

Summary of Meeting with City of Carlsbad, Planning Department

Date and Time: July 21, 2015 from 4:30 to 5:15 pm

Attendees: Don Nue, David de Cordova, Jason Goff, Lance Schulte, Steven Goddard

Project: Proposed Amendment to the General Plan (GP) and the Ponto Beachfront Development (PBD)

Purpose of Meeting: To discuss impact concerns of the proposed amendment to the General Plan (GP) on the Ponto Beachfront Development (PBD)

Summary Prepared by: Steven Goddard with review by Lance Schulte

- 1) **Zoning and Density:** Lance Schulte discussed the merits of making the following changes to the proposed amendment to the GP:
Revise Ponto East from R30 to R15
Revise Ponto West from GC/R30 to VC

The city planners agreed that the R30 was too high and said their Staff General Plan Recommendation to the Planning Commission and City Council will be as shown in the following table with an R23 density for Ponto East and a GC designation for Ponto West (shown in the table as Mixed-use)

	Residential	Mixed-use	Total
Ponto Vision Plan	128 (EIR @19du/ac)	24 (EIR)	152
2005 Housing Element	128 (R23)	28	156
Draft General Plan (for analysis)	164 (R30)	12	162
Shopoff proposal	149 (53 & 14.7 du/ac)	42	191
Staff General Plan recommendation	124 (R23)	12	136

They expressed a concern that the VC designation for Ponto West could be too restrictive for different types of commercial developments and GC would help with any occupancy issues. And finally they pointed out that the GC formula for computing the number of residential units that can coexist with the commercial units is limited to 12 units for the Ponto West site.

- 2) **Ponto Vision Plan Open Space:** Lance Schulte discussed the merits of including language in the General Plan that preserves the Ponto Vision Plan open space. In the Vision Plan the open space is shown as a Wetland Interpretive Park with an underpass access to the West side of Carlsbad Blvd. The concern is that the development of Ponto is being done in a piecemeal fashion with no specific developer responsibility to develop the open space as it is currently owned by the City as old road right-of-way. All future developments and existing surrounding communities would clearly benefit from this wonderful open space feature of the Ponto Vision Plan.

The City Planners agreed with Lance and asked if he could provide the language to include in the GP. Lance agreed to provide the city planners with language for the GP, and did so the following day, along with including the language in our Committee letter to the City Council and Planning Commission.

- 3) **Traffic:** Steven Goddard discussed the merits of including an additional street access point from the Ponto Development to Carlsbad blvd as proposed in the Ponto Vision Plan. This additional access point would relieve congestion at the intersection of Ponto and Avenida Encinas. Additionally it would help limit the additional traffic on Avenida Encinas that will be generated by the Ponto Beachfront development. The city planners agreed and mentioned that this was also a great concern for the members of the Hanover Beach Colony when the Hilton was built. Don Nue, City Planning Director, showed us on the GP map that the additional street access point is still on the map and that the implementation of the street was under city review.