

Subject: RE: Open Space Requirement - Response Letter

From: Debbie Fountain (Debbie.Fountain@carlsbadca.gov)

To: jeanscamp@yahoo.com;

Cc: sebbiesixpack@att.net; gnorman_ca@yahoo.com; Johngama99@gmail.com; lleibenson@waltersmanagement.com; jimn8916@gmail.com; Don.Neu@carlsbadca.gov; Jason.Goff@carlsbadca.gov; Chris.Hazeltine@carlsbadca.gov; meyers-schulte@sbcglobal.net;

Date: Tuesday, April 24, 2018 8:43 PM

Hi Jean. Attached is the Growth Management Program Citywide Facilities and Improvement Plans. Please see pages 42 & 43. Staff that monitors compliance with the plan requirements have been consulted and there is no back up information on how the decision was made that Zone 9 (as well as the others) has already met the standards for Open Space. Staff believes that this was because the area was primarily built out at the time of the Growth Management Plan approval and/or had approved Master Plans which detailed how the open space requirement would be met. Below is an excerpt from the attached document which specifically states that Zones 1-10 and 16 have already met the open space standard so there are no additional requirements or monitoring in these zones; these zones are basically exempted from any additional requirements. Therefore, the city has no additional information available to send to you. We understand you have completed your own calculations and do not believe that the requirements have been met. However, as you can see from the attached plan, there are no additional requirements within the LFMZs 1-10 for the city to monitor; the standards have been met per the plan.

With this said, as I noted in my last email, Staff does acknowledge that we do have additional analysis that needs to be conducted on recreational amenities and/or low cost visitor accommodations as required by the Local Coastal Plan. This analysis will need to be completed for the Shopoff development. Staff is going to soon meet with Coastal Commission staff to obtain more information on this required analysis.

We do understand the request of the residents for the park and open space. We don't believe, however, that there is a deficiency related to the growth management plan. As we have noted, we are continuing to review the project for compliance with all applicable land use regulations. The project is not yet scheduled for review by the legislative bodies.

“OPEN SPACE PERFORMANCE STANDARD:

Fifteen percent of the total land area in the zone exclusive of environmentally constrained nondevelopable land must be set aside for permanent open space and must be available concurrent with

development.

ADDITIONAL FACILITY PLANNING INFORMATION:

The preceding map highlights those areas of the city which will be required to comply with the open space performance standard. The other areas of the city are already developed or meet or exceed the requirement. Local Facility Management Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 16 already meet the standard while Zones 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, and 25 must detail in their local plan how they will meet this standard.”

Sincerely,

Debbie Fountain

Community & Economic Development Director

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From: Jean Camp [mailto:jeanscamp@yahoo.com]

Sent: Monday, April 23, 2018 4:20 PM

To: Debbie Fountain <Debbie.Fountain@carlsbadca.gov>

Cc: 'Mike Sebahar' <sebbiesixpack@att.net>; 'Gail Norman' <gnorman_ca@yahoo.com>; 'John Gama' <Johngama99@gmail.com>; 'Lee Leibenson' <lleibenson@waltersmanagement.com>; 'Jim Nardi' <jimn8916@gmail.com>; Don Neu <Don.Neu@carlsbadca.gov>; Jason Goff <Jason.Goff@carlsbadca.gov>; Chris Hazeltine <Chris.Hazeltine@carlsbadca.gov>; Lance Schulte <meyers-schulte@sbcglobal.net>; Matthew Hall <Matt.Hall@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Erin Prahler <erin.prahler@coastal.ca.gov>; Gabriel Buhr <gbuhr@coastal.ca.gov>

Subject: Re: Open Space Requirement - Response Letter

Hi Ms Fountain,

Please find attached our response letter (in pdf format) to your comments below regarding Open Space. We will send a separate response letter concerning the Park Deficit issue and Shopoff's application.

We look forward to receiving your data.

Thank you,

Sincerely,

Jean Camp