PLANNING COMMISSION

Agenda

Regular Meeting
July 1, 2026, 5 p.m.

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008
carlsbadca.gov

Welcome to the Planning Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch



In Person
City Council Chamber
1200 Carlsbad Village Drive



Online
Watch the livestream at
carlsbadca.gov/watch

How to participate

If you would like to provide comments to the Commission, please:

- Fill out a speaker request form, located in the foyer.
- Submit the form to the Clerk before the item begins.
- When it's your turn, the Clerk will call your name and invite you to the podium.
- For non-agenda public comment, speakers must confine their remarks to matters within the Commission's subject matter jurisdiction.
- For public comment on agenda items, speakers must confine their remarks to the question or matter under consideration.
- Speakers have three minutes, unless the presiding officer (usually the Chair) changes that time.
- You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the Commission.
- Failure to comply with the rules for public participation is disruptive conduct. Continuing disruptive conduct after being asked by the presiding official to cease may result in removal from the meeting.

- **In writing:** Email comments to planning@carlsbadca.gov. Comments received by 3 p.m. the day prior to the meeting will be shared with the Commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov before noon on the Tuesday before the meeting to make arrangements. City staff will respond to requests by noon on Wednesday, the day of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:
Minutes of the Regular Meeting held on June 3, 2026

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

PUBLIC HEARINGS:

1. HIBISCUS RESIDENCE - CDP 2025-0039 / NCP 2025-0005 (DEV2025-0093) - A resolution of the Planning Commission of the City of Carlsbad, California, approving a California Environmental Quality Act (CEQA) Exemption Determination, Coastal Development Permit, and Construction Permit to allow the addition of 2,790 square feet of living area to an existing nonconforming single-family residence, with a second story deck and covered patios on a 0.312-acre lot located at 3995 Hibiscus Dr. within the Mello II segment of the Coastal Zone and Local Facilities Management Zone 1.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt a Resolution.
   PLANNER: Kyle Van Leeuwen **ENGINEER**: Jason Geldert

2. 4407 PARK DR CDP 2025-0016 / HMP 2025-0003 (DEV2025-0004) – A resolution of the Planning Commission of the City of Carlsbad, California, approving a California Environmental Quality Act (CEQA) Exemption Determination, Coastal Development Permit, and Habitat Management Plan Permit to allow for the construction of a new 5,317 square foot, two-story single-family residence generally located on a 0.839-acre lot located at 4407 Park Dr. within the Mello II segment of the Coastal Zone and Local Facilities Management Zone 1.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt a Resolution.
   PLANNER: Kyle Van Leeuwen **ENGINEER:** Jason Geldert

3. VANDERWEIT ADDITION & REMODEL -SDP 2025-0011 / CDP 2025-0020 / (DEV2025-0007) – A resolution of the Planning Commission of the City of Carlsbad, California, approving a California Environmental Quality Act (CEQA) Exemption Determination, Minor Site Development Plan and Coastal Development Permit for a 377-square-foot, second story addition with a maximum height of 27 feet, and a 434-square-foot first floor addition to unit 3462 of an existing 1,628-square-foot duplex. including widening the driveway to add one visitor parking space and constructing a detached 436-square-foot storage shed with a height of 13 feet on an approximately 0.18-acre lot, located at 3640-3642 Garfield street within the Mello II segment of the city's Local Coastal Program and Local Facilities Management Zone 1.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt a Resolution.
   PLANNER: Mackenzie VanZyverden **ENGINEER**: Jason Geldert

DEPARTMENTAL REPORTS: None.

COMMISSION MEMBER COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS: *This portion of the agenda is for the Commission to make brief announcements, brief reports of their activities and requests for future agenda items.*

STAFF COMMENTS:

ADJOURNMENT:

PLANNING COMMISSION
Minutes

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

June 3, 2026, 5 p.m.

CALL TO ORDER: 5 p.m.

ROLL CALL: Hubinger, Lafferty, Fitzgerald, Foster, Meenes. (Burrows, Merz – Absent)

PLEDGE OF ALLEGIANCE: Commissioner Fitzgerald led the Pledge of Allegiance.

APPROVAL OF MINUTES:
Minutes of the Regular Meeting held on May 6, 2026.

Motion by Commissioner Lafferty seconded by Commissioner Fitzgerald, to approve the Minutes as amended to include the reason for the recess was so that the article she presented and discussed could be shared with the Applicant and the rest of the Commission. Motion carried – 5/0/2 (Burrows, Merz – Absent).

PUBLIC COMMENT: None.

PUBLIC HEARING:

1. SALK AVENUE APARTMENTS – (SDP2025-0001 DEV2025-0001) – 1) Adoption of a resolution of the Planning Commission of the City of Carlsbad, California, adopting a SB 131 Focused Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program to allow for the development of a 397-unit, five-story, multifamily residential structure with 548 vehicular parking spaces both at grade and within an attached, five-story parking structure on a 9.78-acre site located on Salk Avenue between College Blvd and El Camino Real (Assessor Parcel No. 212-021-04-00), within the Fenton Carlsbad Center Specific Plan, in the northwest quadrant of the city, the RD-M Zone, and Local Facilities Management Zone 5; and
   2) Adoption of a resolution of the Planning Commission of the City of Carlsbad, California approving a Site Development Plan (SDP) SDP 2025-0004 to allow for the development of a 397-unit, five- story, multifamily residential structure with 548 vehicular parking spaces both at grade and within an attached, five-story parking structure on a 9.78-acre property generally located on Salk Avenue between College Blvd and El Camino Real (Assessor Parcel No. 212-021-04-00), within the Fenton Carlsbad Center Specific Plan, in the northwest quadrant of the city, the RD-M zone, and Local Facilities Management Zone 5 case name: Salk Avenue.

   ACTION TYPE: Quasi-Judicial
   STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt a Resolution.
   PLANNER: Kyle Van Leeuwen **ENGINEER**: Jason Geldert

Chair Meenes opened the duly noticed public hearing at 5:06 p.m.

Chair Meenes requested the commissioners disclose any ex parte conversations they may have had to which commissioners responded they were familiar with the site. Chair Meenes added that he was contacted by Caroline Smith from Hanover Company to which Chair Meenes informed her that he does not discuss Agenda Items prior to the scheduled hearing date and their conversation ended there.

Assistant Director of Community Development, Eric Lardy, asked the Applicant if they would like to continue the Item to another date since there are two commissioners absent; and on behalf of the Applicant, Senior Planner, Kyle Van Leeuwen indicated no, the applicant would like the Item to be heard this evening.

Assistant Director of Community Development, Eric Lardy, introduced Senior Planner, Kyle Van Leeuwen who reviewed a PowerPoint presentation (on file in the Office of the City Clerk).

In response to Commissioner Lafferty's inquiry, Engineering Manager Jason Geldert stated that the geotechnical report did not identify any constraints that would prevent the applicant from building underground parking. Assistant Director , Eric Lardy added that the City does not require applicants build underground parking.

In response to Chair Meene's request for clarification, Assistant Director Eric Lardy explained that a Vehicle Miles Traveled (VMT) study was required for the project due to mitigation measures associated with the Housing Element Rezone Program Environmental Impact Report (EIR). The study identified VMT impacts, and the project is conditioned to implement mitigation measures, including providing transit passes to residents.

Project Application representative, Joe Gamble from Hanover Properties, reviewed a PowerPoint Presentation. (on file in the office of the City Clerk)

Chair Meenes opened the Public Testimony at 5:40 p.m.

Heather Riley, Consultant to the City and Partner at Allen Matkins Leck Gamble Mallory & Natsis LLP, spoke in favor of the project and was available for questions.

Seeing no one else wishing to speak, Chair Meenes closed the Public Testimony at 5:41 p.m.

In response to Commissioner Fitzgerald's question regarding public comments requesting an EIR, Applicant Representative, Bob Stark of Michael Baker International, explained that the comments were reviewed and responded to in detail by his Company, but did not present substantial evidence requiring an EIR. Mr. Baker added that many of the concerns were speculative and the

biological studies, surveys, and mitigation measures conducted for the project were found to be adequate by the project team, regulatory agencies, and the City's biologist. He further noted that additional surveys were completed for species of concern and confirmed the project's compliance with applicable habitat protection requirements.

Assistant Director Eric Lardy reiterated that the project is consistent with the City's Habitat Management Plan and incorporates mitigation measures to address direct and indirect impacts. Mr. Lardy also noted that the City reviewed and concurred with the environmental document and that an affordable housing agreement will be required to ensure rents, including applicable fees, comply with affordability limits.

Motion by Commissioner Meenes, seconded by Commissioner Foster, to adopt Resolution Nos. 7578 and 7579. Motion carried, 5/0/2 (Burrows, Merz – Absent).

Chair Meenes closed the duly noticed public hearing at 5:56 p.m.

DEPARTMENTAL REPORTS: None

COMMISSION MEMBER COMMENTARY AND REQUESTS FOR CONSIDERATION OF MATTERS:
This portion of the agenda is for the Commission to make brief announcements, brief reports of their activities and requests for future agenda items. None.

ANNOUNCEMENTS: This section of the Agenda is designated for announcements to advise the community regarding events that Members of the Planning Commission have been invited to, and may participate in.

Commissioner Lafferty talked about the Historic Preservation Committee's 3rd Grade Art Show that recently took place at the last City Council meeting.

STAFF COMMENTS: Assistant Director of Community Development, Eric Lardy, reviewed the upcoming, tentative schedule of projects for the Planning Commission.

ADJOURNMENT: 6:04 p.m.

Cynthia Vigeland
Administrative Secretary

PLANNING COMMISSION

Staff Report

Meeting Date:	July 1, 2026	Item 1
To:	Planning Commission	
Staff Contact:	Kyle Van Leeuwen, Associate Planner, 442-339-2611, kyle.vanleeuwen@carlsbadca.gov	
Subject:	Hibiscus Residence - Remodel and Addition to a Single-Family Residence	
Location:	3995 Hibiscus Cir. / APN 206-042-14-00 / District 1	
Case Numbers:	CDP 2025-0039 / NCP 2025-0005 (DEV2025-0093)	
Applicant/Representative:	Renee Coquereau, JLC Architecture, (619) 925-0965, renee@jlcarchitecture.com	
CEQA Determination:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:	
Permit Type(s):	☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☒ Other: NCP	
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)	

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** Coastal Development Permit CDP 2025-0039 and Nonconforming Construction Permit NCP 2025-0005 based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The subject site consists of a 0.312-acre lot currently developed with a 1,141-square-foot single-family residence and attached two-car garage located at 3995 Hibiscus Cir. (APN 206-042-14-00). The site is located south of Tamarack Avenue, between Interstate 5 and the Union Pacific Railroad tracks. The site is generally flat with a slight slope down away from the street. The property is zoned One-Family Residential (R-1), has a General Plan Land Use designation of R-4, which allows for 0-4 dwelling units per acre, and is surrounded by single-family residences. It is located within the Mello II Segment of the Local Coastal Program and falls within the appealable jurisdiction of the Coastal Zone.

Site Map



Table "A" below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibit 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 0-4 dwelling units per acre (R-4)	One-Family Residential (R-1)	Single-Family Residence
North	Residential, 0-4 dwelling units per acre (R-4)	One-Family Residential (R-1)	Single-Family Residence
South	Residential, 0-4 dwelling units per acre (R-4)	One-Family Residential (R-1)	Single-Family Residence
East	Residential, 0-4 dwelling units per acre (R-4)	One-Family Residential (R-1)	Single-Family Residence
West	Residential, 0-4 dwelling units per acre (R-4)	One-Family Residential (R-1)	Single-Family Residence

General Plan Designation



Zoning Designation



Proposed Project

The applicant proposes a 2,790 square-foot addition to a 1,302 square-foot, single-story, single-family residence. The additions include 1,141 square feet added to the first floor and 1,649 square feet added as a second floor. The overall project includes the creation of an Accessory Dwelling Unit (ADU) through conversion of 436 square feet of existing square footage and 443 square feet added to the structure, processed under a separate permit (CDP 2025-0043). The north corner of the garage is non-conforming in regards to current side-yard setback requirements, being setback approximately five feet where a six foot setback is required for the property.

The project proposes a mid-century modern architectural style that is commonly seen in southern California coastal communities. The building is finished with white stucco siding and horizontal "wood-look" siding, with black fascia and windows and asphalt-single roof. The design includes a consistent application of materials and architectural features aligned with the project's style and is intended to integrate with the surrounding residential context.

The project requires the approval of a Coastal Development Permit (CDP 2025-0039) and a Nonconforming Construction Permit (NCP 2025-0005).

Over the years, Accessory Dwelling Unit Law (Government Code Sections 66310 – 66342) has been revised to reduce barriers, better streamline approval and expand capacity to accommodate the development of ADUs.

Accessory Dwelling Unit Law requires ministerial approval of an application for an ADU. The ADU portion of this project is currently in review under a separate Coastal Development Permit (CDP 2025-0043) and is therefore not a part of the project to be considered by the Planning Commission. References for the ADU are included within this staff report for informational purposes only.

Public Outreach & Comment

Public notice of the proposed Project was mailed on June 18, 2026, to property owners within 600 feet of the subject property and all residents within 100 feet. A Draft Notice of Exemption (CEQA) was posted on the city's website, and an email was distributed to interested individuals on May 7, 2026.

The project is also subject to City Council Policy No. 84 (Development Project Public Involvement Policy). As such, a notice of application was sent, by the applicant, to surrounding property owners and a notice placed on the site informing neighbors of their application. These early notices were carried out in March of 2026.

No written comments were received by staff about the project in response to the above CEQA notice or in response to the early mailed or posted notice.

Response to Public Comment & Project Issues

No comments of concern were received about the proposed project at the time of this staff report drafting.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-4 Residential, allowing 0-4 dwelling units per acre (du/ac). The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Title 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the One-Family Residential (R-1) Zone (CMC Chapter 21.10) and Nonconforming Lots, Structures, and Uses (CMC Chapter 21.48). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is located in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Mello II Segment), including all goals and policies of the General Plan and all zoning code standards, as referenced above. The city's decision on the Coastal Development Permit is appealable to the California Coastal Commission. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Inclusionary Housing Ordinance Consistency

The inclusionary housing ordinance does not apply to existing residences which are altered, improved, restored, repaired, expanded or extended, and provided that the number of units is not increased. Since there will not be an increase in the number of units on the subject property, and the project involves the alterations and expansion of an existing residence, the project is exempt from the inclusionary housing requirements (Exhibit 3).

Discretionary Actions & Findings

In addition to the Coastal Development Permit required for development within the Coastal Zone, the following discretionary actions are requested. Additional analysis of the required findings is provided in Exhibit 3.

Nonconforming Construction Permit (NCP 2025-0005)

Pursuant to Section 21.48.050, a nonconforming residential structure may be expanded, so as to occupy a greater area of land or more floor area subject to issuance of all required discretionary and building permits and provided that an application for a nonconforming construction permit is submitted and approved, per the findings of fact pursuant to Section 21.48.080(D). Staff finds that the required findings for this application can be met (Exhibit 3).

Environmental Review

Prior to final action by the decision-making body on the Project, an environmental determination shall be made by the appropriate decision-makers as part of the approval action to ensure agency compliance with the California Environmental Quality Act (CEQA).

Staff has reviewed the scope of the Project and applicable studies provided by the applicant and finds that the Project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to CEQA in accordance with CEQA Guidelines Section 15301 – "Existing Facilities." Section 15301(e) exempts additions to existing structures provided that the addition will not result in as increase of more than 10,000 square feet. The Project consists of an addition 2,790-square-foot addition to an existing structure.

A Draft Notice of Exemption is included as Exhibit 5. This must be reviewed and considered prior to approval of the Project. The draft Notice of Exemption demonstrates that the Project qualifies for the exemption – and that none of the exceptions to categorical exemptions listed in the CEQA Guidelines Section 15300.2 or Chapter 19.04 of the Municipal Code have been triggered. As part of an additional and optional public disclosure, the draft Notice of Exemption was posted on the city's website on May 7, 2026, and an email was sent to parties signed up to receive environmental notices.

Conclusion

Based on the analysis in this report and the supporting exhibits, staff finds that the proposed project is consistent with the General Plan, Local Coastal Program, and applicable provisions of the Municipal Code. All required public improvements and utilities are available to serve the development, and there are no identified environmental constraints. The project has been conditioned to ensure compatibility with surrounding development and to maintain public health, safety, and welfare. The applicant will be required to comply with all applicable California Building Standards Codes and city engineering standards through the building permit and improvement plan review process. Staff recommends that the Planning Commission adopt the resolution approving the project as described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Draft Notice of Exemption
6. List of Acronyms and Abbreviations
7. Reduced Exhibits

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A CEQA EXEMPTION DETERMINATION, COASTAL DEVELOPMENT PERMIT, AND NONCONFORMING CONSTRUCTION PERMIT TO ALLOW THE ADDITION OF 2,790 SQUARE FEET OF LIVING AREA TO AN EXISTING NONCONFORMING SINGLE-FAMILY RESIDENCE, WITH A SECOND STORY DECK AND COVERED PATIOS ON A 0.312-ACRE LOT LOCATED AT 3995 HIBISCUS CIR. WITHIN THE MELLO II SEGMENT OF THE COASTAL ZONE AND LOCAL FACILITIES MANAGEMENT ZONE 1.

CASE NAME: HIBISCUS RESIDENCE
CASE NO: CDP 2025-0039 / NCP 2025-0005 (DEV2025-0093)

WHEREAS, **Renee Conquereau**, "Developer," has filed a verified application with the City of Carlsbad regarding property described as

LOT 9 OF BALI HAI TERRACE, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 4751, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 21, 1981.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Coastal Development Permit and Nonconforming Construction Permit as shown in Exhibit 7 to the July 1, 2026, Planning Commission staff report, CDP 2025-0039 / NCP 2025-0005 (DEV2025-0093), Hibiscus Residence ("Project") on file in the Carlsbad Planning Division as provided in sections 21.201.030 and 21.48.050 of the Carlsbad Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code section 21000 et. seq.) and its implementing regulations (the State CEQA Guidelines), Title 14 of the California Code of Regulations section 15000 et. seq., the city is the Lead Agency for the project, as the public agency with the principal responsibility for approving the proposed project; and

WHEREAS, the Planning Commission did, on **July 1, 2026**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Coastal Development Permit and Nonconforming Construction Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

A) That the above recitations are true and correct.

B) Compliance with CEQA. The proposed action for the remodel and 1,302-square-foot addition to an existing nonconforming single-family residence on an existing 0.312-acre lot is categorically exempt from environmental review under CEQA Guidelines Section 15301(e) – Existing Facilities. Section 15301(e) exempts additions to existing structures provided that the addition will not result in as increase of more than 10,000 square feet. The Project, which is located on a residentially zoned property (One-family Residential (R-1) Zone), is surrounded by similarly developed residential. No exceptions to the categorical exemption as set forth in CEQA Guidelines Section 15300.2 or Carlsbad Municipal Code Section 19.04.070(C) apply. The notice of exemption will be filed with the Recorder/County Clerk within five days after project approval by the decision-making body.

C) That based on the evidence presented at the public hearing, the Commission **APPROVES CDP 2025-0039/NCP 2025-0005 – HIBISCUS RESIDENCE**, based on the following findings and subject to the following conditions:

Findings:

Coastal Development Permit

Unless specifically stated in the condition, all the following conditions must be met prior to approval of a building or grading permit, whichever occurs first.

