Residential Use	
	One-Family Dwelling or Twin-Home on Small Lots (one unit per lot)	Condominium Project
R-1	(1) or (4)	One-family dwellings - (3) or (4)
		Two-family dwellings - (1) or (4)
		Multiple-family dwellings - (4)
R-2	P	One-family or two-family dwellings - P
		Multiple-family dwellings - (2) or (4)
R-3	P	P
RD-M	P(5)	P
R-W	X	P
R-P	(6)	(7)
RMHP	P	P
P-C	(8)	(8)
V-B	(9)	(9)
Accessory Uses	(10)	(10)

Notes:

- (1) Permitted when the project site is contiguous to a higher intensity land use designation or zone, or an existing project of comparable or higher density.
- (2) Permitted when the proposed project site is contiguous to a lot or lots zone R-3, R-T, R-P, C-1, C-2, C-M or M, but in no case shall the project site consist of more than one lot nor be more than 90 feet in width, whichever is less.
- (3) Permitted when developed as two or more detached units on one lot.

- (4) Permitted when the project site contains sensitive biological resources as identified in the Carlsbad Habitat Management Plan. In the case of a condominium project, attached or detached units may be permitted when the site contains sensitive biological resources.
- (5) One-family dwellings or twin-homes on small lots (one unit per lot) are not permitted in the RD-M Zone when it implements the R-35 or R-40 land use designation.
- (6) Permitted when the R-P zone implements the R-15 land use designation.
- (7) Permitted when the R-P zone implements the R-15 or R-23 land use designations.
- (8) Permitted uses shall be consistent with the master plan.
- (9) Refer to the Village and Barrio master plan for permitted uses.
- (10) Refer to Table F for permitted accessory uses.

18. That the text in reference number rows "C.9" and "C.12" of Table C of Section 21.45.060 of the Carlsbad Municipal Code is amended to reflect the updated General Plan designations:

REF. NO.	SUBJECT	DEVELOPMENT STANDARD		
C.9	Community Recreational Space ⁽¹⁾	Community recreational space shall be provided for all projects of 11 or more dwelling units, as follows:		
		Minimum community recreational space required	Project is NOT within R-23, R-30, R-35 or R-40 general plan designations	200 square feet per unit
			Project IS within R-23, R-30, R-35 or R-40 general plan designation	150 square feet per unit
		Projects with 11 to 25 dwelling units	Community recreational space shall be provided as either (or both) passive or active recreation facilities.	
C.12	Recreational Vehicle (RV) Storage ⁽¹⁾	Required for projects with 100 or more units, or a master or specific plan with 100 or more planned development units. Exception: RV storage is not required for projects located within the R-15, R-23, R-30, R-35 or R-40 land use designations.		
		20 square feet per unit, not to include area required for driveways and approaches.		
		Developments located within master plans or residential specific plans may have this requirement met by the common RV storage area provided by the master plan or residential specific plan.		
		RV storage areas shall be designed to accommodate recreational vehicles of various sizes (i.e. motorhomes, campers, boats, personal watercraft, etc.).		
		The storage of recreational vehicles shall be prohibited in the front yard setback and on any public or private streets or any other area visible to the public. A		

	provision containing this restriction shall be included in the covenants, conditions and restrictions for the project. All RV storage areas shall be screened from adjacent residences and public rights-of-way by a view-obscuring wall and landscaping.
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19. That the text in reference number rows “E.4,” “E.5,” “E.7,” and “E.8” of Table E of Section 21.45.080 of the Carlsbad Municipal Code is amended to reflect the updated General Plan designations:

REF. NO.	SUBJECT	DEVELOPMENT STANDARD			
E.4	Maximum Building Height	Same as required by the underlying zone, and not to exceed three stories ^{(1), (7)}			
		Projects within the R-23 and R-30 general plan designations ^{(1), (7)}	40 feet, if roof pitch is 3:12 or greater 35 feet, if roof pitch is less than 3:12		
		Building height shall not exceed three stories			
		Projects within the R-35 and R-40 designations ⁽⁷⁾	45 feet, if roof pitch is 3:12 or greater 40 feet, if roof pitch is less than 3:12		
		Building height shall not exceed four stories			
E.5	Minimum Building Setbacks	From a private or public street ^{(2), (3)}	Residential structure	10 feet	
			Direct entry garage	20 feet	
		From a drive-aisle ⁽⁴⁾	Residential structure (except as specified below)	5 feet, fully landscaped (walkways providing access to dwelling entryways may be located within required landscaped area)	
			Residential structure directly above a garage	0 feet when projecting over the front of a garage.	
			Garage	3 feet	
				Garages facing directly onto a drive-aisle shall be equipped with an automatic garage door opener.	
		0 feet (residential structure and garage)			

			Projects of 25 units or less within the R-15, R-23, R-30, R-35, and R-40 general plan designations	Garages facing directly onto a drive-aisle shall be equipped with an automatic garage door opener.
			Balconies/decks (unenclosed and uncovered)	0 feet
				May cantilever over a drive-aisle, provided the balcony/deck does not impede access and complies with all other applicable requirements, such as: <ul style="list-style-type: none"> • Setbacks from property lines • Building separation • Fire and Engineering Department requirements
	From the perimeter property lines of the project site (not adjacent to a public/private street)	The building setback from an interior side or rear perimeter property line shall be the same as required by the underlying zone for an interior side or rear yard setback.		
E.7	Resident Parking ⁽⁶⁾	All dwelling types	If a project is located within the R-23, R-30, R-35 or R-40 general plan designations, resident parking shall be provided as specified below, and may also be provided as follows: <ul style="list-style-type: none"> • 25% of the units in the project may include a tandem two-car garage (minimum 12 feet × 40 feet). • Calculations for this provision resulting in a fractional unit may be rounded up to the next whole number. 	
		One-family and two-family dwellings	2 spaces per unit, provided as either: <ul style="list-style-type: none"> • a two-car garage (minimum 20 feet × 20 feet), or • 2 separate one-car garages (minimum 12 feet × 20 feet each) • In the R-W Zone, the 2 required parking spaces may be provided as 1 covered space and 1 uncovered space⁽⁵⁾ 	
		Multiple-family dwellings	Studio and one-bedroom units	1.5 spaces per unit, 1 of which must be covered ⁽⁵⁾ When calculating the required number of parking spaces, if the calculation results in a fractional parking space, the required number of parking spaces shall always be