1. That the proposed development is in conformance with the Certified Local Coastal Program (Mello II Segment) and all applicable policies **in that the site has an existing single-family residence and is designated for residential development, and the project proposes the construction of an addition to the existing single-family residence with additional bedroom and living space. The development is consistent with the LCP Mello II R-4 land use designation. The project provides erosion control measures that protect down slope coastal resources. No agricultural activities, geological instability, flood hazard, or coastal access opportunities exist onsite, and the development does not obstruct views of the coastline as seen from public lands or public right-of-way or otherwise damage the visual beauty of the coastal zone.**

2. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act **in that the property is not located adjacent to the coastal shores; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**

3. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) **in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation is located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

Nonconforming Construction Permit

4. The expansion/replacement of the structure and/or use would not result in an adverse impact to the health, safety and welfare of surrounding uses, persons or property in that **the property is already developed with a single-family home and is surrounded by single-family residences. In addition, the proposed project improvements comply with all current planning, building, and engineering standards.**

5. The area of expansion shall comply with all current requirements and development standards of the zone in which it is located, except as provided in Subsection 21.48.050(A)(3) of CMC Chapter 21.48 in that **the new first and second story additions comply with current front, side and rear yard setback requirements and all other development standards such as building height and lot coverage. The project is consistent with the parking requirements in that a two-car garage will remain with the project.**

6. The expansion/replacement structure shall comply with all current fire protection and building codes and regulations contained in CMC Titles 17 and 18 in that **a building permit, issued by the City of Carlsbad, is required for the project and the building plans will be reviewed for consistency with applicable fire protection and building codes prior to issuance. Furthermore, the project will undergo standard building inspection procedures during the construction of the addition.**

7. The expansion/replacement would result in a structure that would be considered an improvement to, or complementary to and/or consistent with the character of the neighborhood in which it is located in that **the proposed addition and remodel will upgrade the exterior appearance of the existing single-family home. Furthermore, the project's second story expansion is consistent with other existing and approved two-story homes in the area.**

General

8. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the City's General Plan, in that, **the General Plan Land Use designation for the property is R-4, Residential. The R-4, Residential Land Use designation allows for the development of single-family residences at a density of 0 to 4 dwelling units per acre. The project proposes the construction of a 2,790-square-foot addition to a single-family residence. Therefore, the proposed single-family residence is consistent with the Elements of the city's General Plan.**

4. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for **Zone 1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

   a. The project has been conditioned to provide proof from the **Carlsbad Unified School District** that the project has satisfied its obligation for school facilities.

   b. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

5. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a grading permit or building permit, whichever occurs first**. **All references to the "Site Plan" reference the project plans dated February 10, 2026, attached as Exhibit 7 of the Planning Commission Staff Report dated July 1, 2026.**

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Coastal Development Permit and Nonconforming Construction Permit.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Coastal Development Permit and Nonconforming Construction Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged,

this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit and Nonconforming Construction Permit**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

6. Prior to submitting the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner a 24" x 36" copy of the site plan or other, conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

9. This project shall comply with all conditions and mitigation measures which are required as part of the **Zone 1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

10. This approval shall become null and void if building permits are not issued for this project and substantial work has been performed with at least one major inspection (foundation, underfloor, frame, or final) conducted by the city within 36 months of project approval.

11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

12. Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Coastal Development Permit and Nonconforming Construction Permit** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The

City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

13. **Prior to issuance of grading and building permits, Developer shall list the following condition on all grading and building permit construction plans.** Construction activities shall take place during the permitted time and day per Carlsbad Municipal Code Chapter 8.48. Developer shall ensure that construction activities for the proposed project are limited to the hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays; no work shall be conducted on Sundays or on federal holidays.

14. Plans submitted for grading and building permits shall show the existing location of water meter and sewer lateral, and clearly show or state if the existing water service/meter and sewer lateral will remain or be modified.

15. The fence proposed within the front yard area, parallel to the street frontage, shall be installed in such a manner as to allow for quick and easy access to the six-foot drainage easement. This may be achieved by installing a gate and hinge on this section of fence or in another manner to the satisfaction of the Land Development Engineering division.

16. Approval is granted for **CDP 2025-0039/NCP 2025-0005** as shown on **Exhibits "A" – "0"**, dated **February 10, 2025**, on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.

Engineering Conditions

General

17. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the District Engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy

Fees/Agreements

18. Developer shall cause property owner to apply for, execute, and submit, to the city engineer for recordation, an Encroachment Agreement covering private roof eaves located over existing public right-of-way or easements as shown on the site plan. developer shall pay processing fees per the city's latest fee schedule.

19. Developer shall cause property owner to enter into a Neighborhood Improvement Agreement with the city on a city standard form for the future public improvement of Hibiscus Circle along the property frontage for a half street width of 25 feet. Public improvements shall include but are not limited to: paving, base, sidewalks, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, streetlights.

Storm Water Quality

20. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices,

maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

21. Developer shall complete and submit to the City Engineer a Determination of Project's Storm Water Pollution Prevention Plan (SWPPP) Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level SWPPP to the satisfaction of the City Engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.

22. Developer is responsible for ensuring that all final design plans (grading plans, improvement plans, landscape plans, building plans, etc.) incorporate all source control, site design, pollutant control BMP and applicable hydromodification measures.

Code Reminders

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

1. If fire sprinklers are required for the project, the existing water service shall be replaced or modified to conform to current standards including Carlsbad Engineering Standards (CES), Volume 2, Section 3.3.11. This is Includes:
   D. Existing 1" and 2" water services that are to be extended in length shall be removed and replaced from the water main to the meter unless otherwise approved by the district.
   E. A water service or meter shall not be placed within any sidewalk or driveway area. Any non-conforming installations shall be removed completely and reinstalled in an approved location at the expense of the property owner.
   I. Residential fire flow meters, as required by the Fire Marshal, shall be installed in accordance with the CMWD Standard Drawing for domestic water service connection with fire sprinkler system.

2. If a new sewer lateral is proposed or required, the sewer lateral shall be replaced or modified to conform to current Carlsbad Engineering standards (CES, Volume 1, Chapter 6, Section 6.3 Sewer Laterals).

3. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the City Engineer.

4. Developer shall pay traffic impact and sewer impact fees based on Chapter 18.42 and Chapter 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the (SITE PLAN/TENTATIVE MAP) are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **July 1, 2026**, by the following vote, to wit:

AYES:

NAYES:

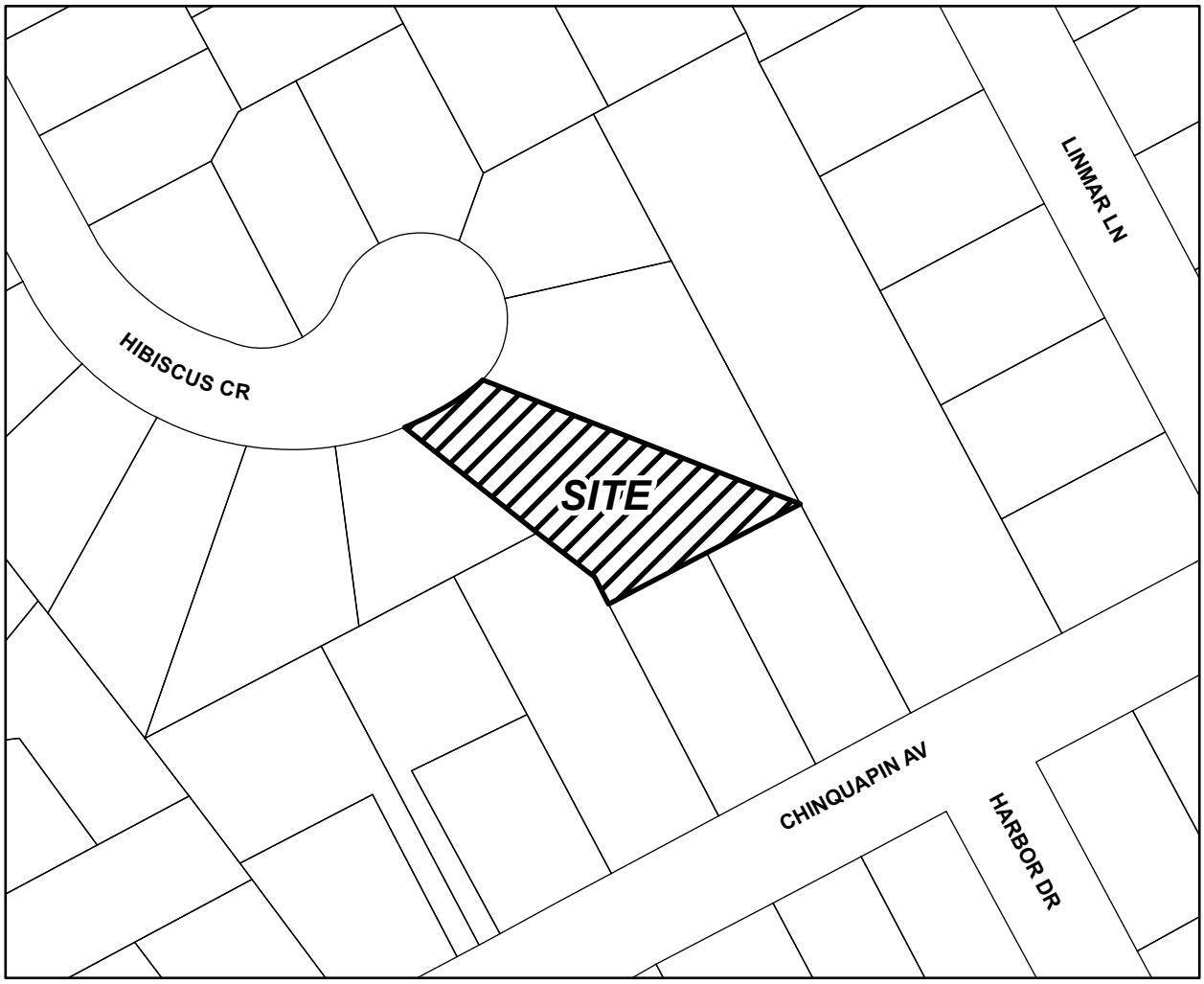
ABSENT:

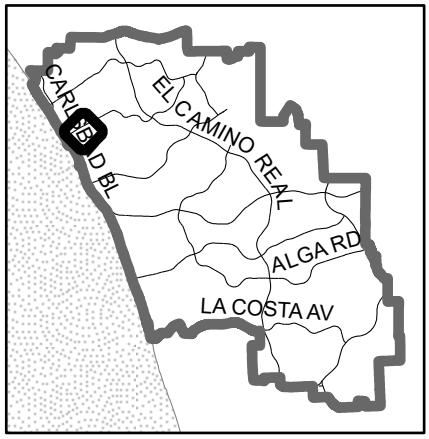
ABSTAIN:

ROY MEENES, Chairperson
Carlsbad Planning Commission

ATTEST:

ERIC LADY,
Assistant Director of Community Development





SITE MAP

NOT TO SCALE

HIBISCUS RESIDENCE
CDP 2025-0039 (DEV2025-0093)

Map generated on: 5/6/2026

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan R-4 Land Use Designation
B. One-Family Residential (R-1) Zone (CMC Chapter 21.10)
C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201); and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Nonconforming Lots, Structures and Uses (CMC Chapter 21.48)
E. Inclusionary Housing Ordinance (CMC Chapter 21.85)
F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-4 Residential Land Use Designation

The General Plan Land Use designation for the property is R-4, Residential. The R-4, Residential Land Use designation allows for residential development at a density between 0 to 4 dwelling units per acre. The project proposes a first and second-floor addition of 2,790 square feet to a 1,302 square-foot, single-story, single-family residence. Therefore, the proposed single-family residence is consistent with the Elements of the city's General Plan.

B. One-Family Residential (R-1) Zone (Chapter 21.10)

The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Single-Family Residential (R-1) Zone (CMC Chapter 21.10).

Table "A" below shows how the project complies with the applicable requirements of the R-1 zone.

TABLE A- R-1 ZONE COMPLIANCE

STANDARDS	REQUIRED	PROPOSED	COMPLY
Setbacks	Front: 20 feet Side: 10% of lot width (6 feet) Rear: twice required side yard (12 feet)	Front: >20 feet Side: 6 feet new walls (5 feet existing, see section D) Rear: 45 feet	Yes[1]
Lot Coverage	40% maximum	31%	Yes
Maximum Building Height	Maximum 30 feet if a minimum roof pitch of 3:12 is provided, or maximum 24 feet if less than a 3:12 roof pitch is provided.	26.3 feet (3:12 Roofline) 24 feet (2:12 roofline)	Yes
Parking	Two-car garage	Two-car garage	Yes

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program (LCP) and is within the appeals jurisdiction. The site is also located within and subject to the Coastal Resource Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies

The project is located in the Mello II Local Coastal Program Segment. The subject site has an LCP Land Use Plan designation of R-4 Residential, which allows for a density of 0 to 4 dwelling units per acre (du/ac). The remodel and addition to a single-family residence will not increase the number of units on the property. Therefore, no change in density is proposed or required to be analyzed with respect to applicable LCP policies.

The project proposes a first and second-floor addition of 2,790 square feet to a 1,302 square-foot, single-story, single-family residence. The expanded residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone as there are currently no views of the coastline from this

[1]CMC Chapter 21.48 provides regulations for nonconforming land uses, structures, and parcels and other uses and to specify those circumstances and conditions under which such nonconformity shall be permitted to continue. A building or structure with a nonconforming setback as to yard regulations, may be added to or enlarged provided that any addition or enlargement that is located in the required yard that is nonconforming does not further encroach into any portion of that required yard.

location. No agricultural uses currently exist on the previously developed site, nor are there any sensitive resources located on the site. Therefore, the project will not impact coastal resources. The new residence is not located in an area of known geologic instability or flood hazard. Since the site does not have frontage along the coastline, no public opportunities for coastal shoreline access are available from the subject site. Furthermore, the residentially designated site is not suited for water-oriented recreation activities.

2. Coastal Resource Protection Overlay Zone

The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program to avoid increased urban run-off, pollutants and soil erosion. In addition, the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.

D. Nonconforming Lots, Structures and Uses (CMC Chapter 21.48)

The project is required to comply with the requirements of the Nonconforming Lots, Structures and Uses chapter of the zoning ordinance (CMC Chapter 21.48) because the existing home does not meet the 6-foot minimum building setback for the side yard (existing 5' at point of north corner of garage). The proposed additions to the existing home are in conformance with all applicable zoning standards as shown in Table "B" above. Chapter 21.48 of the Carlsbad Municipal Code requires that four findings be made in order to approve a Nonconforming Construction Permit. All of the findings can be made for this project as discussed below.

1. The expansion of the residential structure would not result in an adverse impact to the health, safety and welfare of surrounding uses, persons or property in that **the property is already developed with a single-family home and is surrounded by single-family residences. In addition, the proposed project improvements comply with all current planning, building, and engineering standards.**

2. The area of expansion shall comply with all current requirements and development standards of the zone (R-3) in which it is located in that **the new first and second story additions comply with current front, side and rear yard setback requirements and all other development standards such as building height and lot coverage. The project is consistent with the parking requirements in that a two-car garage will remain with the project.**

3. The expansion/replacement structure shall comply with all current fire protection and building codes and regulations contained in Titles 17 and 18 in that **a building permit, issued by the City of Carlsbad, is required for the project and the building plans will be**

reviewed for consistency with applicable fire protection and building codes prior to issuance. Furthermore, the project will undergo standard building inspection procedures during the construction of the addition.

4. The expansion/replacement would result in a structure that would be considered an improvement to, or complimentary to and/or consistent with the character of the neighborhood in which it is located in that **the proposed addition and remodel will upgrade the exterior appearance of the existing single-family home. Furthermore, the project's second story expansion is consistent with other existing and approved two-story homes in the area.**

E. Inclusionary Housing Ordinance (CMC Chapter 21.85)

The Inclusionary Housing Ordinance (CMC Chapter 21.85) is the city's local housing policy that requires developers to include affordable units in new residential projects. The Inclusionary Housing Ordinance does not apply to existing residences which are altered, improved, restored, repaired, expanded or extended, and provided that the number of units is not increased. Since there will not be an increase in the number of units on the subject property, and the project involves the alterations and expansion of an existing residence, the project is exempt from the inclusionary housing requirements.

F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact on public facilities because the project is an addition to an existing single-family residence.

AUTHORIZATION, CONSENT, AND DISCLOSURE STATEMENT
P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
442-339-2600
www.carlsbadca.gov

APPLICATION AND ACKNOWLEDGEMENT INFORMATION

This submittal form (Part A through Part F) must be completed as part of your application with the City of Carlsbad. Your project cannot be reviewed until this information is completed.

PART A. Owner Authorization and Consent

NOTE: This Consent and Disclosure Form must list the name of the principal owners (10% or greater) and attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable. Provide name(s) of the person(s) authorized to sign on behalf of the organization. (A separate page may be attached if necessary.) IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NOT-APPLICABLE (N/A) IN THE SPACE BELOW.

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

Assessor's Map Book, Page and Parcel (APN/APNs): Map 206, Page 4, APN 206-042-14-00

_____ ; and

Street Address (if applicable): 3995 Hibiscus Circle, Carlsbad 92008.

that I/we (full legal name of all record owners) consent to the filing of the Land Use Review Application on our property for processing by the City of Carlsbad Planning Division. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information is true and correct.

1. Name: Andrew Ma Signature: _____

   Signature: _____

   Phone Number: 2012816708 Email: andrewma13@gmail.com

   Contact Address: 3995 Hibiscus Cir, Carlsbad, CA 92008

2. Name: Marissa Rubin Signature: _____

   Phone Number: 9145232548 Email: marissa.k.rubin@gmail.com

   Contact Address: 3995 Hibiscus Cir, Carlsbad, CA 92008

NOTE: For additional names, please use a separate sheet of paper.

IMPORTANT: A Grant Deed is required if the ownership does not match city records. Ownership on the deed must correspond exactly with the ownership listed. If the owner noted on the Grant Deed does not match the person signing as Property Owner, provide paperwork documenting the person signing is authorized to sign as a Property Owner.

Whenever any excavation, fill, or other project-related improvement requires entry onto adjacent property for any reason, the Land Use Review Application shall include the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall include such consent with the application package. The application will not be deemed complete unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the City Planner. If the proposed improvements on the adjacent property change the nature of the property's development rights (or implied bundle of rights), the city might require recordation of a Covenant and Agreement for Offsite Improvements and Release of Liability as a condition of project approval.

Does the project's limits of disturbance encroach on property not owned by the Property Owner?

☐ Yes ☒ No If yes, attach adjacent owner authorization.

PART B. Owner Declarations (to be signed by Property Owner)

I/We hereby certify that I/we have read the information below and that:

1. I/We understand that it is the responsibility of the Applicant to substantiate the request through the requirements of the application.

2. I/We understand that if there is a zoning violation on the property, application review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application.

3. I/We understand that if this application is approved, I/we may be required to record a covenant with the County Recorder's Office, the form and content that is satisfactory to the City and its City Attorney, to notify future owners of the project approval and restrictions.

4. If this Land Use Review Application is approved or conditionally approved, I/we hereby certify that I/we will comply with all conditions attached to the approval action. I/We understand that the failure to comply with any conditions shall constitute grounds for the revocation or modification of the approval, permit, or other authorizations provided.

5. Prior to any use of the project site pursuant to the permit issued, all conditions of approval (if any) will be completed or secured in the manner as stated or required.

Property Owner Signature(s): _____

Name(s): Andrew Ma _____ Date: October 29, 2025 _____

PART C. Project Team Information (complete all applicable fields)

Applicant: ☐ Same as Owner ☑ Different from Owner

Name (if different from Owner): Renee Coquereau

Company or Firm: JLC Architecture

Phone Number: 619-925-0965 Email: renee@jlcarchitecture.com

Contact Address: 5111 Hawley Blvd City: San Diego State: CA Zip Code: 92116

Agent or Representative: ☑ Same as Applicant ☐ Different from Applicant ☐ N/A

Name (if different from Applicant): _____

Company or Firm: _____

Phone Number: _____ Email: _____

Contact Address: _____ City: _____ State: _____ Zip Code: _____

Other (specify Architect, Engineer, CEQA Consultant, etc.): Architect

Name: Jean-Louis Coquereau

Company or Firm: JLC Architecture

Phone Number: 619-925-0965 Email: jean-louis@jlcarchitecture.com

Contact Address: 5111 Hawley Blvd City: San Diego State: CA Zip Code: 92116

NOTE: A Letter of Authorization (LOA) from the Property Owner empowering a person or persons to act on the behalf of the Property, is required if anyone other than the Property Owner signs the Land Use Review Application as the Applicant or Agent. The authorized person (Applicant or Agent) on the LOA must correspond with the name and signature, above.

PART D. Single "Point of Contact" Designation

A single "point of contact" is an individual that handles all communications with the city and its review team for the purposes of sending and receiving application materials, information, reports, etc. The point of contact is to be the single individual elected on the Land Use Review Application form for all communications and to remain as the primary contact for all status updates relating to the Land Use Review Application.

Single Point of Contact: ☑ Applicant ☐ Property Owner ☐ Agent ☐ Other _____

PART E. Contribution Disclosure

Has the Property Owner, Applicant, or Agent had more than $900 worth of business transacted with any member of city staff, Boards, Commissions, Committees and/or Council within the past 12 months?

☐ Yes ☑ No If yes, indicate person(s): _____

NOTE: Attach additional sheets if necessary.

PART F. Applicant Declarations (to be signed by Applicant)

I hereby certify that I have read the information below and that:

1. I have carefully reviewed and prepared the application and plans in accordance with the instructions.

2. I understand that the specific information needed to initiate planning case processing corresponds to those items listed in the application form's **"Minimum Submittal Intake Requirements Checklist."** I also understand that even if the application is duly filed and accepted for intake processing, each application submitted to the Planning Division is **required** to have specified information included in the application packet **before** it is **determined to be complete**. The specific information to determine completeness is in **"Completeness Determination Requirements Checklist."**

3. The Planning Division has developed policies to help ensure that discretionary permit applications are timely processed. The Permit Streamlining Act shot clock starts on the intake date the Planning staff accepts a duly filed application.

4. I understand that once an application is determined to be complete, project or design changes that will increase the number of units, add uses that were not previously listed, substantially change the site plan, or other changes that trigger the need for additional discretionary approvals will require a new application, or the filing of other application permit types, which would restart the review "clock" and extend processing timelines.

5. I understand that upon city review, additional information, documents, reports, entitlements and fees might be required, including any referral fees. I understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances, regulations, or policies in effect at the time of the application submittal.

6. I certify that the description of the development and all the plans and supporting documentation are accurate in all material respects as of the date when made. I understand that it is my responsibility to ensure that statements and representations are not misleading. Furthermore, I agree to promptly remove, correct, or add information as needed to correct any misleading or materially inaccurate information. I understand that any misstatement or omission of the requested information or of any information subsequently requested might be

grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as deemed appropriate by the City of Carlsbad.

7. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that authorizes construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.

8. I understand that all materials submitted in connection with this application might become public record subject to inspection and copying by the public. I acknowledge and understand that the public might inspect and copy these materials and that some or all of the materials might be posted on the city website or elsewhere online, outside of the city's control.

9. I understand there are no assurances at any time, implicitly or otherwise, whether provided to me in writing or by oral communications regarding final staff recommendations to the decision-making body about this application or the determination of any decision-making body.

10. I understand that the overall design process consists of several steps, each with increasingly more detail. The planning phase is one of the first steps in the design process. A Land Use Review Application (or "planning application") consists only of a schematic design package. If the project is approved or conditionally approved, the schematic design phase is immediately followed by a design development phase (with construction drawings). Construction drawings, such grading and drainage plans, are much more comprehensive and provide additional detail, specificity, and instructions on how to build and implement the project.

    Review comments, statements, or approvals from the City of Carlsbad concerning a Land Use Review Application are based on the representations of the intent of design and construction. City comments and statements are believed to be accurate; however, such accuracy is not guaranteed when implementing the intended design solution. I understand that the approval or conditional approval of a Land Use Review Application does not replace the more thorough review of the construction drawings by the city or another agency during the design development phase; or services or recommendations provided by design professionals, such as architects, engineers, code professionals, etc. Furthermore, the approval or conditional approval of a Land Use Review Application does not relieve the Applicant of the obligation from complying with all applicable regulations, standards, policies, and guidelines applicable to the design development phase. Therefore, the ultimate design solutions required in construction drawings may differ from the project's initial schematic design.

    The approved plan set of project drawings, civil plans/grading, sections, site plans, floor plans, architectural elevations, and landscape plans shall not be altered without express authorization by the City Planner. Once a permit has been issued, the Applicant may request permit modifications. "Minor" modifications might be granted if found by the City Planner to be in substantial conformity with the approved plan set, including all exhibits and permit conditions.

Modifications beyond the scope described in the approved plan set might require submittal of an amendment to the permit and approval by the authorized review body.

11. Should any proponent of the project fail to file a timely and valid appeal of the permit within the applicable appeal period, such inaction shall be deemed to constitute acceptance of the permit by the Applicant; and agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of the issued permit or other approval.

12. As part of this application, the Applicant hereby agrees to defend, indemnify, and hold harmless the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the city, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, city, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the city for all of the city's costs, attorneys' fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The Applicant shall pay to the city upon demand any amount owed to the city pursuant to the indemnification requirements prescribed.

By signing below, I acknowledge that I have completely read, understand, and agree to the declarations above and accept all terms set forth herein.

Applicant Signature: _____

Name: Renee Coquereau Date: 10/30/25

This form must be stapled/attached to the application and shall be effective until replaced or revoked in writing.

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: **CITY OF CARLSBAD**
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: CDP 2025-0039 (DEV2025-0093) – HIBISCUS RESIDENCE

Project Location - Specific: 3995 HIBISCUS CIRCLE

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Remodel and addition to an existing nonconforming single-family residence within the appealable jurisdiction of the Coastal Zone. Project includes a 2,790 square-foot addition to a 1,302 square-foot, single-story, single-family residence. The additions include 1,141 square feet added to the first floor and 1,649 square feet added as a second floor.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Renee Coquereau, JLC Architecture

Name of Applicant: Renee Coquereau, JLC Architecture

Applicant's Address: 5111 Hawley Blvd, San Diego, CA 92116

Applicant's Telephone Number: (619) 204-9329

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(3); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
☒ Categorical Exemption - State type and section number: Class 1, Section 15301(e) Existing Facilities – Section 15301
☐ Statutory Exemptions - State code number:
☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: CEQA Section 15301 (e), allows for additions to existing structures provided that the addition will not result in as increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The project consists of the remodel and 2,790 square-foot addition to an existing structure, where all public services and facilities area available and on a site that is not environmentally sensitive.

DRAFT

Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

a. **Location**. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

   Response – Class 1 categorical exemptions are not subject to this exception.

b. **Cumulative Impact** - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

   Response – There is no evidence of successive similar projects in the area that would result in cumulative environmental impacts. The project consists of a new detached accessory dwelling unit on a property developed with a single-family home. The project will not contribute to cumulative impacts related to air quality, noise, transportation, or other environmental concerns. Therefore, this exception does not apply.

c. **Significant Effect** - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources."

   Response – There are no unusual circumstances associated with the project or project site that would have a significant impact on the environment due to the project.

d. **Scenic Highway** - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR."

   Response – Hibiscus Street is not officially designated as a state scenic highway nor are there any scenic or historic resources located onsite. Therefore, implementation of the Project will result in similar visual conditions compared with a "no project" scenario.

e. **Hazardous Waste Site** - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

   Response – A review of available records did not identify any sites which are included on any list compiled pursuant to Section 65962.4 of the Government Code.

f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Response – There is no evidence that the project site contains or is associated with any historical resources. Therefore, this exception does not apply.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their Revised 04/19 habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;

   Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)

Response – The proposed project is remodel and addition to an existing single-family residence on a developed lot, located in an established residential neighborhood. There are no sensitive plant or animal habitats located on site. While the broader area is identified in the city's Tribal, Cultural and Paleontological Resources Guidelines as having sensitivity for cultural and paleontological resources, the site itself is not associated with any known archaeological site or Tribal Cultural Resource. Therefore, the exceptions outlined in Carlsbad Municipal Code Section 19.04.070(B) do not apply.

Lead Agency Contact Person: Kyle Van Leeuwen **Telephone:** 442-339-2611

ERIC LARDY, Assistant Director of Community Development Date

Date received for filing at OPR:

DRAFT

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

CDP

GENERAL NOTES

1. All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
2. Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
3. The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
4. All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
5. Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
6. Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
7. The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
8. Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
9. Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
10. Workmanship throughout shall be of the best quality of the trade involved.
11. Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
12. Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
13. These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
14. The contractor shall protect adjacent properties and site work at all times.
15. Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
16. Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
17. The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of this job in compliance with the laws and regulations.
18. All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
19. The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
20. The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owners.

GENERAL REQUIREMENTS

1. All work to be done in accordance with local codes, laws, ordinances, CAL-OSHA, city, county, state, and national standards and safety codes including but not limited to the following:
   - 2022 California Building Code
   - 2022 California Residential Code
   - 2022 California Plumbing Code
   - 2022 California Mechanical Code
   - 2022 California Electrical Code
   - 2022 California Energy Code
   - 2022 California Green Building Code
   - 2022 California Fire Code
2. Interior finishes shall conform to the requirements of Chapter 8, Uniform Building Code.
3. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
4. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
5. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
6. STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 8" high with a ½" stroke for commercial and multi-family residential buildings. 12" high with a 1" stroke for industrial buildings.
7. Building insulation shall be certified by the manufacturer to meet the California quality standards for insulating materials.
8. All new glazing will be installed w/ certifying label attached showing the "U" value.
9. The contractor shall provide a separation or barrier between all dissimilar metals.
10. All exterior metal, including but not limited to weld plates, flashing etc., shall be primed and painted per the specification (copper shall be left unpainted, unless otherwise noted).

SYMBOLS

- A-201 / 3 — EXTERIOR ELEVATION
- 1 / A101 — BULDING SECTION
- A-401 — INTERIOR ELEVATION
- 1 / A101 SIM — DETAIL MARKER
- Name / Elevation — ELEVATION, HEIGHT
- SPOT ELEVATION, HEIGHT
- 14 — DOOR TAG
- 5 — WINDOW TAG
- 2 — SKYLIGHT TAG
- (3) A — LIGHTING FIXTURE TAG 'A' (Type), '3' (Local Count)
- 1 — REVISION (DELTA)
- HB — HOSE BIB
- Name / 12 / xx SF — ROOM TAG
- S — SMOKE ALARM
- CM — CARBON MONOXIDE ALARM
- EF — CEF — EXHAUST FAN / CONTINUOUS EXHAUST FAN W/ DUCT RUN
- 7 / 4.6' — SHEAR WALL - #, LENGTH
- FRAMING (span direction) / (framing indicator)

VICINITY MAP



CLIMATE ACTION PLAN COMPLIANCE

- Attic Insulation
- One EVSE ready parking space required

LOT COVERAGE CALCULATION

Lot=13,605.3 sq ft
Existing building area= 1,758 sq ft
Proposed addition area= 2,474 sq ft
Total lot coverage:1,758+2,474= 4,232 sq ft
Percent lot coverage: (4,232 / 13,605.3) x100 = 31.1%

EASEMENT NOTE

Easement granted to Southern California Telephone Company is not-plottable due to lack of physical desciption. Easement information:
Purpose: Public Utilities and Incidental Purposes
Recording Date: April 12, 1934
Recording No.: Book 287, Page 115 Official Records

PROJECT SCOPE

Coastal Development Permit application for an Addition and Remodel of an existing 1,743 SF single family residence.

- 1,141 SF 1st floor addition
- 1,649 SF 2nd Floor addition
- Proposed Attached ADU under separate permit CDP2025-0043. Area on plans for reference only.

PROJECT DATA

Project Number	- CDP2025-0039
Application Type	- Coastal Development Permit
Address	- 3995 Hibiscus Circle, Carlsbad CA 92008
APN	- 206-042-14-00
Legal Description	- Lot 9, Bali Hai Terrace, In the City of Carlsbad, County of San Diego, State of California, According to the Map Thereof No. 4751, Filed in the Office of the Recorder of San Diego County on April 21, 1981.
Base Zone	- R-1
Net Lot Area	- **13605.3 SF**
Max Lot Coverage	- 40% (5,442 sf)
Proposed Lot Coverage	- 31% (4,232 sf)
Use	- Single Family Residential
Occupancy	- R3
Construction Type	- VB
# of Stories	- 2
Structure Height	- 26'-2 1/4"
Front Setback	- 21'
Rear Setback	- 2x side setback (11,9')
Side Setback	- 10% of lot width (5.9')
Fire Sprinklers	- None Existing
Year Built (Original)	- 1962

GROSS BUILDING AREA - EXISTING

Area Name	Area	Comments
(E) Garage	441 SF	.
(E) SFR	866 SF	.
(E) SFR to be converted to ADU	436 SF	.
Grand total	1743 SF	

GROSS BUILDING AREA - PROPOSED

Area Name	Area	Comments
(E) Garage	441 SF	.
(E) SFR	866 SF	.
(E) SFR to be converted to ADU	436 SF	.
(N) 2nd Floor Addition	1649 SF	
(N) ADU Addition	443 SF	.
(N) Exterior covered patio	762 SF	
(N) Pantry	70 SF	
(N) SFR 1st Floor Entry Addition	132 SF	
(N) SFR 1st Floor Rear Addition	939 SF	
Grand total	5737 SF	

ADDITIONAL EXTERIOR AREAS

Area Name	Area	Comments
2nd Level Balcony	193 SF	

DIRECTORY

OWNER
Marissa Rubin and Andrew Ma
3995 Hibiscus Circle
Carlsbad CA 92008
(914) 523-2548
marissa.k.rubin@gmail.com
Andrewma13@gmail.com

ARCHITECT
JLC Architecture
contact: Renee Coquereau
5111 Hawley Blvd
San Diego, CA 92116
(619) 925-0965
renee@jlcarchitecture.com

SURVEY
Terwilliger
contact: Thomas Terwilliger
14 Monarch Bay Plaza, #231
Dana Point, CA 92629
(310) 666-2510
thomas@terwilligerlse.com

SOILS
East Country Soil Consultation and Engineering, Inc.
contact: Mamadou Saliou Diallo
10925 Hartley Rd. Suite I
Santee, CA 92071
(619) 258-7901

SHEET INDEX

GENERAL

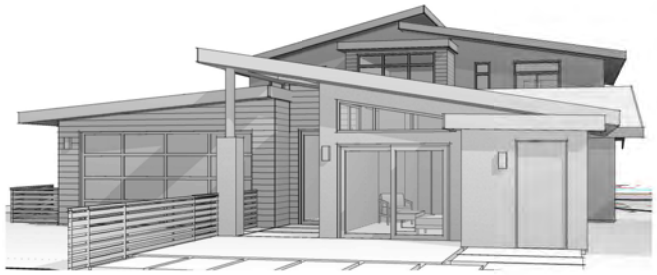
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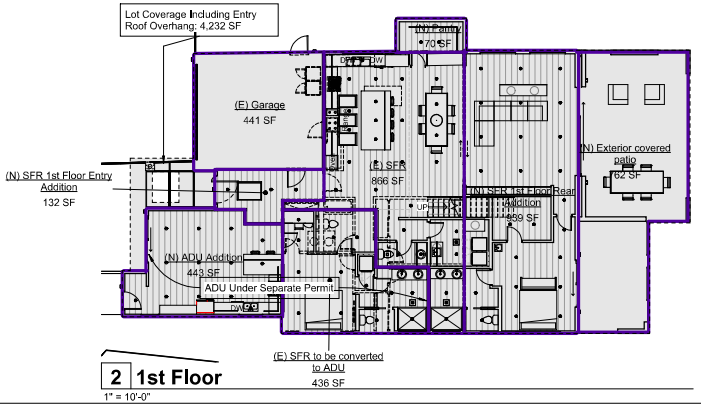
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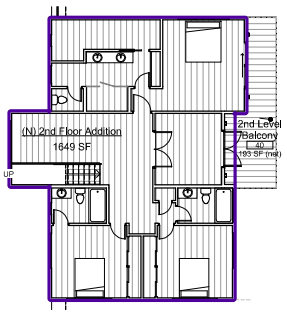
4 sheets	Survey of Existing Conditions

ARCHITECTURE

A001	Existing & New Site Plans
A002	Grading Plan
A101	(E) Plans
A102	(N) 1st Floorplan
A103	(N) 2nd Floorplan
A104	(N) Roof Plan
A201	Elevations
A202	Elevations
A203	Elevations
A301	Sections