				rounded up to the nearest whole number.
			Units with two or more bedrooms	<p>2 spaces per unit, provided as either:</p> <ul style="list-style-type: none"> • a one-car garage (12 feet × 20 feet) and 1 covered or uncovered space; or⁽⁵⁾ • a two-car garage (minimum 20 feet × 20 feet), or • 2 separate one-car garages (minimum 12 feet × 20 feet each) • In the R-W Zone and the Beach Area Overlay Zone, the 2 required parking spaces may be provided as 1 covered space and 1 uncovered space⁽⁵⁾
				<p>Required parking may be provided within an enclosed parking garage with multiple, open parking spaces, subject to the following:</p> <ul style="list-style-type: none"> • Each parking space shall maintain a standard stall size of 8.5 feet by 20 feet, exclusive of supporting columns; and • A backup distance of 24 feet shall be maintained in addition to a minimum 5 feet turning bump-out located at the end of any stall series.
				Required resident parking spaces shall be located no more than 150 feet as measured in a logical walking path from the entrance of the units it could be considered to serve.
E.8	Private Recreational Space	One-family, two-family, and multiple-family dwellings		Required private recreational space shall be designed so as to be functional, usable, and easily accessible from the dwelling it is intended to serve.
				Required private recreational space shall be located adjacent to the unit the area is intended to serve.
				Required private recreational space shall not be located within any required front yard setback area, and may not include any driveways, parking areas, storage areas, or common walkways.
		One-family and two-family dwellings	Minimum total area per unit	<p>Projects not within the R-15, R-23, or R-30 general plan designations</p> <p>Projects within the R-15, R-23 or R-30 general plan designations</p>

			May consist of more than one recreational space.		
			May be provided at ground level and/or as a deck/balcony or roof deck.		
		If provided at ground level	Minimum dimension	Not within the R-15, R-23 or R-30 general plan designations	15 feet
				Within the R-15, R-23 or R-30 general plan designations	10 feet
			Shall not have a slope gradient greater than 5%.		
			Attached solid patio covers and decks/balconies may project into a required private recreational space, subject to the following:		
			<ul style="list-style-type: none"> The depth of the projection shall not exceed 6 feet (measured from the wall of the dwelling that is contiguous to the patio/deck/balcony). 		
			<ul style="list-style-type: none"> The length of the projection shall not be limited, except as required by any setback or lot coverage standards. 		
			Open or lattice-top patio covers may be located within the required private recreation space (provided the patio cover complies with all applicable standards, including the required setbacks).		
		If provided above ground level as a deck/balcony or roof deck	Minimum dimension	6 feet	
			Minimum area	60 square feet	
	Multiple-family dwellings	Minimum total area per unit (patio, porch, or balcony)	60 square feet		
		Minimum dimension of patio, porch or balcony	6 feet		

			Projects of 11 or more units that are within the R-23, R-30, R-35, and R-40 general plan designations may opt to provide an additional 75 square feet of community recreation space per unit (subject to the standards specified in Table C of this chapter), in lieu of providing the per unit private recreational space specified above.
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20. That Section 21.90.045 of the Carlsbad Municipal Code is amended to reflect the addition of text describing growth management control points and that the table titled “Allowed Dwelling Units Per Acre” within Section 21.90.045 is amended with updates to the General Plan Density Ranges:

21.90.045 Growth management residential control point established.

In order to ensure that residential development does not exceed those limits established in the general plan, the following growth management control points are established for the residential density ranges of the land use element.

These growth management control points help the city reasonably estimate potential dwelling unit yields for purposes of determining the future public facility needs of new development.

Allowed Dwelling Units Per Acre

General Plan Density Ranges	Growth Management Control Point
R 1.5 0—1.5	1.0
R-4 0—4.0	3.2
R-8 4.0—8.0	6.0
R-15 11.5—15.0	11.5
R-23 19.0—23.0	19.0
R-30 26.5—30.0	26.5
R-35 32.5—35	32.5
R-40 37.5—40	37.5

21. That new Section 21.90.200 of the Carlsbad Municipal Code, is added to read as follows:

21.90.200 State law preemption

Notwithstanding above sections to the contrary, including but not necessarily limited to sections 21.90.010, 21.90.045, 21.90.180, and 21.90.185, state legislation (SB 166, and SB 330, the Housing Crisis Act of 2019) preempt the city from implementing residential growth management plan caps, residential quadrant limits and residential control points. As a result, the City Council passed Resolution 2021-074 finding that it cannot and will not enforce these residential caps, quadrant limits, and control points.

EFFECTIVE DATE OF THIS ORDINANCE APPLICABLE TO PROPERTIES OUTSIDE THE COASTAL ZONE:

This ordinance shall be effective thirty days after its adoption; and 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.

EFFECTIVE DATE OF THIS ORDINANCE APPLICABLE TO PROPERTIES INSIDE THE COASTAL ZONE:

This ordinance shall be effective thirty days after its adoption or upon Coastal Commission approval of LCPA 2022-0015, whichever occurs later; and 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 30th day of January, 2024, and thereafter

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 6th day of February, 2024, by the following vote, to wit:

AYES: Blackburn, Bhat-Patel, Acosta, Burkholder.

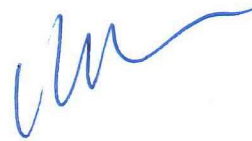
NAYS: None.

ABSTAIN: None.

ABSENT: Luna.

APPROVED AS TO FORM AND LEGALITY:


CINDIE K. McMAHON, City Attorney



KEITH BLACKBURN, Mayor



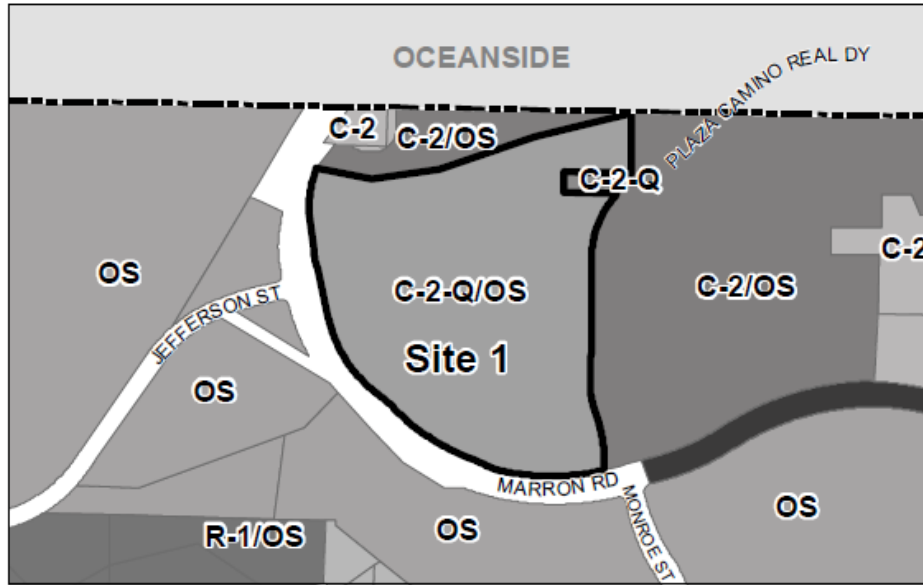
SHERRY FREISINGER, City Clerk
(SEAL)