Hibiscus Addition
3995 Hibiscus Circle, Carlsbad CA 92008

No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

General Project Information

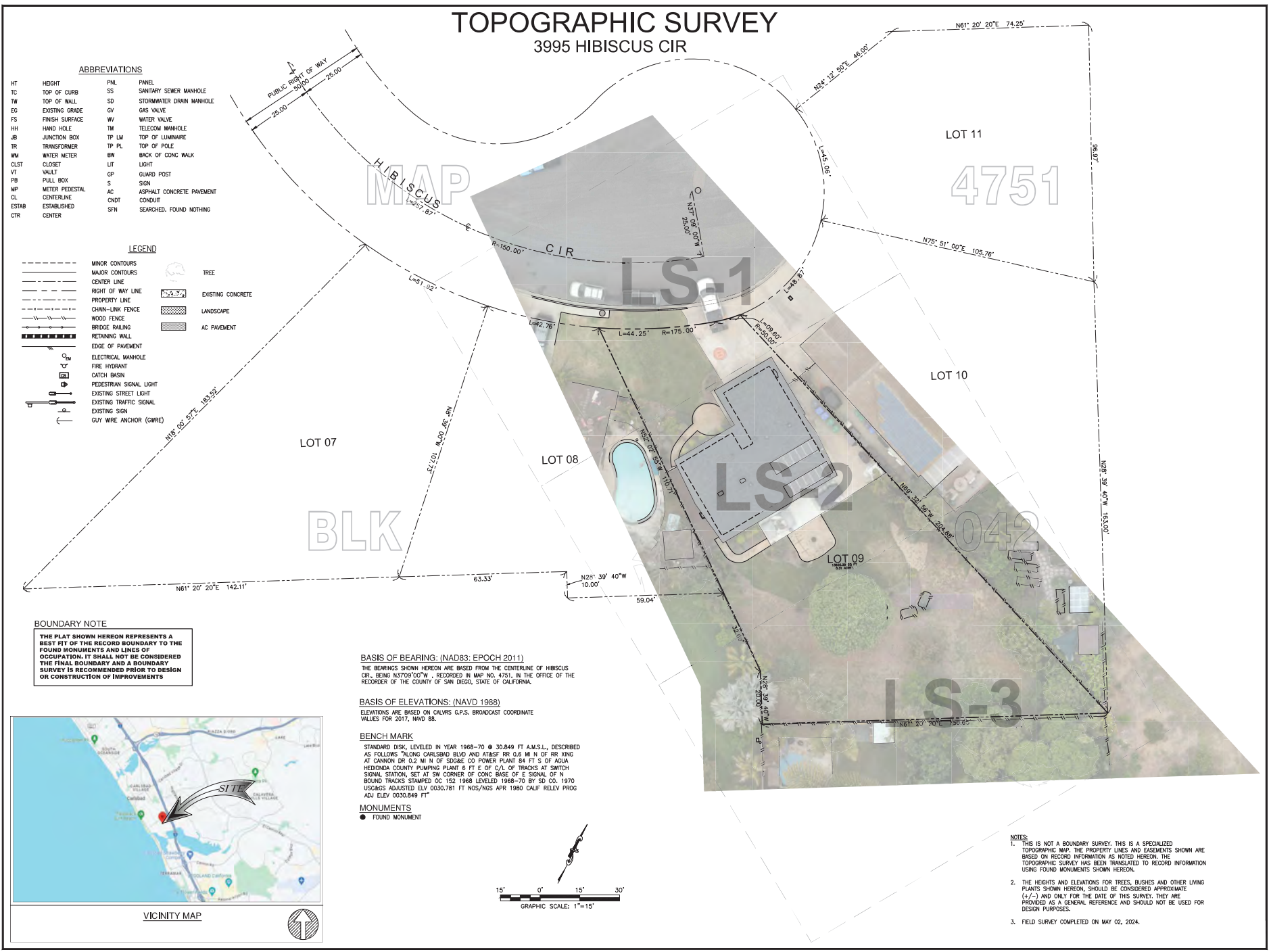
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These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

TOPOGRAPHIC SURVEY

3995 HIBISCUS CIR



TERWILLIGER
LAND SURVEY ENGINEERS
74 SCHOONER DRIVE, EL CAJON, 92020
DIANA POINT, CA 92629
(619)995-2510

REV	DATE	DESCRIPTION

ISSUED DATE:
MAY 20, 2024

ISSUED FOR:
TOPOGRAPHIC SURVEY

LICENSURE:
LICENSED LAND SURVEYOR
THOMAS TERWILLIGER
L.S. 9091
Exp. 3/31/26
STATE OF CALIFORNIA

PROJECT INFORMATION:
3995 HIBISCUS CIR
3995 Hibiscus Cir.,
Carlsbad, CA 92008

DRAWN BY:	GTG
CHECKED BY:	TMT

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
COVER

TOPOGRAPHIC SURVEY

3995 HIBISCUS CIR



VICINITY MAP

LEGEND

- MINOR CONTOURS
- MAJOR CONTOURS
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- BRIDGE RAILING
- RETAINING WALL
- EDGE OF PAVEMENT
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- PEDESTRIAN SIGNAL LIGHT
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- GUY WIRE ANCHOR (GWRE)
- TREE
- EXISTING CONCRETE
- LANDSCAPE
- AC PAVEMENT

ABBREVIATIONS

HT	HEIGHT	PNL	PANEL
TC	TOP OF CURB	SS	SANITARY SEWER MANHOLE
TW	TOP OF WALL	SD	STORMWATER DRAIN MANHOLE
EG	EXISTING GRADE	GV	GAS VALVE
FS	FINISH SURFACE	WV	WATER VALVE
HH	HAND HOLE	TM	TELECOM MANHOLE
JB	JUNCTION BOX	TP LM	TOP OF LUMINARE
TR	TRANSFORMER	TP PL	TOP OF POLE
WM	WATER METER	BW	BACK OF CONC WALK
CLST	CLOSET	LIT	LIGHT
VT	VAULT	GP	GUARD POST
PB	PULL BOX	S	SIGN
MP	METER PEDESTAL	AC	ASPHALT CONCRETE PAVEMENT
CL	CENTERLINE	CNDT	CONDUIT
ESTAB	ESTABLISHED	SFN	SEARCHED. FOUND NOTHING
CTR	CENTER		

BASIS OF BEARING: (NAD83: EPOCH 2011)

THE BEARINGS SHOWN HEREON ARE BASED FROM THE CENTERLINE OF HIBISCUS CIR., BEING N37°09'00"W , RECORDED IN MAP NO. 4751, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BASIS OF ELEVATIONS: (NAVD 1988)

ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

BENCH MARK

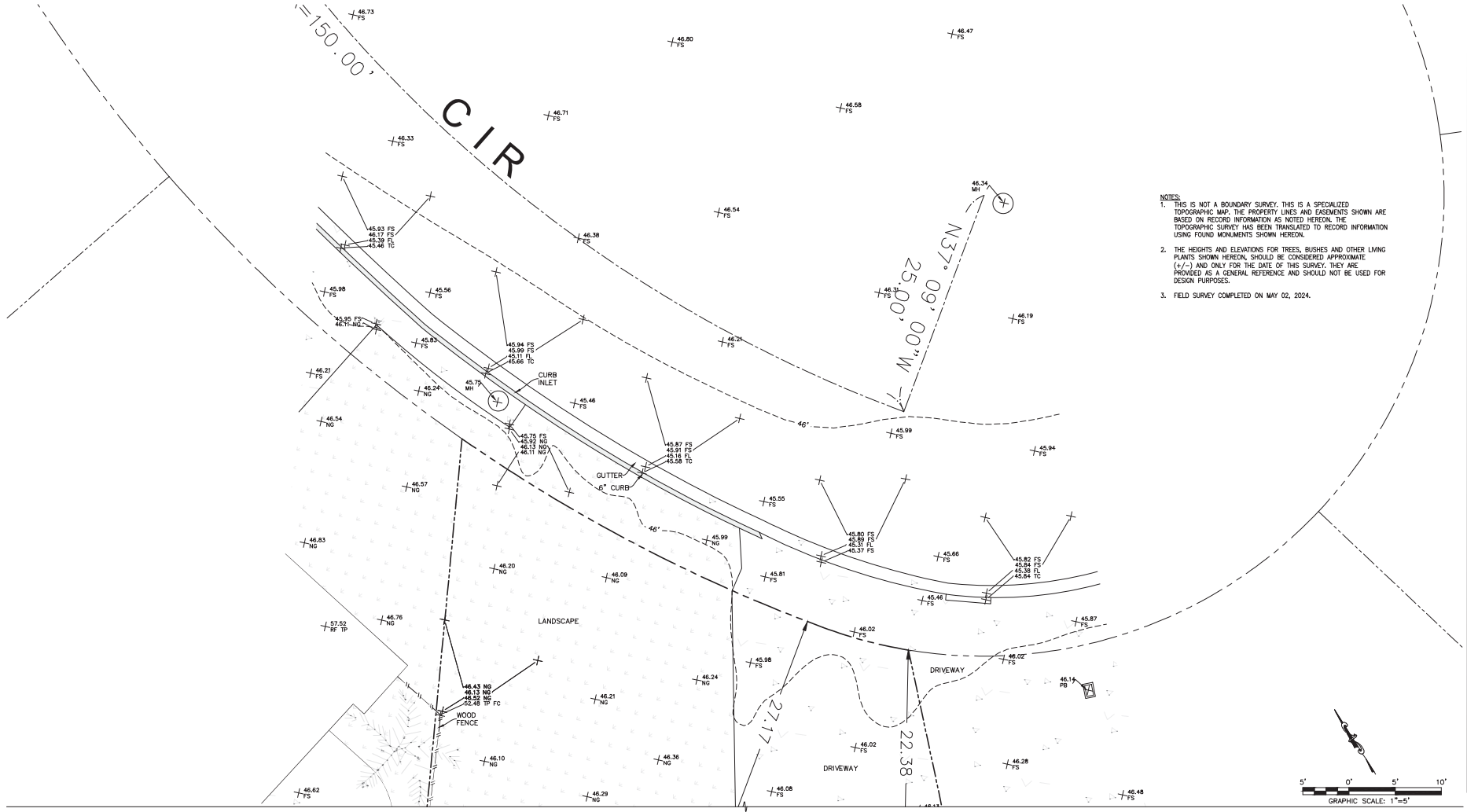
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MONUMENTS

● FOUND MONUMENT

DATA NOTE

AREAS OF HEAVY VEGETATIVE OBSTRUCTION CAN BE DISRUPTIVE TO THE COLLECTION OF SURVEY DATA, ELEVATIONS WITHIN SUCH AREAS MAY CONTAIN ARTIFACTS AND ARE FOR THAT REASON TO BE CONSIDERED APPROXIMATE, ADDITIONAL STRUCTURES MAY BE PRESENT WITHIN THESE AREAS.



NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON RECORD INFORMATION AS NOTED HEREON. THE TOPOGRAPHIC SURVEY HAS BEEN TRANSLATED TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
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3. FIELD SURVEY COMPLETED ON MAY 02, 2024.

SEE SHEET LS-3 – MATCHLINE

TERWILLIGER
LAND SURVEY ENGINEERS
74 MONARCH BAY PLAZA, #201
DANA POINT, CA 92629
310.995.2510

REV	DATE	DESCRIPTION

ISSUED DATE: MAY 20, 2024

ISSUED FOR: TOPOGRAPHIC SURVEY

LICENSURE:

LICENSED LAND SURVEYOR
THOMAS TERWILLIGER
L.S. 9091
Exp. 3/31/26
STATE OF CALIFORNIA

PROJECT INFORMATION:

3995 HIBISCUS CIR
3995 Hibiscus Cir.,
Carlsbad, CA 92008

DRAWN BY:	GTG
CHECKED BY:	TMT

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: **LS-1**

TOPOGRAPHIC SURVEY

3995 HIBISCUS CIR



VICINITY MAP

LEGEND

- MINOR CONTOURS
- MAJOR CONTOURS
- CENTER LINE
- RIGHT OF WAY LINE
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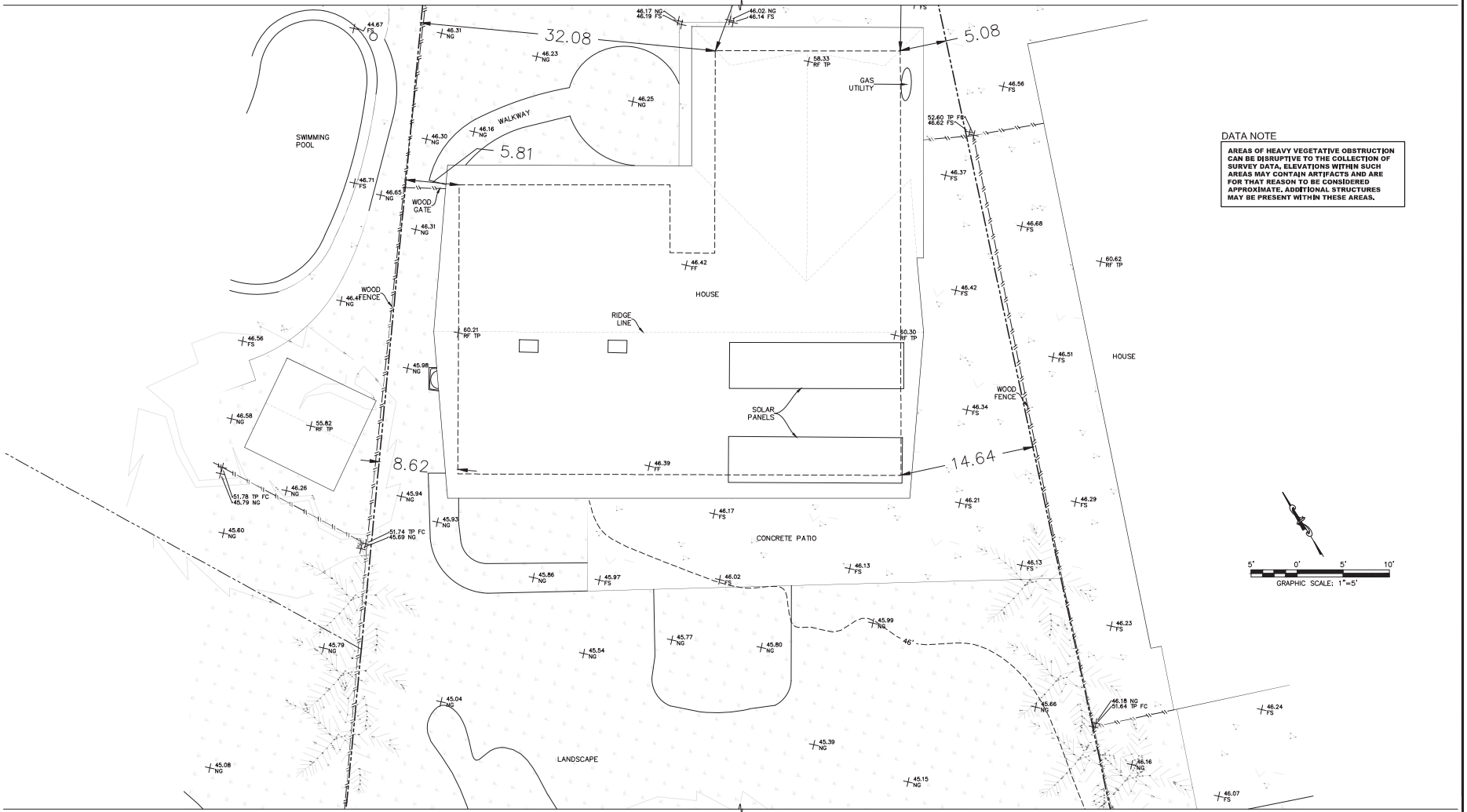
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3. FIELD SURVEY COMPLETED ON MAY 02, 2024.

SEE SHEET LS-1 – MATCHLINE



DATA NOTE

AREAS OF HEAVY VEGETATIVE OBSTRUCTION CAN BE DISRUPTIVE TO THE COLLECTION OF SURVEY DATA, ELEVATIONS WITHIN SUCH AREAS MAY CONTAIN ARTIFACTS AND ARE FOR THAT REASON TO BE CONSIDERED APPROXIMATE. ADDITIONAL STRUCTURES MAY BE PRESENT WITHIN THESE AREAS.

5' 0' 5' 10'

GRAPHIC SCALE: 1"=5'

SEE SHEET LS-3 – MATCHLINE

TERWILLIGER
LAND SURVEY ENGINEERS
74 SCHOONER DRIVE, EL CAJON, 92020
CARLSBAD, CA 92013
(619)992-2510

REV	DATE	DESCRIPTION

ISSUED DATE: MAY 20, 2024

ISSUED FOR: TOPOGRAPHIC SURVEY

LICENSURE:

LICENSED LAND SURVEYOR
THOMAS TERWILLIGER
L.S. 9091
Exp. 3/31/26
STATE OF CALIFORNIA

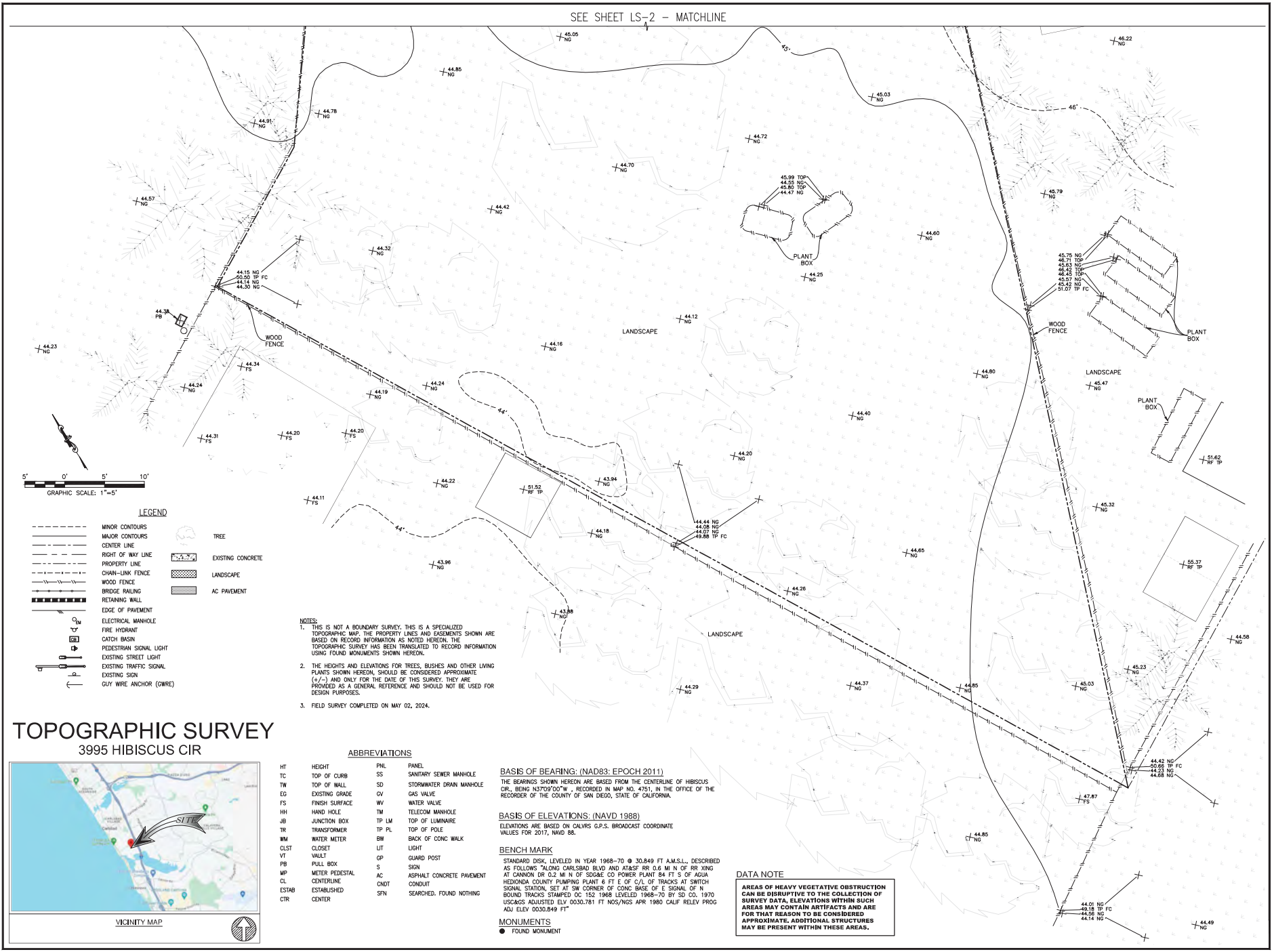
PROJECT INFORMATION:

3995 HIBISCUS CIR
3995 Hibiscus Cir.,
Carlsbad, CA 92008

DRAWN BY:	GTG
CHECKED BY:	TMT

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: **LS-2**



LEGEND

- MINOR CONTOURS
- MAJOR CONTOURS
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- BRIDGE RAILING
- RETAINING WALL
- EDGE OF PAVEMENT
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- PEDESTRIAN SIGNAL LIGHT
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- GUY WIRE ANCHOR (GWRE)
- TREE
- EXISTING CONCRETE
- LANDSCAPE
- AC PAVEMENT

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON RECORD INFORMATION AS NOTED HEREON. THE TOPOGRAPHIC SURVEY HAS BEEN TRANSLATED TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON MAY 02, 2024.

TOPOGRAPHIC SURVEY

3995 HIBISCUS CIR

VICINITY MAP

ABBREVIATIONS

HT	HEIGHT	PNL	PANEL
TC	TOP OF CURB	SS	SANITARY SEWER MANHOLE
TW	TOP OF WALL	SD	STORMWATER DRAIN MANHOLE
EG	EXISTING GRADE	GV	GAS VALVE
FS	FINISH SURFACE	WV	WATER VALVE
HH	HAND HOLE	TM	TELECOM MANHOLE
JB	JUNCTION BOX	TP LM	TOP OF LUMINAIRE
TR	TRANSFORMER	TP PL	TOP OF POLE
WM	WATER METER	BW	BACK OF CONC WALK
CLST	CLOSET	LT	LIGHT
VT	VAULT	GP	GUARD POST
PB	PULL BOX	S	SIGN
MP	METER PEDESTAL	AC	ASPHALT CONCRETE PAVEMENT
CL	CENTERLINE	CNDT	CONDUIT
ESTAB	ESTABLISHED	SFN	SEARCHED. FOUND NOTHING
CTR	CENTER		

BASIS OF BEARING: (NAD83: EPOCH 2011)

THE BEARINGS SHOWN HEREON ARE BASED FROM THE CENTERLINE OF HIBISCUS CIR., BEING N37°09'00"W , RECORDED IN MAP NO. 4751, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BASIS OF ELEVATIONS: (NAVD 1988)

ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

BENCH MARK

STANDARD DISK, LEVELED IN YEAR 1968-70 @ 30.849 FT A.M.S.L., DESCRIBED AS FOLLOWS "ALONG CARLSBAD BLVD AND AT&SF RR 0.6 MI N OF RR XING AT CANNON DR 0.2 MI N OF SDG&E CO POWER PLANT 84 FT S OF AGUA HEDIONDA COUNTY PUMPING PLANT 6 FT E OF C/L OF TRACKS AT SWITCH SIGNAL STATION, SET AT SW CORNER OF CONC BASE OF E SIGNAL OF N BOUND TRACKS STAMPED OC 152 1968 LEVELED 1968-70 BY SD CO. 1970 USC&GS ADJUSTED ELV 0030.781 FT NOS/NGS APR 1980 CALIF RELEV PROG ADJ ELEV 0030.849 FT"

MONUMENTS

● FOUND MONUMENT

DATA NOTE

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TERWILLIGER
LAND SURVEY ENGINEERS

REV	DATE	DESCRIPTION

ISSUED DATE: MAY 20, 2024

ISSUED FOR: TOPOGRAPHIC SURVEY

LICENSURE: LICENSED LAND SURVEYOR THOMAS TERWILLIGER L.S. 9091 Exp. 3/31/26 STATE OF CALIFORNIA

PROJECT INFORMATION:
3995 HIBISCUS CIR
3995 Hibiscus Cir.,
Carlsbad, CA 92008

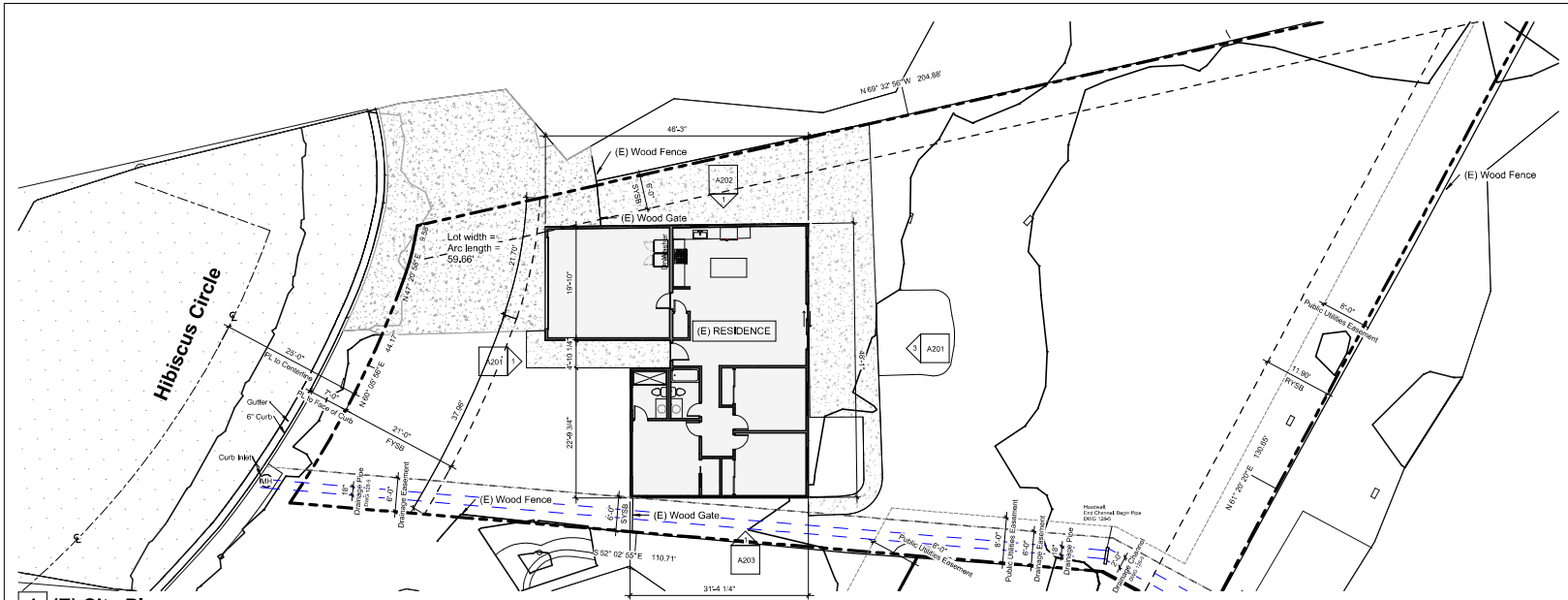
DRAWN BY: GTG
CHECKED BY: TMT

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: LS-3

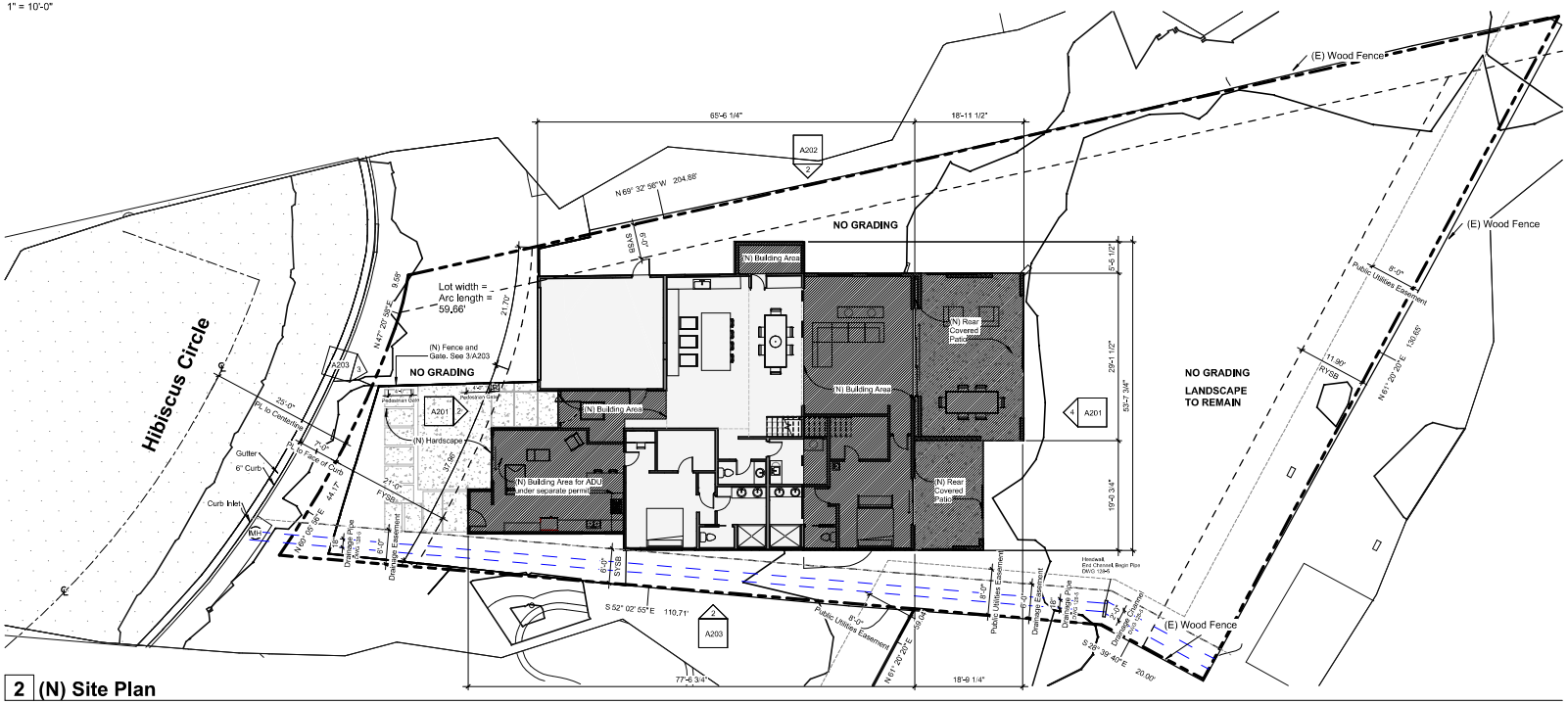
PROJECT#
CDP2025-0039

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



1 (E) Site Plan
1" = 10'-0"

NOT-PLOTTABLE EASEMENT DUE TO LACK OF PHYSICAL DESCRIPTION:
Granted to: Southern California Telephone Company
Purpose: Public Utilities and Incidental Purposes
Recording Date: April 12, 1934
Recording No.: Book 287, Page 115 Official Records



2 (N) Site Plan
1" = 10'-0"

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337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarchitecture.com
(858) 436-7777

LICENSED ARCHITECT
No. C22938
REN. 7/31/2027
STATE OF CALIFORNIA

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

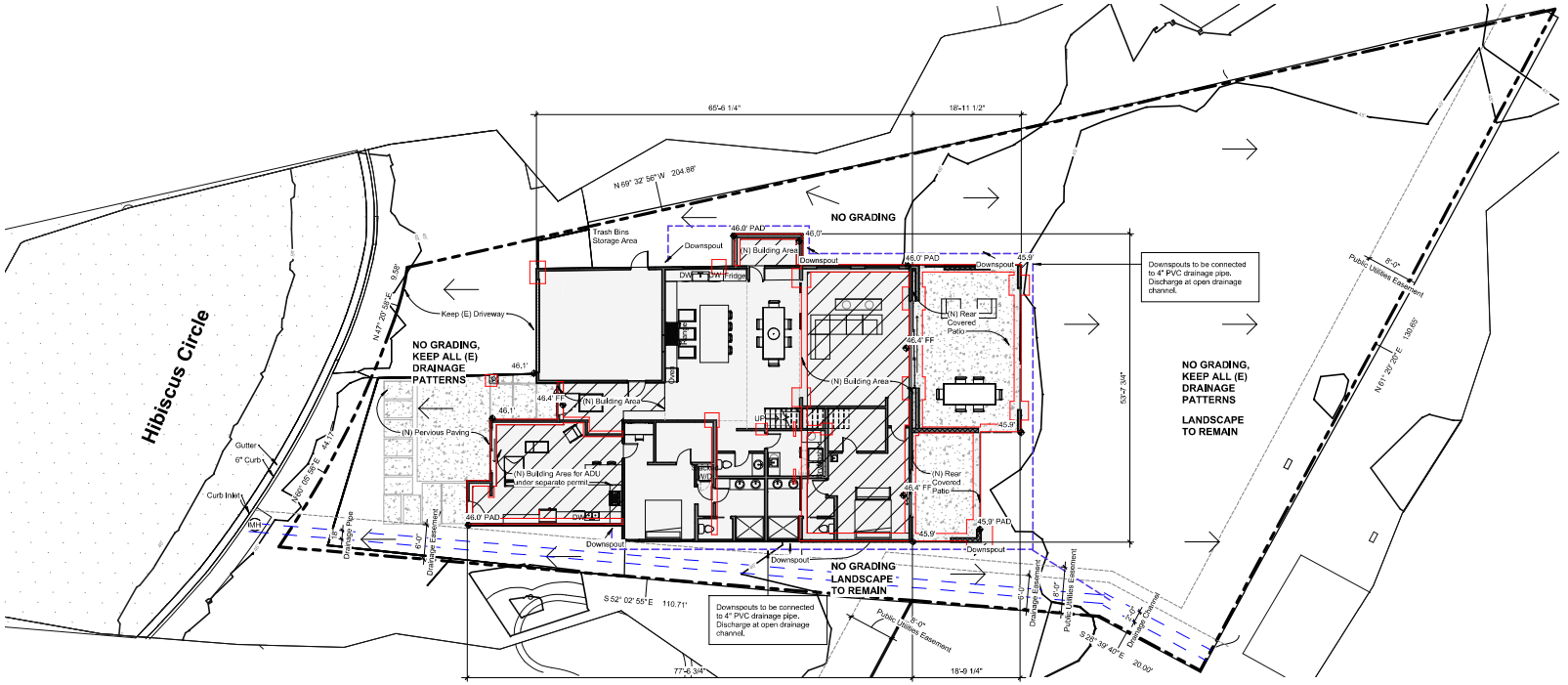
Existing & New Site Plans

A001

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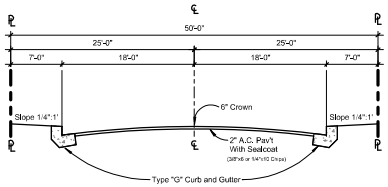
PROJECT#
CDP2025-0039

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



1 (N) Grading Plan

1" = 10'-0"



2 Typ. Section 50' Interior Street - Hibiscus Circle

Not to Scale - Per DWG 128-5

DRAINAGE NOTES:

- **Finished grades should slope at least 2% away from buildings and along drainage swales**
- **All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system**

Symbol Legend

Site Drainage

(N) Footings

Grading / Impervious Notes

AREA CALCULATIONS

Total Disturbed Area	1,983 SF
Existing Impervious Area	3,567 SF
Proposed Impervious Area	2,051 SF
Total Impervious Area	5,618 SF

EARTHWORK QUANTITIES

Cut Quantities	99 CY
Fill Quantities	101 CY
Import/Export	2 CY Import
Max Cut Depth	2.6'
Max Fill Depth	2.0'

NOTE: All cut/fill quantities for new footings only. See Symbol Legend for footing locations.

project north

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

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Drawn by	RC
Checked by	JLC
Purpose	CDP

Grading Plan

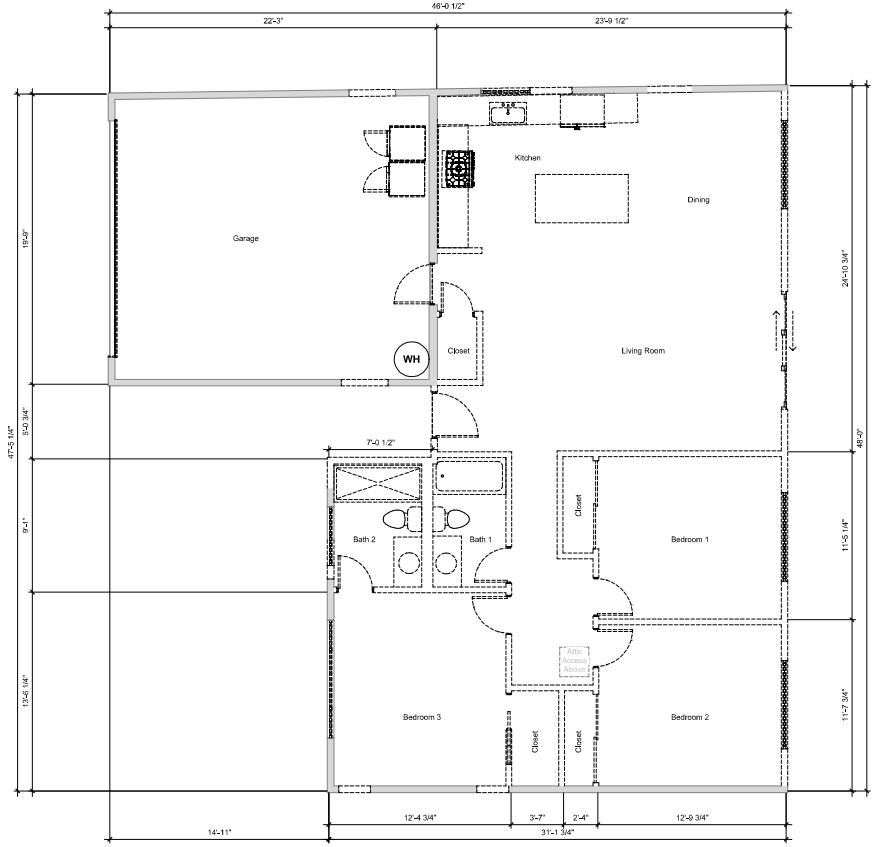
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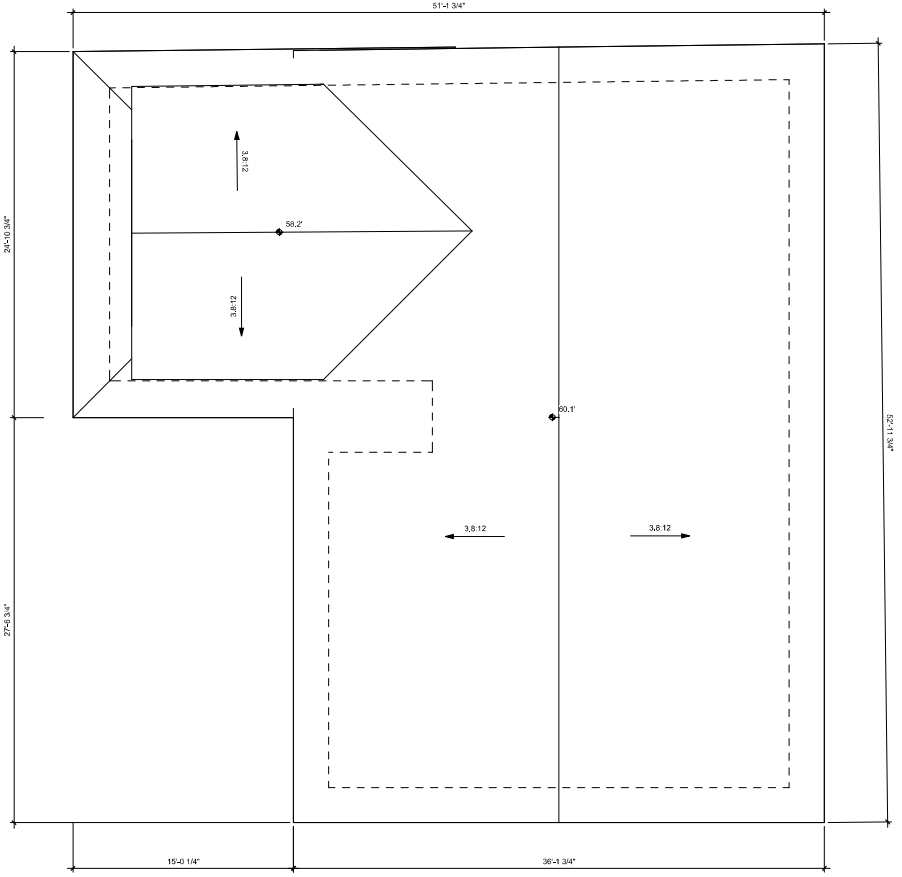
PROJECT#
CDP2025-0039