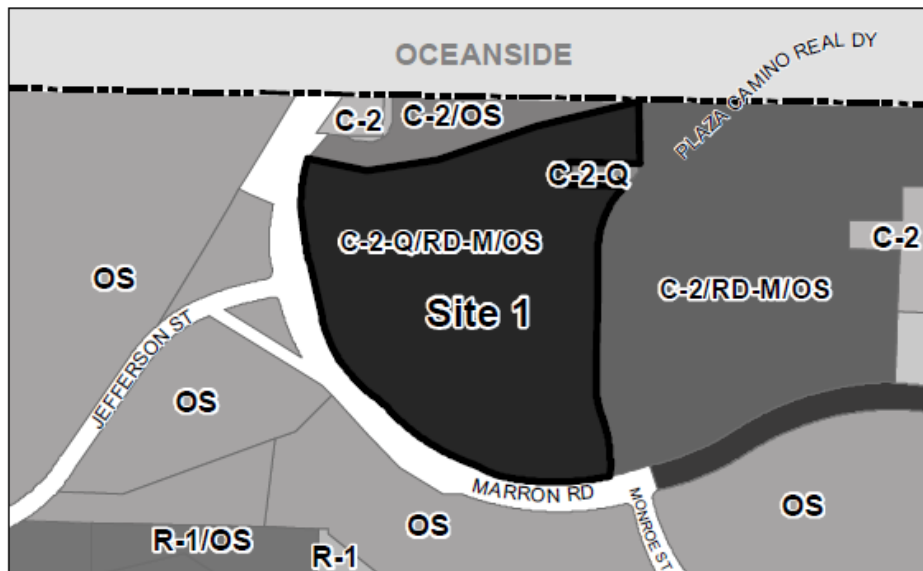
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 1 – NORTH COUNTY PLAZA



EXISTING



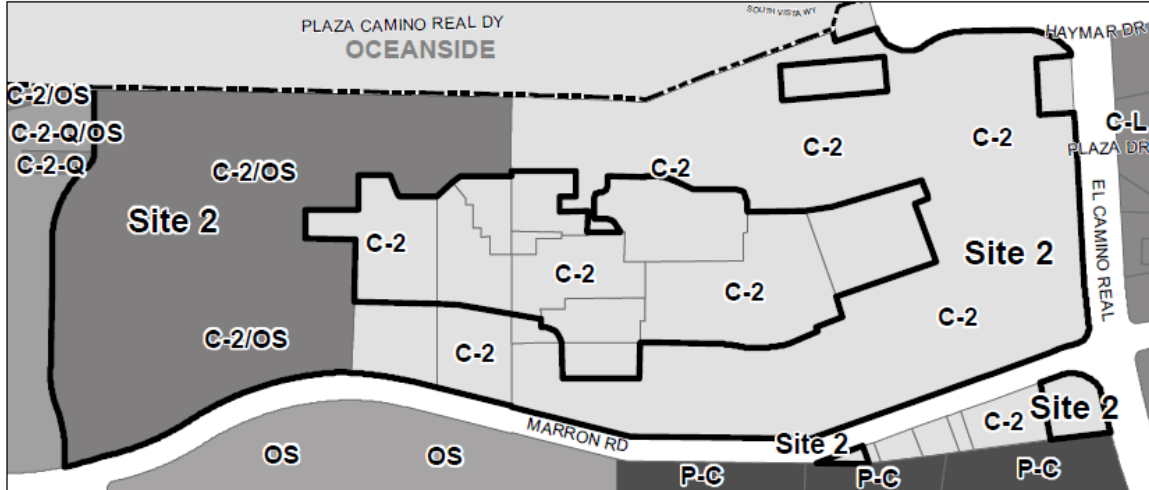
PROPOSED

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

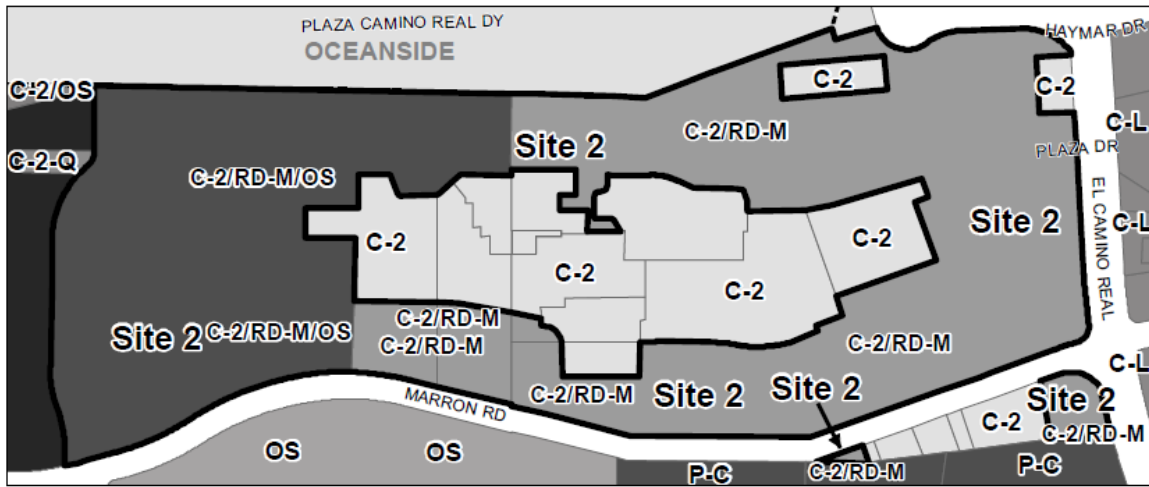
Exhibit "ZC 2022-0001"