WALL TYPE LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS
  NOTE: HATCH PATTERN AND WIDTH WILL VARY BASED ON SPECIFIC WALL TYPE



1 (E) Floorplan
1/4" = 1'-0"



2 (E) Roof
1/4" = 1'-0"

project north

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

(E) Plans

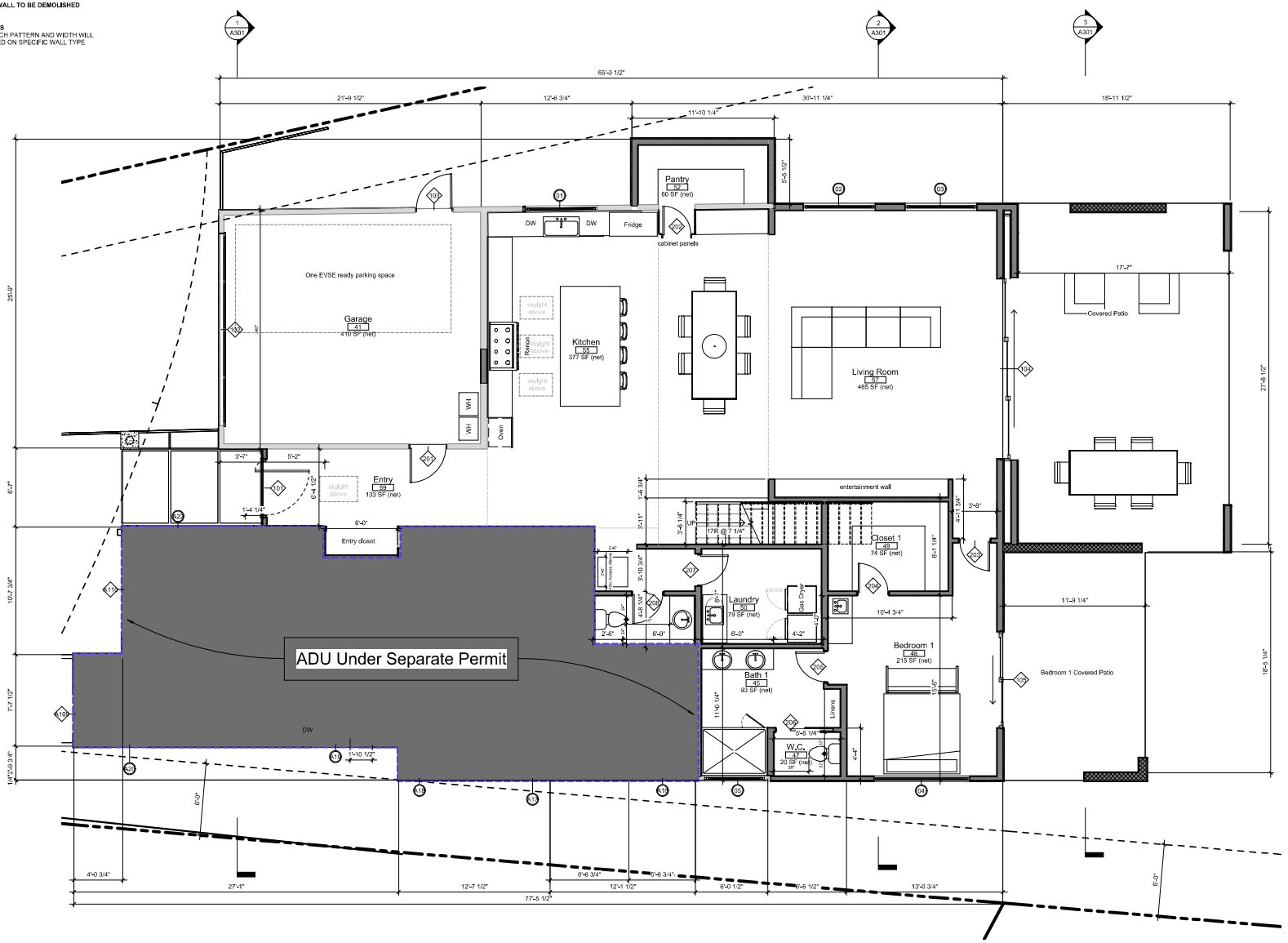
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PROJECT#
CDP2025-0039

WALL TYPE LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS
  NOTE: HATCH PATTERN AND WIDTH WILL VARY BASED ON SPECIFIC WALL TYPE



1 (N) 1st Floor
1/4" = 1'-0"

project north

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Solana Beach, CA 92075
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(858) 436-7777

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

(N) 1st Floorplan

A102

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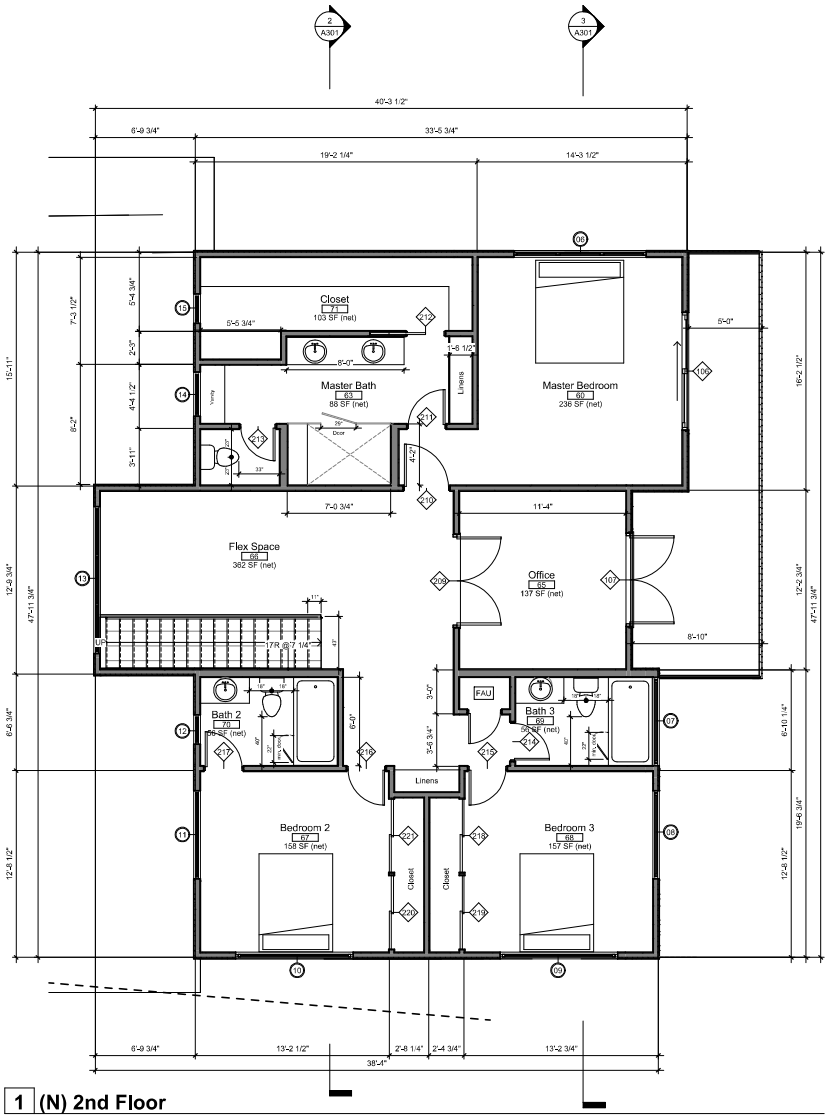
PROJECT#
CDP2025-0039

WALL TYPE LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALLS
NOTE: HATCH PATTERN AND WIDTH WILL VARY BASED ON SPECIFIC WALL TYPE



1 (N) 2nd Floor
1/4" = 1'-0"

project north

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

No.	Description	Date

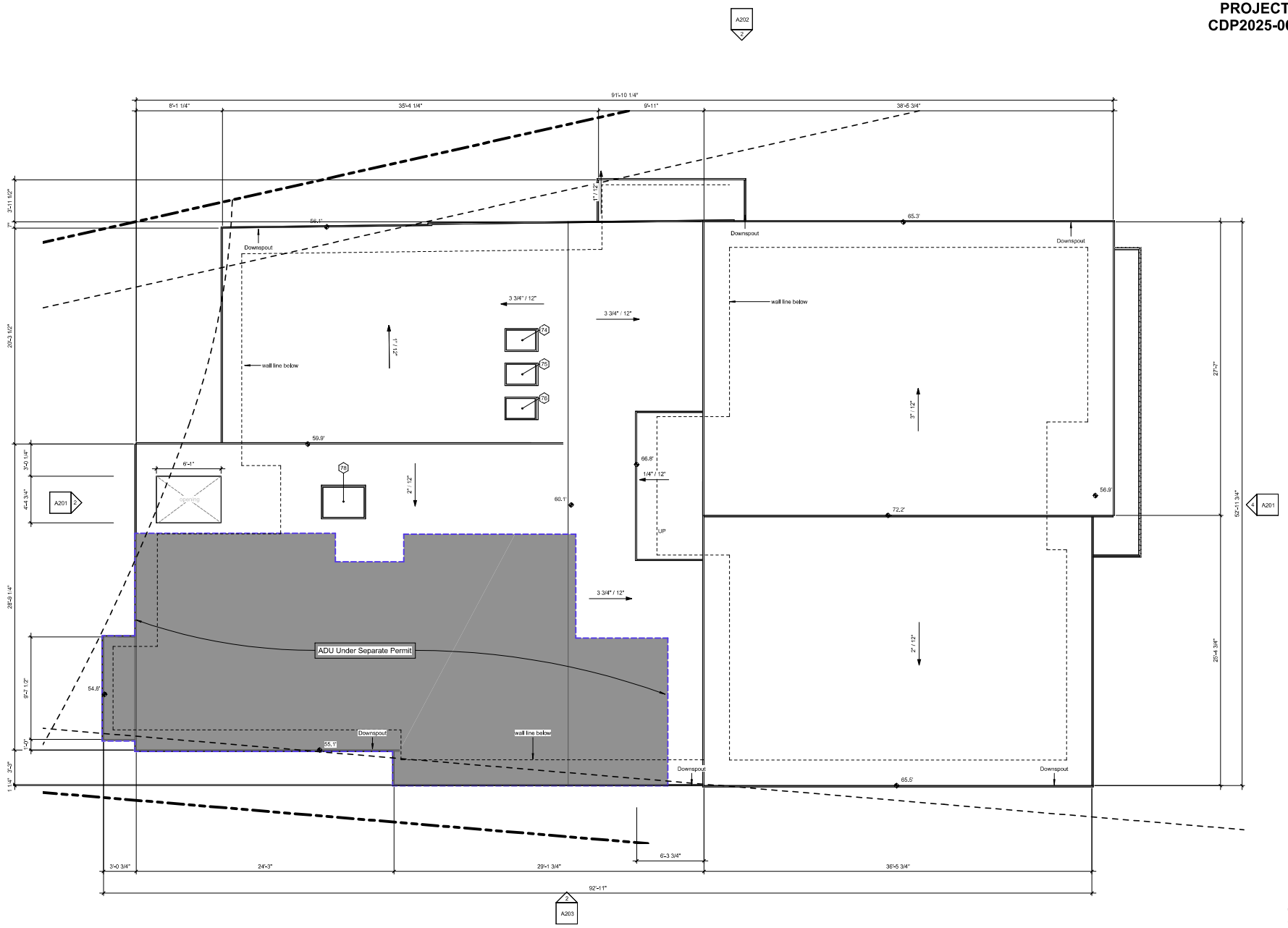
Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

(N) 2nd Floorplan

A103

Export Date: 2/6/2026 1:26:12 PM

PROJECT#
CDP2025-0039



1 (N) Roof Plan
1/4" = 1'-0"

project north

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No.	Description	Date

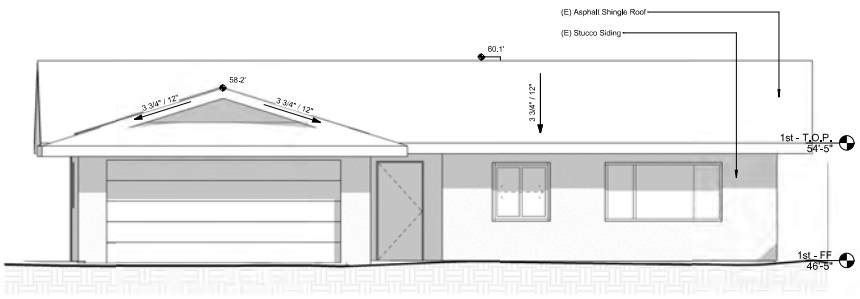
Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

(N) Roof Plan

A104

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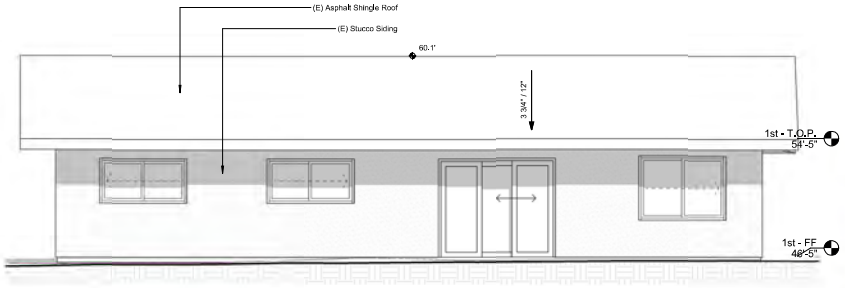
PROJECT#
CDP2025-0039



1 (E) N-W Elevation
1/4" = 1'-0"



2 (N) N-W Elevation
1/4" = 1'-0"



3 (E) S-E Elevation
1/4" = 1'-0"



4 (N) S-E Elevation
1/4" = 1'-0"

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Hibiscus Addition

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No.	Description	Date

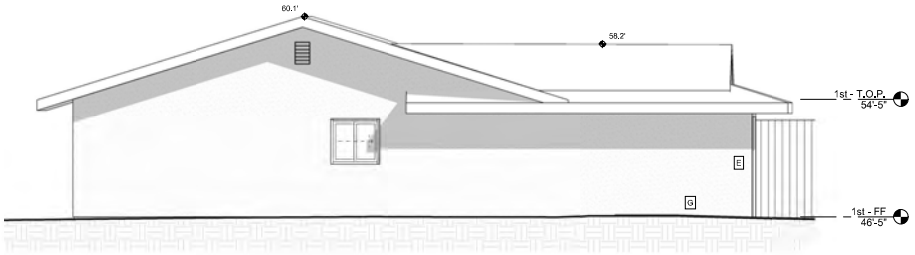
Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

Elevations

A201

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PROJECT#
CDP2025-0039



1 (E) N-E Elevation
1/4" = 1'-0"



2 (N) N-E Elevation
1/4" = 1'-0"

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Hibiscus Addition

3995 Hibiscus Circle, Carlsbad CA 92008

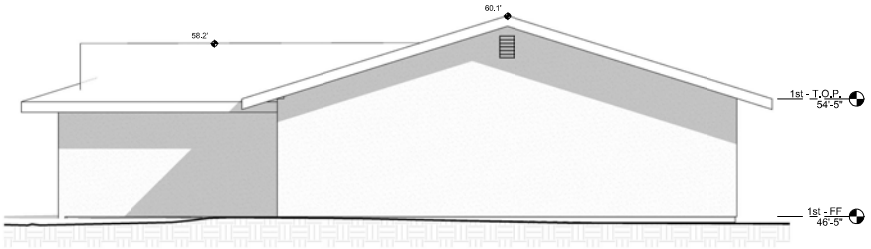
No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

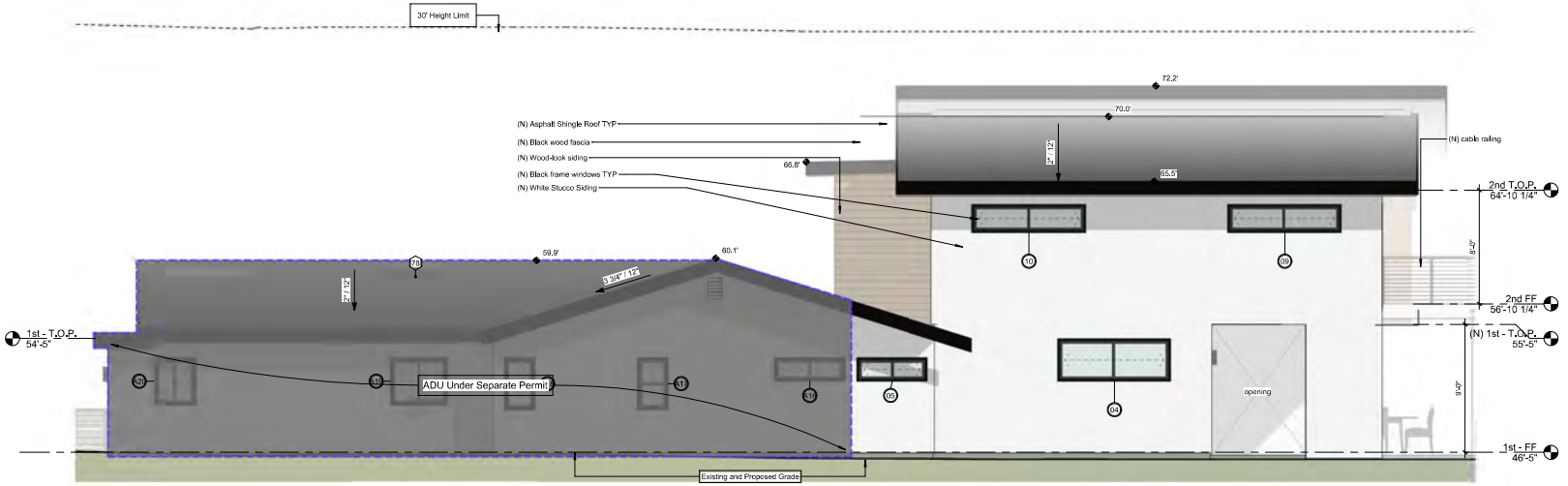
Elevations

A202

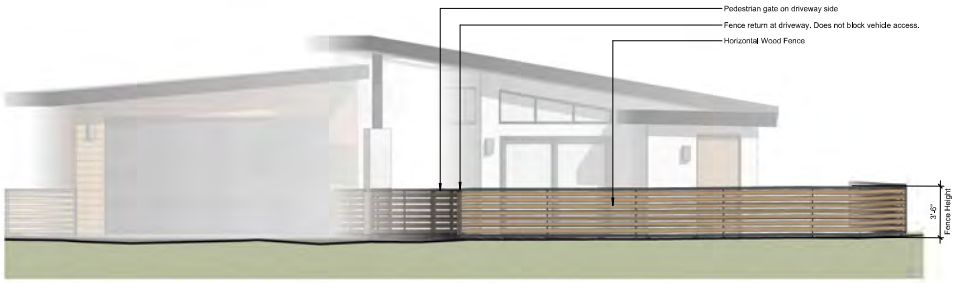
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1 (E) S-W Elevation
1/4" = 1'-0"