October 18, 2023

Site 2 – THE SHOPPES AT CARLSBAD PARKING LOT



EXISTING



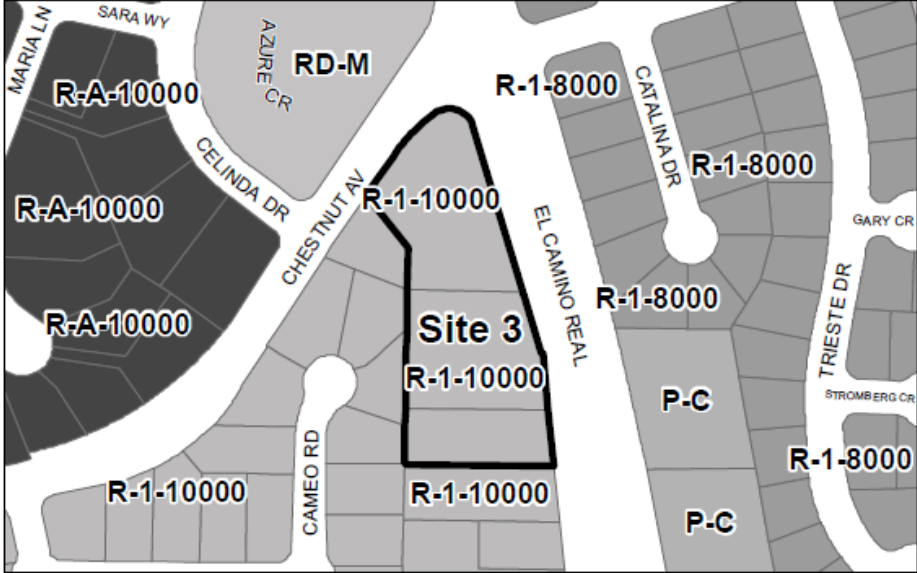
PROPOSED

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. 156-301-01-00	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

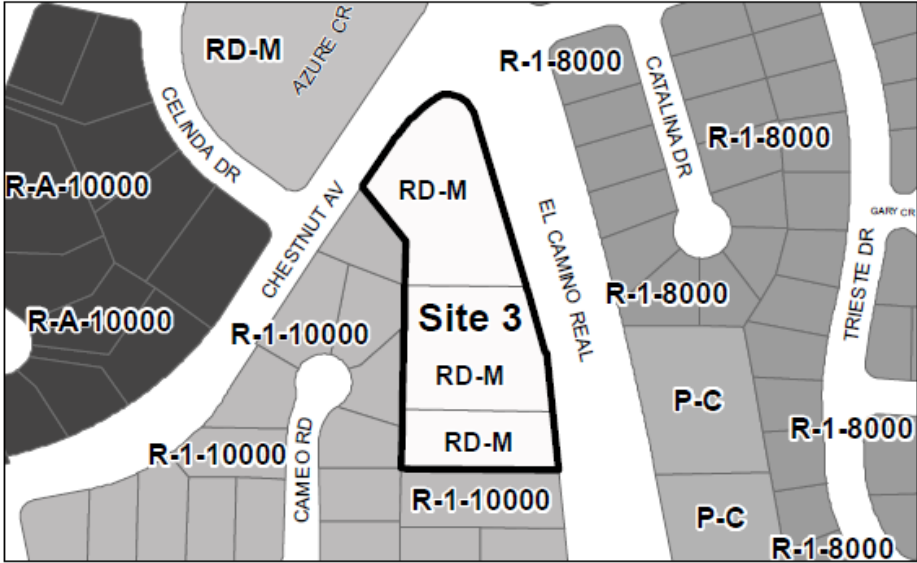
Exhibit “ZC 2022-0001”

October 18, 2023

Site 3 – CHESTNUT AT EL CAMINO REAL PARCEL



EXISTING



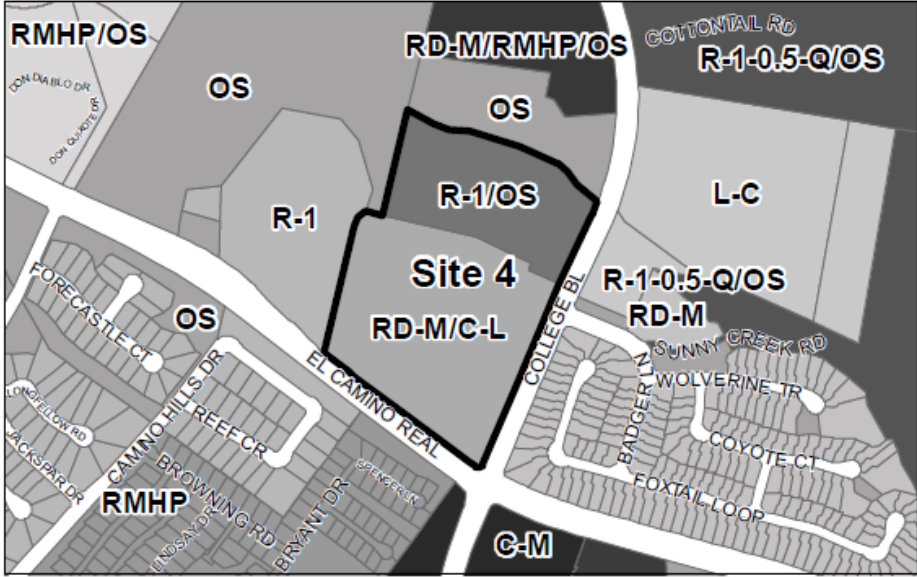
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 167-080-34-00	R-1-10000	RD-M
B. 167-080-49-00	R-1-10000	RD-M
C. 167-080-50-00	R-1-10000	RD-M

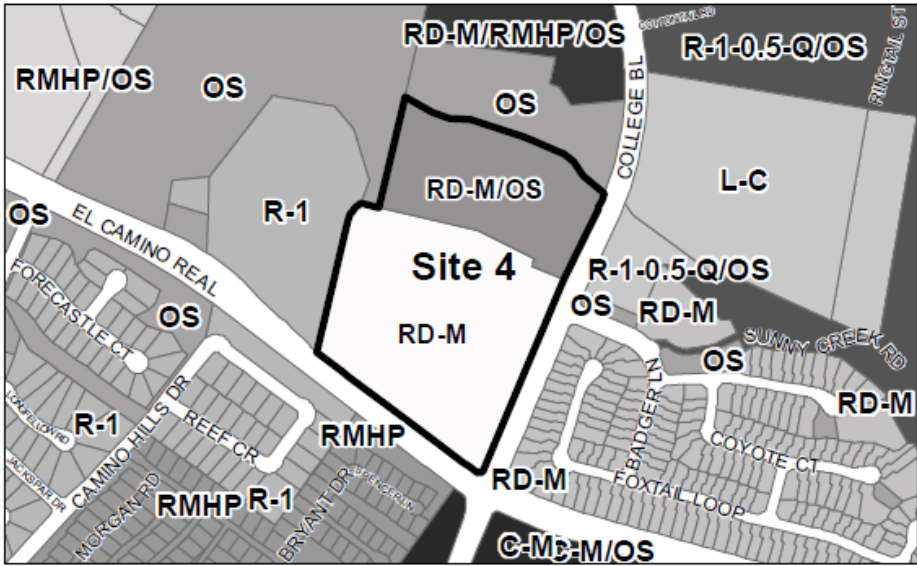
Exhibit “ZC 2022-0001”

October 18, 2023

Site 4 – ZONE 15 CLUSTER



EXISTING



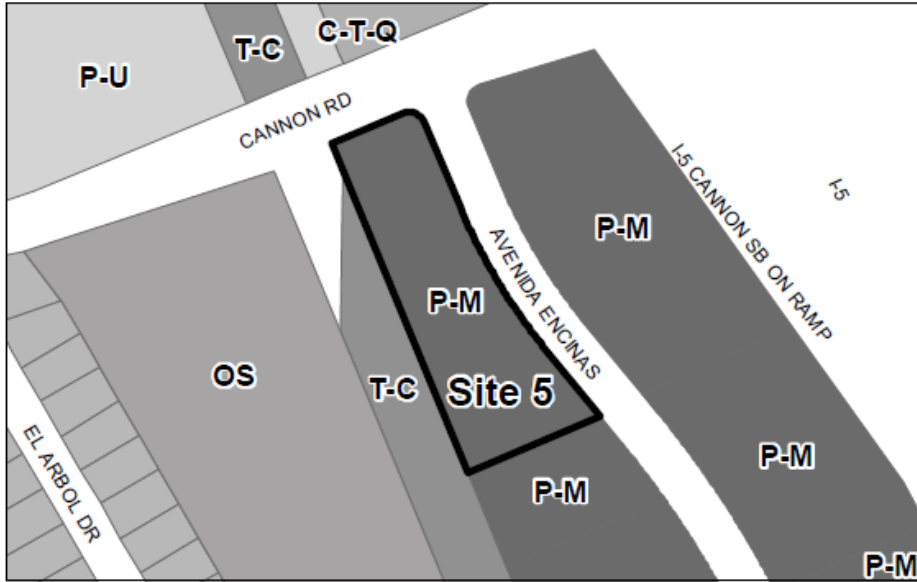
PROPOSED

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

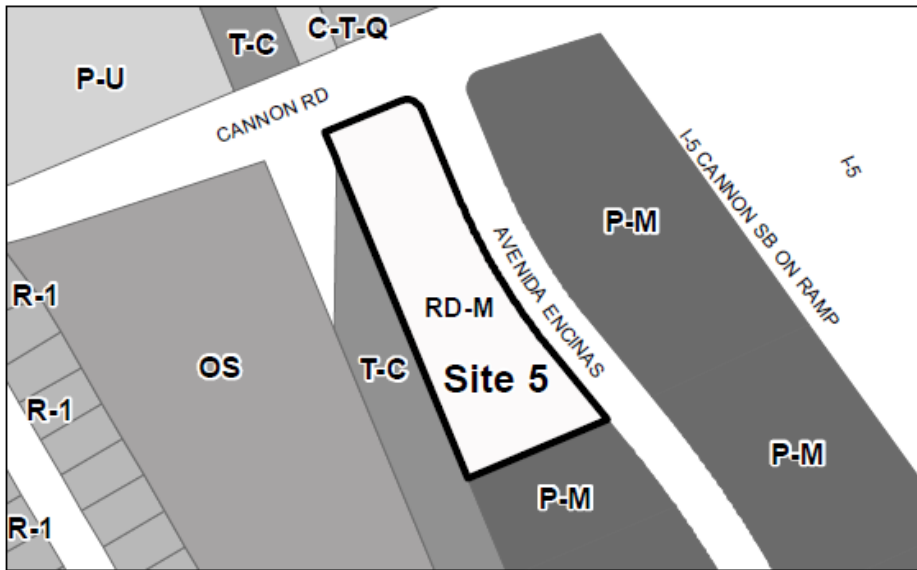
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 5 – AVENIDA ENCINAS CAR STORAGE LOT



EXISTING



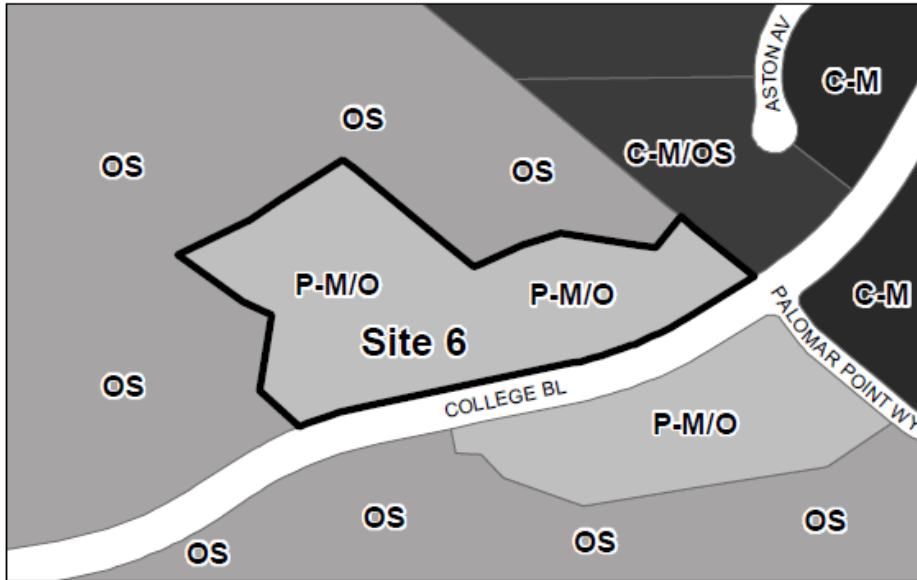
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 210-090-24-00	P-M	RD-M

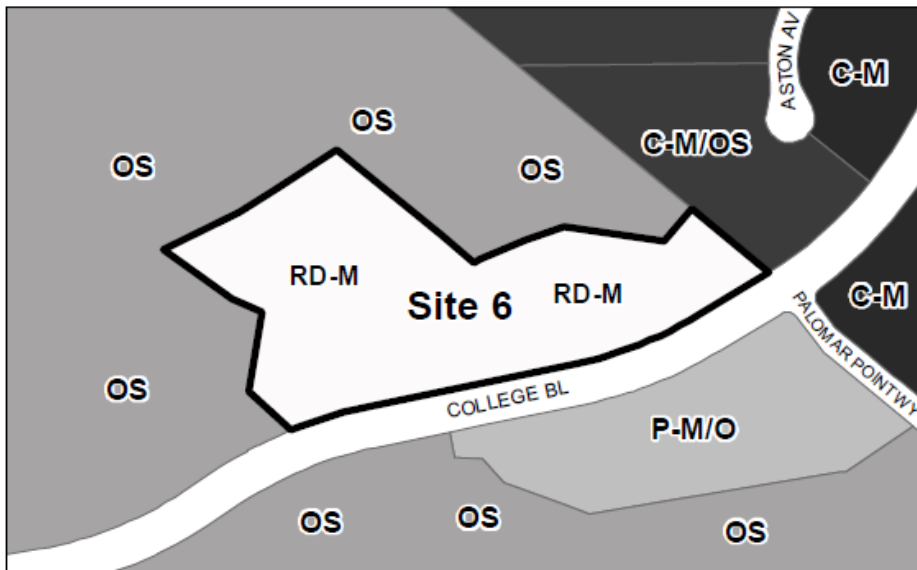
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 6 – CROSSINGS GOLF COURSE LOT 5



EXISTING



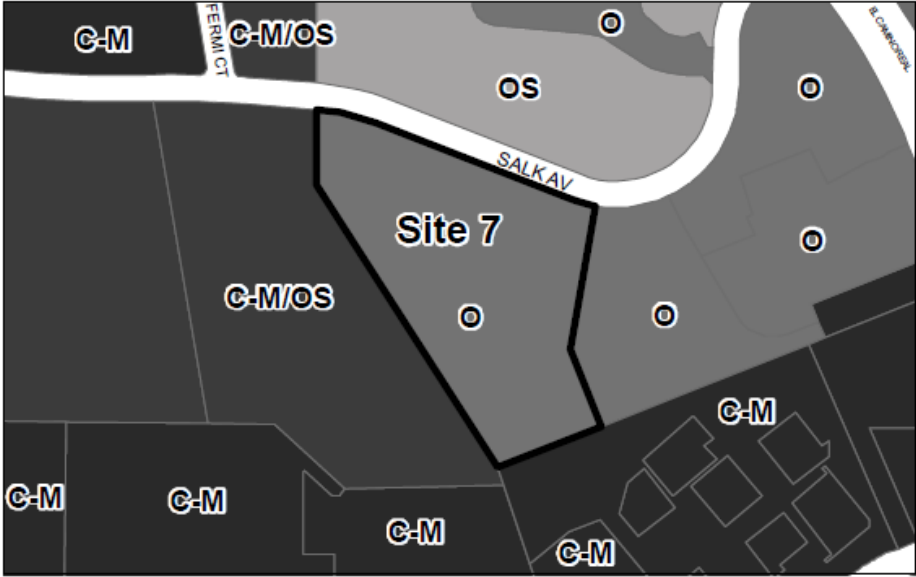
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 212-270-05-00	P-M/O	RD-M

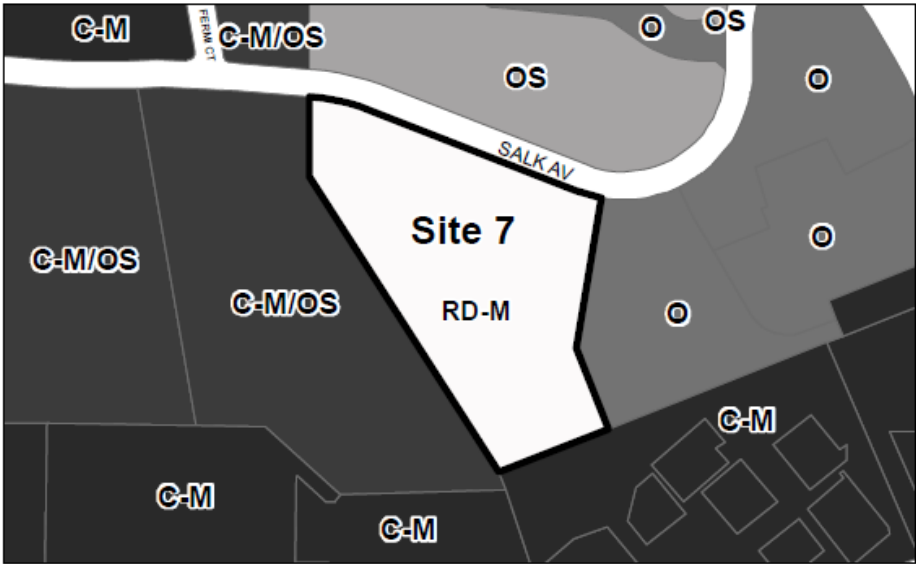
Exhibit “ZC 2022-0001”

October 18, 2023

Site 7 – SALK AVENUE PARCEL



EXISTING



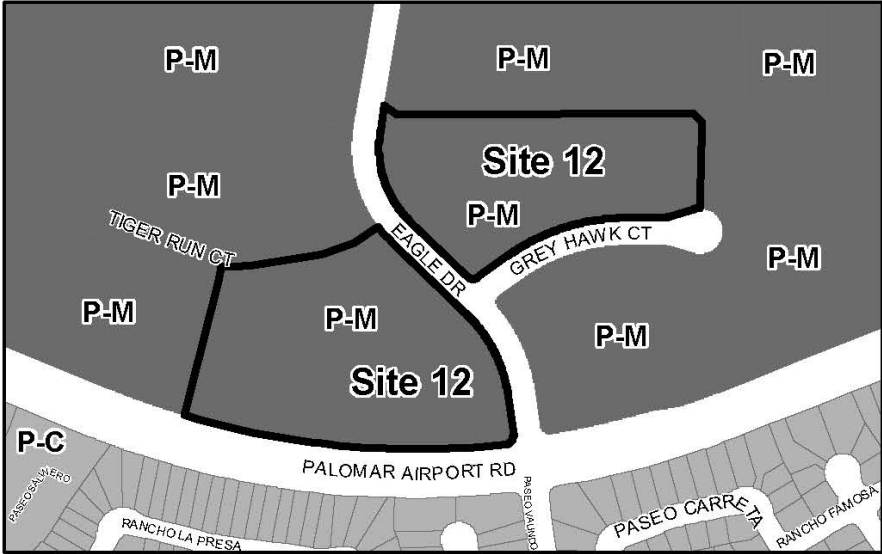
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 212-021-04-00	O	RD-M

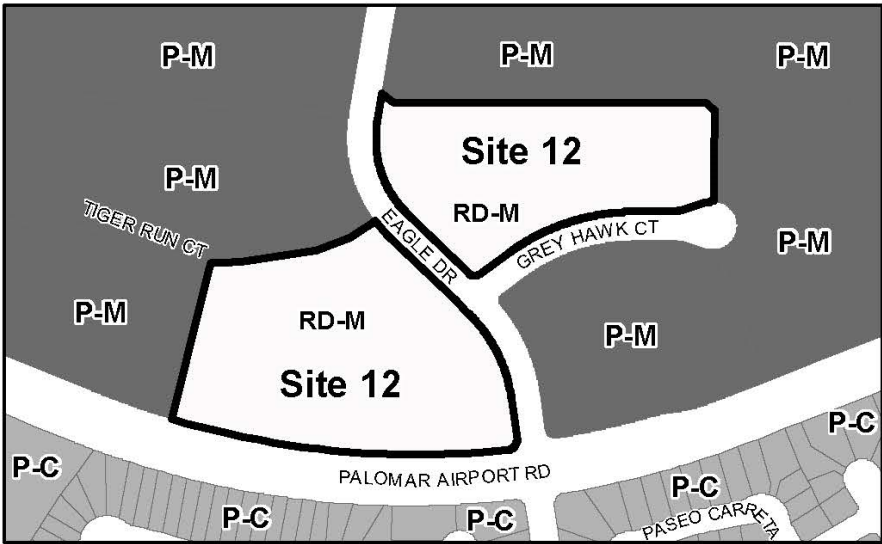
Exhibit “ZC 2022-0001”

October 18, 2023

Site 12 – INDUSTRIAL SITES EAST OF MELROSE DRIVE



EXISTING



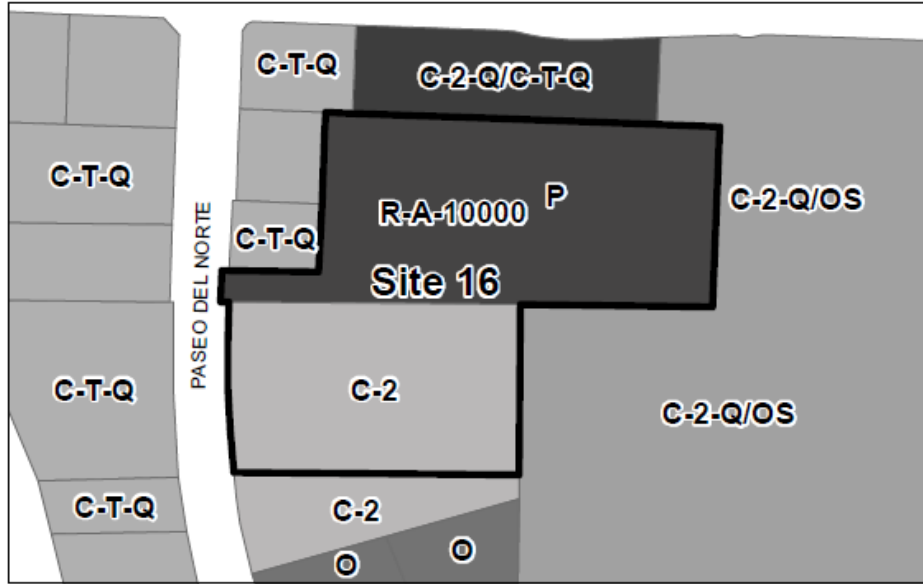
PROPOSED

General Plan Map Designation Change		
Property APN	From:	To:
A. 221-015-08-00	P-M	RD-M
B. 221-014-03-00	P-M	RD-M

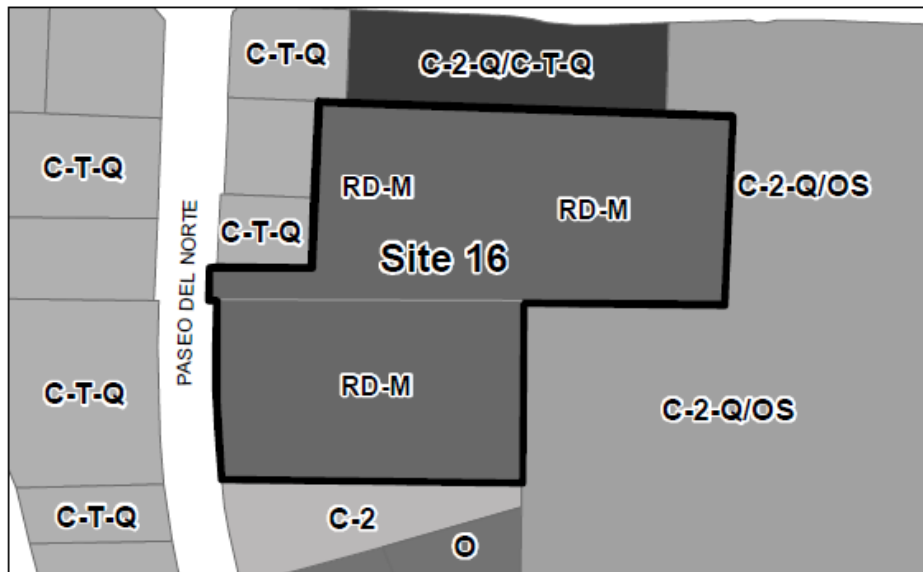
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 16 – CALTRANS MAINTENANCE STATION AND PACIFIC SALES



EXISTING



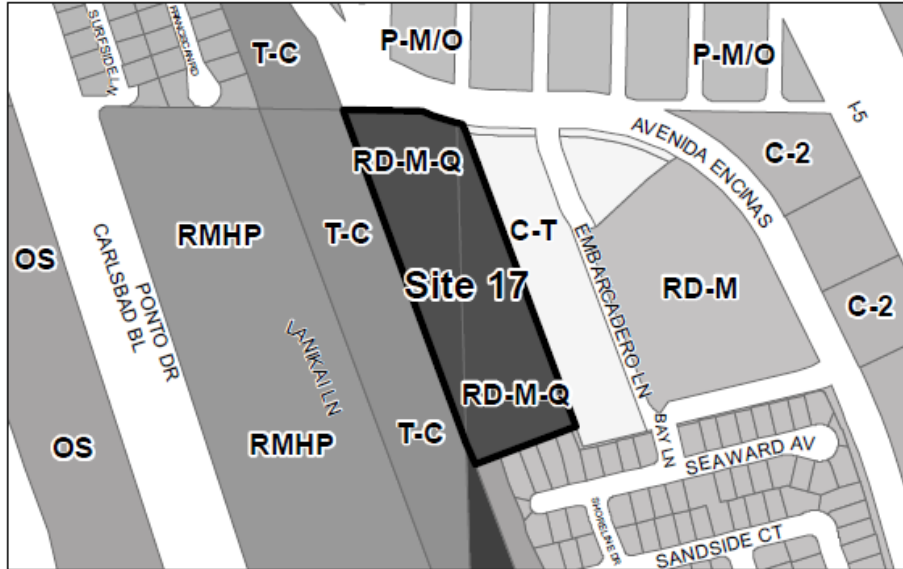
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 211-050-08-00	R-A-10000	RD-M
B. 221-050-09-00	C-2	RD-M

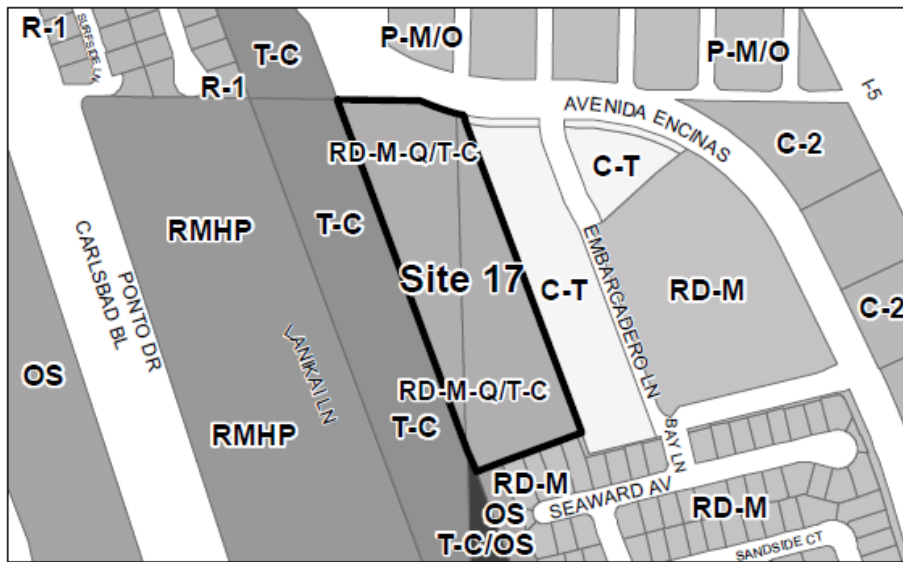
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 17 – NCTD POINTSETTIA COASTER STATION



EXISTING



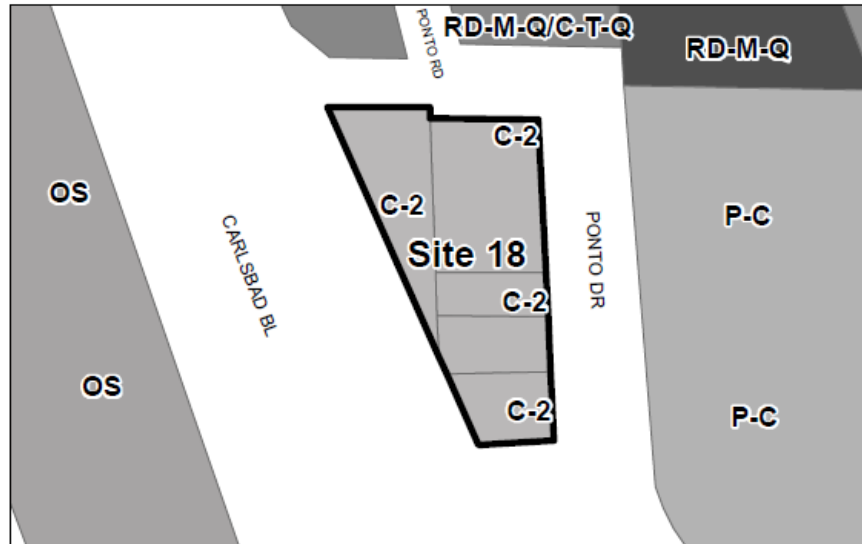
PROPOSED

Zoning Map Designation Change		
Property APN	From:	To:
A. 214-150-08-00	RD-M-Q	RD-M-Q/T-C-Q
B. 214-150-20-00	RD-M-Q	RD-M-Q/T-C-Q

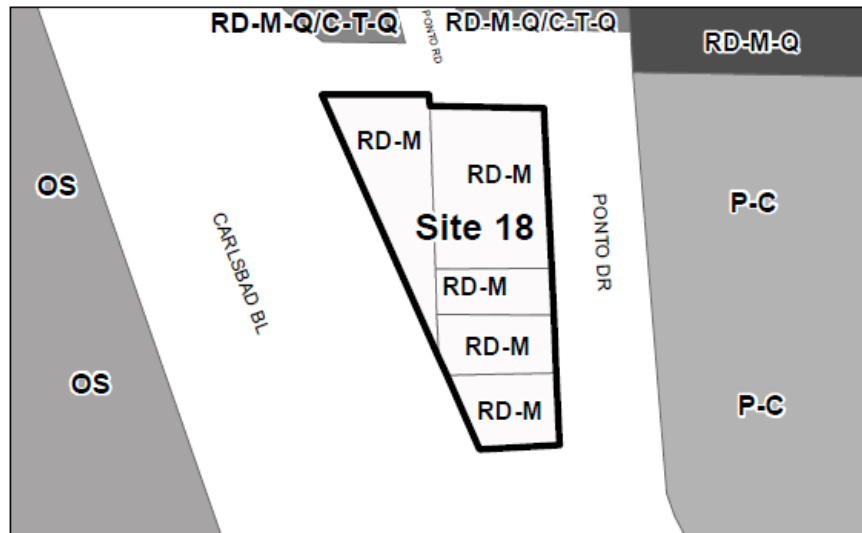
Exhibit “ZC 2022-0001/LCPA 2022-0015”

October 18, 2023

Site 18 – NORTH PONTO PARCELS



EXISTING



PROPOSED

General Plan Map Designation Change		
Property APN	From:	To:
A. 216-010-01-00	C-2	RD-M
B. 216-010-02-00	C-2	RD-M
C. 216-010-03-00	C-2	RD-M
D. 216-010-04-00	C-2	RD-M
E. 216-010-05-00	C-2	RD-M