2 (N) S-W Elevation
1/4" = 1'-0"



3 Front Fence Elevation
1/4" = 1'-0"

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Hibiscus Addition

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No.	Description	Date

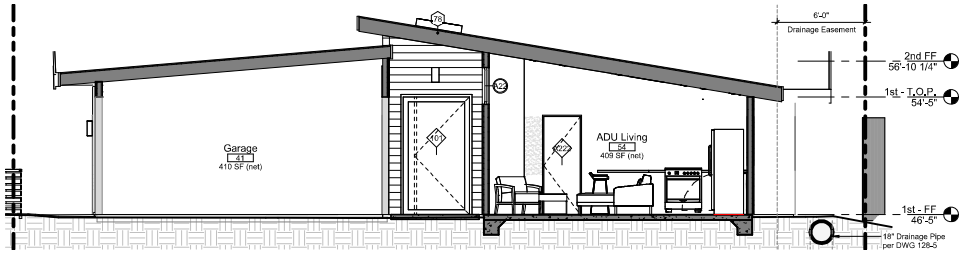
Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

Elevations

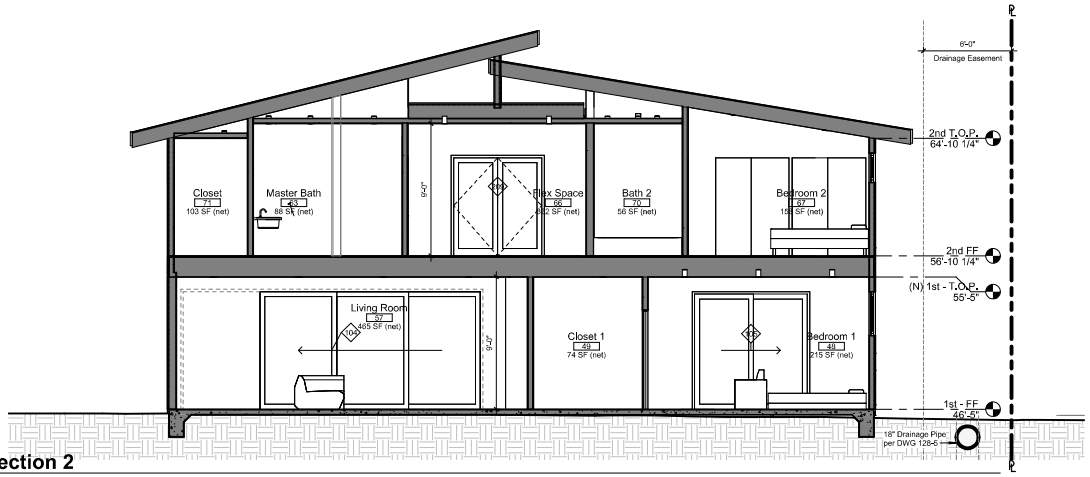
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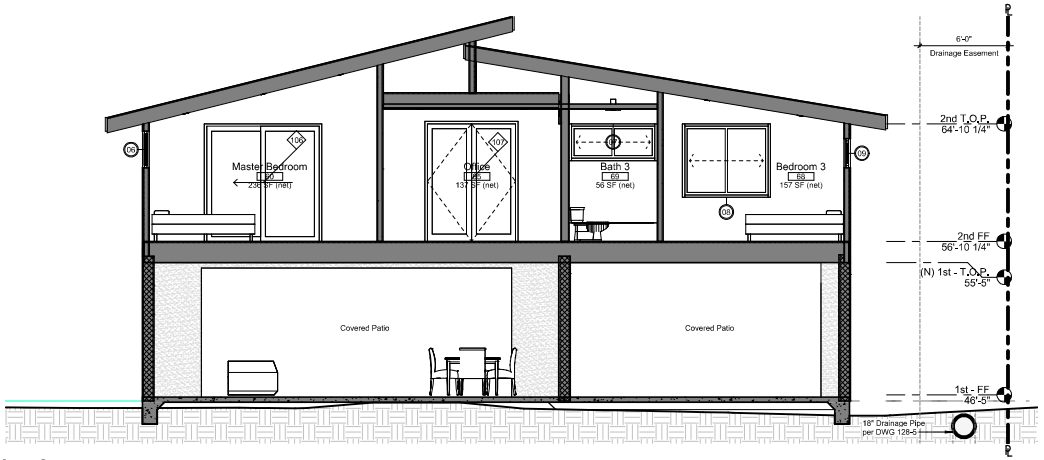
PROJECT#
CDP2025-0039



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

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Hibiscus Addition

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No.	Description	Date

Project #	CDP2025-0039
Drawn by	RC
Checked by	JLC
Purpose	CDP

Sections

A301

Export Date: 2/9/2026 1:28:36 PM

PLANNING COMMISSION

Staff Report

Meeting Date:	July 1, 2026	Item 2
To:	Planning Commission	
Staff Contact:	Kyle Van Leeuwen, Associate Planner, 442-339-2611, kyle.vanleeuwen@carlsbadca.gov	
Subject:	4407 Park Dr. - Construction of a New Single-Family Residence	
Location:	4407 Park Dr. / APN: 206-192-48-00/ District 1	
Case Numbers:	CDP2025-0016/HMP2025-0003 (DEV2025-0004)	
Applicant/Representative:	Deborah Shewaga, 760-560-6773, deborah@sandiegoarchitects.com	
CEQA Determination:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:	
Permit Type(s):	☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA ☒ Other: Habitat Management Plan Permit	
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)	

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** a CEQA Exemption Determination, Coastal Development Permit, CDP2025-0016, and Habitat Management Plan Permit, HMP2025-0003, to allow for the construction of a new 5,317 square foot, two-story single-family residence at 4407 Park Dr. based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The 0.839-acre (36,525 square feet) project site is located at 4407 Park Dr., south of Hillside Drive and north of Agua Hedionda lagoon, as shown on the attached location map (see Exhibit 2). The development area was previously graded flat with the subdivision, with the rear (west) half of the site containing natural slope that is held in an open space easement. The surrounding neighborhood is developed with one- and two-story single-family residences. The property is zoned One-Family Residential (R-1-1500) and has a General Plan Land Use designation of R-4, which allows for 0-4 dwelling units per acre. It is located within the Mello II Segment of the Local Coastal Program and is not within the appealable jurisdiction of the Coastal Zone.

Site Map



Table “A” below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibit 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	R-4, Residential (0-4 units per acre)	One-family Residential, 15,000 sq. ft. min. lot size (R-1-15,000)	Vacant, graded pad (east half). Natural slope/open space (west half)
North	R-4, Residential	R-1-15,000	Single-family residence
South	R-4, Residential	R-1-15,000	Single-family residence
East	R-4, Residential	R-1-15,000	Single-family residence
West	R-4, Residential	R-1-15,000	Single-family residence

General Plan Designation



Zoning Designation



Proposed Project

Proposed Residential Construction: The project consists of constructing a new 5,317-square-foot two-story single-family residence with two attached garages (a two-car garage and one-car garage). The structure proposes a pitched roof and is 28 feet, three inches, in height. Exterior improvements include a driveway, retaining walls, and landscaping.

The project proposes a modern architectural style that is commonly seen in southern California coastal communities. The building is finished with smooth stucco, stone veneer, and vertical composite cladding, with black fascia and windows and asphalt-single roof. The design includes a consistent application of materials and architectural features aligned with the project’s style and is intended to integrate with the surrounding residential context.

Proposed Habitat Protection: The project site includes an open space easement on the western portion (approximately half) of the parcel, which will not be impacted by the project. This portion of the site consists of natural slopes and natural habitat, but is not included in the Habitat Management Plan as a hardline conservation area or standards area. The project has been designed to comply with both requirements for a 20-foot habitat buffer zone and 60-foot fuel modification zone, which are appliable to projects adjacent to natural vegetation. A Biological Resources Technical Report was submitted by the applicant, which concluded that no impacts are expected to occur to special-status plant or wildlife species, critical habitat, wildlife movement corridors, conservation easements, or aquatic resources. The report also recommends measures for biological resource avoidance and impact minimization, which the project is conditioned to observe.

Proposed Grading: Estimated grading quantities include 92.95 cubic yards cut and 153.1 cubic yards fill (60.15 CY import). A grading permit will be required for this project.

Public Outreach & Comment

Public notice of the proposed Project was mailed on June 18, 2026, to property owners within 600 feet of the subject property and all residents within 100 feet. A Draft Notice of Exemption (CEQA) was posted on the city's website, and an email was distributed to interested individuals on Jun 1, 2026

The project is also subject to City Council Policy No. 84 (Development Project Public Involvement Policy). As such, a notice of application was sent, by the applicant, to surrounding property owners and a notice placed on the site informing neighbors of their application. The notice was mailed on June 9, 2025, to property owners within 600 feet of the subject property and all residents within 100 feet. A notice of project application sign was posted at the site on June 13, 2025. The project is not subject to the enhanced stakeholder outreach in City Council Policy No. 84 (Development Project Public Involvement Policy).

Response to Public Comment & Project Issues

No comments of concern were received about the proposed project at the time of this staff report drafting.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-4 Residential which allows for the development of single-family residences at a density of 0-4 dwelling units per acre (du/ac). The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Title 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the One-Family Residential (R-1) Zone (CMC Chapter 21.10). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Mello II Segment), including all goals and policies of the General Plan and all zoning code standards, as referenced above. The city's decision on the Coastal Development Permit is appealable to the California Coastal Commission.

Inclusionary Housing Ordinance

For any residential development of less than seven (7) units, the inclusionary housing requirements may be satisfied through the payment of an inclusionary housing in-lieu fee. The proposal to construct a new single-family residential dwelling unit has been conditioned to pay the applicable housing in-lieu fee prior to the issuance of a building permit.

Discretionary Actions & Findings

In addition to the Coastal Development Permit required for any development within the Coastal Zone, the following discretionary action is requested. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 3.

Habitat Management Plan

Pursuant to CMC Section 21.210.060, impacts to habitat and covered species shall not occur absent a Habitat Management Plan Permit. While the site is covered by an open space easement for the purposes of habitat preservation, a Habitat Management Plan Permit is required to evaluate potential impacts to habitat not contained within the easement. The proposed project has been specifically designed to avoid impacts to habitat. Additional information and findings related to this are included in Exhibit 3.

Environmental Review

Prior to final action by the decision-making body on the Project, an environmental determination shall be made by the appropriate decision-makers as part of the approval action to ensure agency compliance with the California Environmental Quality Act (CEQA).

Staff has reviewed the scope of the Project and applicable studies provided by the applicant and finds that the Project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to CEQA in accordance with CEQA Guidelines Section 15303 – "New Construction or Conversion of Small Structures." Section 15303 exempts the construction of a single-family residence in a residential zone.

A Draft Notice of Exemption is included as Exhibit 5. This must be reviewed and considered prior to approval of the project. The draft Notice of Exemption demonstrates that the project qualifies for the exemption – and that none of the exceptions to categorical exemptions listed in the CEQA Guidelines Section 15300.2 or Chapter 19.04 of the Municipal Code have been triggered. As part of an additional and optional public disclosure, the draft Notice of Exemption was posted on the city's website on Jun 1, 2026, and an email was sent to parties signed up to receive environmental notices.

Conclusion

Considering the information above and in the referenced Exhibits, staff has found that the proposed project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. The project would be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolution recommending approval of the proposed project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Draft Notice of Exemption & Biology Report
6. List of Acronyms and Abbreviations
7. Reduced Exhibits

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A CEQA EXEMPTION DETERMINATION, COASTAL DEVELOPMENT PERMIT, AND HABITAT MANAGEMENT PLAN PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 5,317 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE GENERALLY LOCATED ON A 0.839-ACRE LOT LOCATED AT 4407 PARK DR. WITHIN THE MELLO II SEGMENT OF THE COASTAL ZONE AND LOCAL FACILITIES MANAGEMENT ZONE 1.

CASE NAME: 4407 PARK DR.
CASE NO: CDP 2025-0016 / HMP 2025-0003 (DEV2025-0004)

WHEREAS, **Deborah Shewaga**, "Developer," has filed a verified application with the City of Carlsbad regarding property described as

PARCEL 4 OF PARCEL MAP NO. 18186, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 4751, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DEC. 30, 1998.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Coastal Development Permit and Habitat Management Plan Permit as shown on Exhibit 7 to the July 1, 2026, Planning Commission staff report, CDP 2025-0016 / NCP 2025-0003 (DEV2025-0004), 4407 Park Dr ("Project") on file in the Carlsbad Planning Division as provided in Sections 21.201.030 and 21.210.060 of the Carlsbad Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code section 21000 et. seq.) and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the city is the Lead Agency for the project, as the public agency with the principal responsibility for approving the proposed project; and

WHEREAS, the Planning Commission did, on **July 1, 2026**, hold a duly noticed public hearing as prescribed by law to consider said request;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

A) That the above recitations are true and correct.

B) Compliance with CEQA. The proposed action for the construction of a single-family residence on an existing 0.839-acre lot is categorically exempt from environmental review under CEQA Guidelines Section 15303 – New Construction or the Conversion of Small Structures. Section 15303 exempts the construction of a single-family residence in a residential zone. The Project, which is located on a residentially zoned property (One-family Residential (R-1) Zone), proposes the construction of a single-family residence No exceptions to the categorical exemption as set forth in CEQA Guidelines Section 15300.2 or Carlsbad Municipal Code Section 19.04.070(C) apply. The notice of exemption will be filed with the Recorder/County Clerk within five days after project approval by the decision-making body.

C) That based on the evidence presented at the public hearing, the Commission **APPROVES CDP 2025-0016/HMP 2025-0003 – 4407 PARK DR**, based on the following findings and subject to the following conditions:

Findings:

Coastal Development Permit

1. That the proposed development is in conformance with the Certified Local Coastal Program (Mello II Segment) and all applicable policies **in that the site is previously graded and designated for residential development, and the project proposes the to construct a new two-story single-family residence and attached garages on a parcel of land designated for residential development. The development is consistent with the LCP Mello II R-4 land use designation. The project provides erosion control measures that protect downslope coastal resources. No agricultural activities, geological instability, flood hazard, or coastal access opportunities exist onsite, and the development does not obstruct views of the coastline as seen from public lands or public right-of-way or otherwise damage the visual beauty of the coastal zone.**

2. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act **in that the property is not located adjacent to the coastal shores; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**

3. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) **in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No development is proposed on natural steep slopes (≥25 percent gradient) and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.**

Habitat Management Plan Permit

4. The development project complies with the purpose and intent provisions of Section 21.210.010, Habitat Preservation and Management Requirements, **in that the project, which is located on a site that includes areas of natural habitat, has been designed to avoid impacts to the habitat on site. The Biological Resource Technical Report (by LSA, dated July 2025) establishes that one**

species covered in the Habitat Management Plan (HMP) has a moderate or high potential to occur on site, and that no narrow endemic species were identified to potentially occur on site or within one mile of the site. Due to the preceding, the project will preserve the diversity of natural habitats in the city and protect the rare and unique biological resources located within those habitats. Furthermore, the project complies with the habitat preservation and conservation standards contained in the HMP.

5. The proposed development is in compliance with all provisions of the Carlsbad habitat management plan (HMP), the implementing agreement, the multiple habitat conservation plan (MHCP), the natural community conservation plan (NCCP) and 10(a)1(B) permit conditions, **in that no impacts are expected to occur to special-status plant and wildlife species, United States Fish and Wildlife Service (USFWS) designated critical habitat, wildlife movement corridors, conservation easement areas, or jurisdictional aquatic resources, as stated in the Biological Resource Technical Report (by LSA, dated July 2025).**

6. The project design has avoided and minimized impacts to habitat and covered species to the maximum extent feasible **in that the area identified to contain Diegan Coastal Sage Scrub, per the Biological Resource Technical Report (by LSA, dated July 2025), is outside of the development footprint proposed by the project.**

7. That the subject lot is shown in Figure 28 of the approved HMP as a "Development Area," and is not located adjacent to an "Existing Hardline Conservation Area", "Linkage Area", or "Special Resource Area".

8. That the project design as approved by the City of Carlsbad has avoided and minimized impacts to sensitive habitat and species to the maximum extent practicable. **Specifically, the single-family residence is proposed on the least environmentally sensitive portion of the site, and no sensitive habitats or species will be impacted from the project**.

9. That the project is in conformance with the coastal zone standards of the HMP, as described in Municipal Code 21.210.040 D.9, by protecting 0.42 acre of sensitive coastal sage scrub habitat onsite (HMP Group-D, Unoccupied Coastal Sage Scrub), adjacent sensitive habitat offsite, and a 20-foot upland buffer onsite.

10. That all take of species will be incidental to otherwise lawful activities related to construction and operation of the 4407 Park Dr. project. No take of species of concern is proposed or anticipated.

11. That adequate funding has been provided to address changed circumstances and adaptive management needs that may be reasonably anticipated in the future, consistent with the HMP Implementing Agreement.

12. The Planning Commission hereby finds that all development in Carlsbad benefits from the Habitat Management Plan, which is a comprehensive conservation plan and implementation program that will facilitate the preservation of biological diversity and provide for effective protection and conservation of wildlife and plant species while continuing to allow compatible development in accordance with Carlsbad's Growth Management Plan. Preservation of wildlife habitats and sensitive species is required by the Open Space and Conservation Element of the City's General Plan which provides for the realization of the social, economic, aesthetic and environmental benefits from the preservation of open space within an increasingly urban environment. Moreover, each new development will contribute to the need for additional regional infrastructure that, in turn, will adversely impact species and habitats. The Habitat Mitigation Fee

imposed on all new development within the City is essential to fund implementation of the City's Habitat Management Plan. Pursuant to the HMP, the project has been conditioned to pay habitat mitigation fees for impacts to 0.39 acres of HMP Group-F Habitat (Disturbed lands).

General

13. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the City's General Plan, in that, **the General Plan Land Use designation for the property is R-4, Residential. The R-4, Residential Land Use designation allows for the development of single-family residences at a density of 0 to 4 dwelling units per acre. The project proposes the construction of a 5,317-square-foot single-family residence. Therefore, the proposed single-family residence is consistent with the Elements of the city's General Plan.**

14. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone 1 and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the **Carlsbad Unified School District** that the project has satisfied its obligation for school facilities.

    b. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

15. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a grading permit or building permit, whichever occurs first**. **All references to the "Site Plan" reference the project plans dated March 26, 2026, attached as Exhibit 7 of the Planning Commission Staff Report dated July 1, 2026.**

1. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The Planning Commission is relying on the accuracy of this information and project-related representations in order to process and approve this Coastal Development Permit application. This permit may be rescinded if it is determined that the information and materials submitted are not true and correct. The Developer may be liable for any costs associated with rescission of such permits**.**
2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their

compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Coastal Development Permit and Habitat Management Plan Permit**.

3. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Coastal Development Permit and Habitat Management Plan Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

5. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit and Habitat Management Plan Permit,** (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

8. Prior to submittal of the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner, a 24" x 36" copy of the site plan or other, conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition

7. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

8. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

9. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit and Nonconforming Construction Permit**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

10. Prior to submitting the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner a 24" x 36" copy of the site plan or other, conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

9. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

10. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

11. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.

12. Prior to the issuance of the **grading or building permit, whichever occurs first**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Costal Development Permit and Habitat Management Plan Permit** by Resolution on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

13. The appropriate user development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. Through plan check processing, the Developer shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended after the date of this permit's approval. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

14. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

15. At issuance of building permits, the Developer shall pay to the city an inclusionary housing in-lieu fee as an individual fee on a per market rate dwelling unit basis in the amount in effect at the time, as established by City Council Resolution from time to time.

16. Developer shall submit and obtain City Planner approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the city's Landscape Manual. Developer shall construct and install all landscaping and irrigation as shown on the approved Final Plans. All landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris. All irrigation systems shall be maintained to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.

17. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Division and accompanied by the project's building, improvement, and grading plans.

18. Prior to issuance of a grading permit or the commencement of any ground-disturbing activities, whichever occurs first, Developer shall:

    c. Retain the services of a qualified archaeologist who shall be on-site to monitor ground disturbing activities. In the event cultural resource material is encountered, the archaeologist is empowered to temporarily divert or halt grading to allow for coordination with the Luiseno Native American monitor and to determine the significance of the discovery. The archaeologist shall follow all standard procedures for cultural resource materials that are not Tribal Cultural Resources, in accordance with applicable laws and regulations including but not limited to the Carlsbad Tribal, Cultural and Paleontological Resources Guidelines (2017).

    d. Enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement, with the San Luis Rey Band of Mission Indians or other Luiseno Native American tribe that meets all standard requirements of the tribe for such Agreements, in accordance with applicable laws and regulations including but not limited to the Carlsbad Tribal, Cultural and Paleontological Resources Guidelines (2017). This agreement will address provision of a Luiseno Native American monitor and contain provisions to address the proper treatment of any Tribal Cultural Resources and/or Native American human remains inadvertently discovered during the course of the project. The agreement will outline the roles and powers of the Luiseno Native American monitor and the archaeologist.

8. This project has been found to result in impacts to wildlife habitat or other lands, such as Disturbed lands (HMP Group-F Habitat), which provide some benefits to wildlife, as documented in the city's Habitat Management Plan and the environmental analysis for this project. Developer is aware that the city has adopted a Habitat Mitigation Fee consistent with Section E.6 of the Habitat Management Plan and City Council Resolution No. 2000-223 to fund mitigation for impacts to certain categories of vegetation and animal species. The Developer is further aware that the city has determined that all projects will be required to pay the fee in order to be found consistent with the Habitat Management Plan and the Open Space and Conservation Element of

the General Plan. Developer or Developer's successor(s) in interest shall pay the habitat mitigation fee, consistent with the City's Habitat Management Plan (HMP) for impacts to 0.39 acres of HMP Group-F Habitat, Disturbed Lands, prior to issuance of a grading permit or building permit, whichever occurs first. If the Habitat Mitigation Fee for this project is not paid, this project will not be consistent with the Habitat Management Plan and the General Plan and any and all approvals for this project shall become null and void.

9. **The Developer shall implement all recommended measures identified in the Biological Resources Report, Section 6.0 (dated July 2025, by LSA). These measures include**

   a. **Conducting vegetation disturbance outside of bird breeding season or having a biologist perform a nesting bird survey**.

   b. **Installation of orange construction fencing along perimeter of work area.**

   c. **Grading and Landscaping requirements.**

Fire Conditions:

10. The property is bounded to the west by vegetation. Managing the design and placement of vegetation in and around new structures will reduce the effects of a wildfire from abutting native vegetation. For this reason, the applicant shall develop a landscaping plan/Fuel Modification Plan which meets the fire protection requirements of the Landscape Manual. This requires review and approval of landscape plans by the Fire Department, along with other agencies having jurisdiction over the property. The design, installation, and modification of existing vegetation shall be in conformance with the Landscape Design Manual for fuel modification zones or as required or modified by the Fire Code Official or his/her designee. Covenants will be required to be recorded for any fuel modification zone located on the property prior to landscaping plan approval.

Engineering Conditions

General

11. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed haul route.

12. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

13. Developer shall include rain gutters on the building plans subject to the city engineer's review and approval. Developer shall install rain gutters in accordance with said plans.

Fees/Agreements

14. Developer shall cause property owner to execute and submit to the city engineer for recordation, the city's standard form Geologic Failure Hold Harmless Agreement.

15. Developer shall cause property owner to execute and submit to the city engineer for recordation the city's standard form Drainage Hold Harmless Agreement.

Grading

16. Based upon a review of the proposed grading and the grading quantities shown on the site plan a grading permit for this project is required. Developer shall prepare and submit plans and technical studies/reports as required by city engineer, post security and pay all applicable grading plan review and permit fees per the city's latest fee schedule.

Storm Water Quality

17. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

18. Developer shall complete and submit to the city engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the city engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.

19. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing run-off from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the city engineer.

Dedications/Improvements

20. Developer shall design the private drainage systems, as shown on the site plan to the satisfaction of the city engineer. All private drainage systems (12" diameter storm drain and larger) shall be inspected by the city. Developer shall pay the standard improvement plan check and inspection fees for private drainage systems.

21. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.

22. Developer shall prepare and process public improvement plans and, prior to city engineer approval of said plans, shall execute a city standard Development Improvement Agreement to install and shall post security in accordance with C.M.C. Section 18.40.040 for public improvements shown on the site plan. Said improvements shall be installed to city standards to the satisfaction of the city engineer. These improvements include, but are not limited to:

A. Driveways
B. Curb and Gutter
C. Sidewalk
D. Sewer Lateral, if determined by deputy engineer after CCTV

Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay the standard improvement plan check and inspection fees in accordance with the fee schedule. Improvements listed above shall be constructed within 36 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement

Utilities

23. Developer shall meet with the fire marshal to determine if fire protection measures (fire flows, fire hydrant locations, building sprinklers) are required to serve the project.

24. Developer shall design and agree to construct public facilities within public right-of-way or within minimum 20-foot wide easements granted to the district or the City of Carlsbad. At the discretion of the district or city engineer, wider easements may be required for adequate maintenance, access and/or joint utility purposes.

25. The developer shall design and agree to construct public water and sewer facilities substantially as shown on the site plan to the satisfaction of the district engineer and city engineer.

Code Reminders
The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

1. Developer shall pay traffic impact and sewer impact fees based on Chapters 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the site plan are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, Section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **July 1, 2026**, by the following vote, to wit:

AYES:

NAYES:

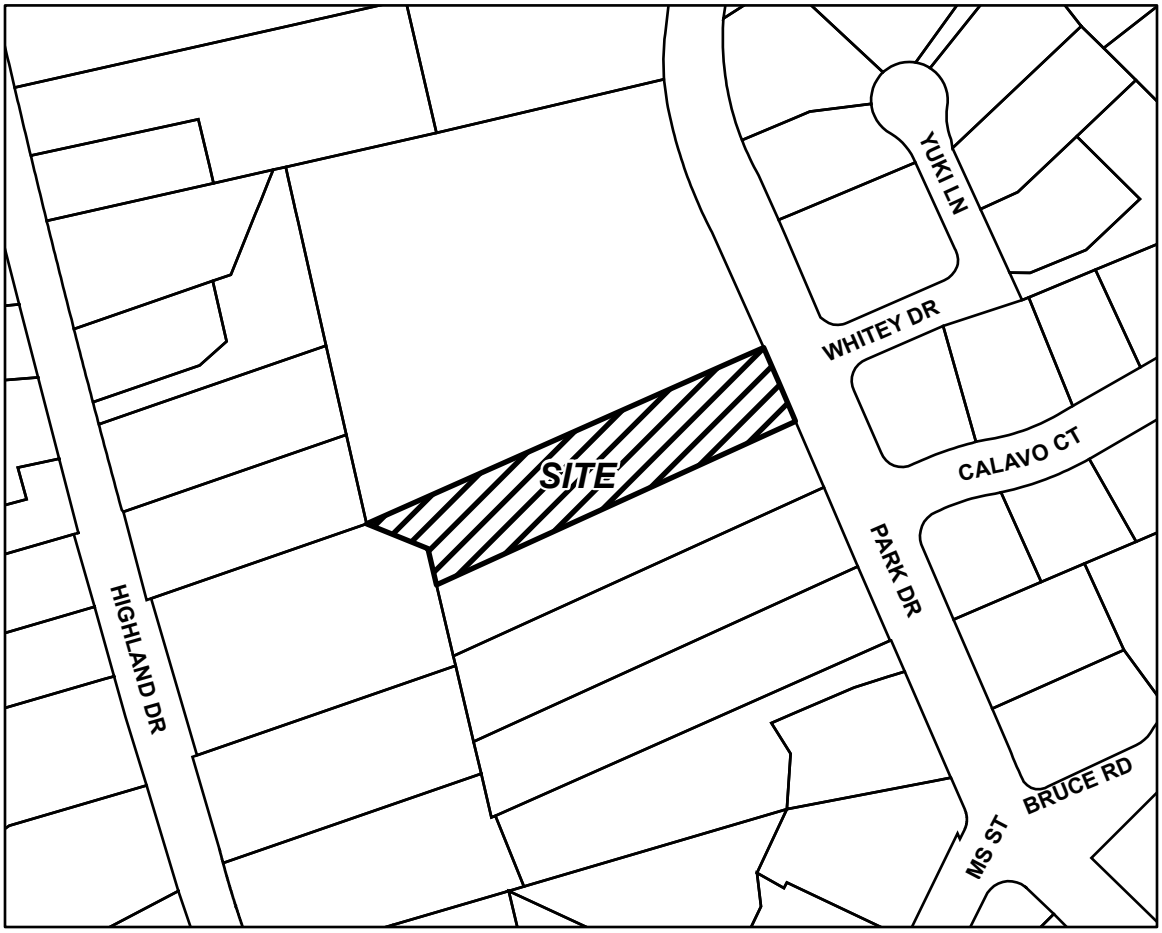
ABSENT:

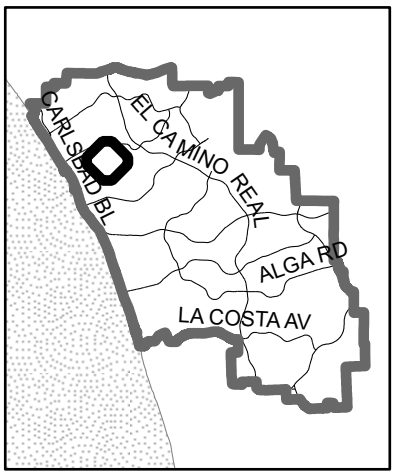
ABSTAIN:

ROY MEENES, Chairperson
Carlsbad Planning Commission

ATTEST:

ERIC LADY,
Assistant Director of
Community Development





SITE MAP

NOT TO SCALE

4407 PARK DR
CDP 2025-0016 / HMP 2025-0003

Map generated on: 10/28/2025

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan R-4 Land Use Designation
B. One-Family Residential (R-1) Zone (CMC Chapter 21.10)
C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201); and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Inclusionary Housing Ordinance (CMC Chapter 21.85)
E. Habitat Management Plan (CMC Chapter 21.210).
F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-4 Residential Land Use Designation

The General Plan Land Use designation for the property is R-4, Residential. The R-4, Residential Land Use designation allows for residential development at a density between 0 to 4 dwelling units per acre. The project proposes a 5,317-square-foot, two-story, single-family residence. Therefore, the proposed single-family residence is consistent with the Elements of the city's General Plan.

B. One-Family Residential (R-1) Zone (Chapter 21.10)

The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Single-Family Residential (R-1) Zone (CMC Chapter 21.10).

Table "A" below shows how the project complies with the applicable requirements of the R-1 zone.

TABLE A- R-1 ZONE COMPLIANCE

STANDARDS	REQUIRED	PROPOSED	COMPLY
Setbacks	Front: 20 feet Side: 10% of lot width (8 feet, 7.5 in.) Rear: twice required side yard (17.5 feet)	Front: 24 feet Side: 9 feet, 7 in. Rear: 266 feet	Yes
Lot Coverage	40% maximum	14%	Yes
Maximum Building Height	Maximum 30 feet if a minimum roof pitch of 3:12 is provided	28 feet, 2.5 in.	Yes
Parking	Two-car garage	Two-car & one-car garage	Yes

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program (LCP) and is within the appeals jurisdiction. The site is also located within and subject to the Coastal Resource Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies

The Local Coastal Program (LCP) Land Use designation for the property is Residential, R-4. The R-4 LCP Land Use designation allows for residential development at a density range of 0 to 4 dwelling units per acre. As discussed in Section "A" above, the proposal to build one (1) single-family home is consistent with the General Plan. Therefore, the project is consistent with the Mello II Segment of the LCP. The policies of the Mello II Segment also emphasize topics such as preservation of agriculture and scenic resources, protection of environmentally sensitive resources, provision of shoreline access and prevention of geologic instability and erosion.

The project proposes a new two-story, single-family residence. The single-family residence will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone as there are currently no views of the coastline from this location. No agricultural uses currently exist on the site, nor are there any sensitive resources located on the site. Therefore, the project will not impact coastal resources. The new residence is not located in an area of known geologic instability or flood hazard. Since the site does not have frontage along the coastline, no public opportunities for coastal shoreline access are available from the subject site. Furthermore, the residentially designated site is not suited for water-oriented recreation activities.

2. Coastal Resource Protection Overlay Zone

The development is subject to the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203). The Coastal Resource Protection Overlay Zone identifies five areas of protection: a) preservation of steep slopes and vegetation; b) drainage, erosion, sedimentation, habitat; c) landslides and slope instability; d) seismic hazards, and e) floodplain development. The project's compliance with each of these areas of concern is discussed below:

a. *Preservation of Steep Slopes and Vegetation*. Slopes greater than 25 percent and possessing endangered plant/animal species and/or coastal sage scrub and chaparral plant communities are considered "dual criteria" slopes and are protected in the Coastal Zone. The proposed project does proposed development on the sloped portion of the site, which is protected by an open space conservation easement previously granted to the California Coastal Commission when the property was subdivided.

b. *Drainage, Erosion, Sedimentation, Habitat*. Topographic and vegetation mapping and analysis was prepared as part of the project. No wetland boundaries were identified, and a 20-foot buffer area has been provided between the natural habitat on the property to buffer sensitive habitat areas from intrusion. Project grading has been designed to match the historical drainage pattern of the site. Through implementation of the recommended site design and source control BMPs, post-construction impacts to water quality will be mitigated to an acceptable level.

c. *Seismic Hazards, Landslides and Slope Instability*. The Geotechnical Investigation (Rock Solid Geotechnical, Dec. 8, 2021) identifies that ground surface rupture as a result of an earthquake or seismic event is considered low and not likely to occur at the site; landslides or other forms of existing slope instability are not indicated within the project terrain; and liquefaction and soil instability is considered low. The report concludes, from a geologic and soils engineering point of view, that the site is suitable for the proposed development. By following the recommendations contained within the referenced report, the site is suitable for the proposed project, and will not expose people or structures to geotechnical-related hazards.

d. *Flood Plain Development*. The foundation for the lowest portion of structure is located approximately 54 ft. above MSL. No new structures or fill are being proposed within a one-hundred-year floodplain area.

D. Inclusionary Housing Ordinance (CMC Chapter 21.85)

Pursuant to CMC Section 21.85.110(A), any residential development of less than seven units, the inclusionary housing requirements may be satisfied through the payment of an inclusionary housing in-lieu fee. The proposal to construct a new single-family residential dwelling unit has been conditioned to pay the applicable housing in-lieu fee prior to the issuance of a building permit

E. Habitat Management Plan (CMC Chapter 21.210

The City of Carlsbad has an adopted Habitat Management Plan (HMP), which is a comprehensive, citywide, program to identify how the city, in cooperation with the federal and state wildlife agencies, can preserve the diversity of habitat and protect sensitive biological resources within the city while allowing for additional development consistent with the City's General Plan and its Growth Management Plan. In so doing, the Plan is intended to lead to citywide permits and authorization for the incidental take of sensitive species in conjunction with private development projects, public projects, and other activities, which are found to be consistent with the Plan.

The project site is located north of Agua Hedionda Lagoon with the west half of the project site containing natural slopes. The proposed area of grading and construction is located within the eastern half of the site, which is entirely composed of disturbed land, and is encircled by a chain-link fence to the west and adjacent residences to the north and south. The remainder of the site consists of Diegan coastal sage scrub. A conservation easement covers the western half of the site which accounts for most of the area where Diegan coastal sage scrub was identified.

For this project, a Biological Resources Technical Report was prepared by LSA dated July 2025. According to the report, the site contains two vegetative communities: 0.42 acres of Diegan coastal sage scrub and 0.41 acres of Disturbed Habitat. Per conservation standard 7-11 of the HMP, a 20-foot buffer shall be provided between coastal sage scrub habitats and development. The project is designed to include this buffer from development as well as a 60-foot-wide Fuel Modification Zone (FMZ) extending from the outer edge of the proposed home.

The project design avoids and minimizes impacts to wildlife habitat and species of concern to the maximum extent practicable. The residential development is proposed on the least environmentally sensitive portion of the site consisting of HMP Group-F (Disturbed lands) habitat. Development observes a 20-foot setback/buffer from coastal sage scrub. No take of coastal sage scrub or species of concern is proposed or anticipated.

F. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact on public facilities because the project is an addition to an existing single-family residence.

TABLE B – GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS	COMPLIANCE
City Administration	3.54 sq. ft.	Yes
Library	1.89 sq. ft.	Yes
Wastewater Treatment	1 EDU	Yes
Parks	.007 acre	Yes
Drainage	0.96 CFS/Basin B	Yes
Circulation	10 ADT	Yes
Fire	Fire Station No. 1	Yes
Open Space	N/A	N/A
Schools	Carlsbad (E = 0.1844 / M = 0.1056 / HS = 0.1441)	Yes
Sewer Collection System	1 EDU	Yes
Water	450 GPU	Yes

AUTHORIZATION, CONSENT, AND DISCLOSURE STATEMENT P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
442-339-2600
www.carlsbadca.gov

APPLICATION AND ACKNOWLEDGEMENT INFORMATION

This submittal form (Part A through Part F) must be completed as part of your application with the City of Carlsbad. Your project cannot be reviewed until this information is completed.

PART A. Owner Authorization and Consent

NOTE: This Consent and Disclosure Form must list the name of the principal owners (10% or greater) and attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable. Provide name(s) of the person(s) authorized to sign on behalf of the organization. (A separate page may be attached if necessary.) IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NOT-APPLICABLE (N/A) IN THE SPACE BELOW.

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

Assessor's Map Book, Page and Parcel (APN/APNs): MAP BOOK 306, PAGE 19, APN: 206-192-48-00

_____ ; and

Street Address (if applicable): 4407 Park Dr., Carlsbad, CA 92008.

that I/we (full legal name of all record owners) consent to the filing of the Land Use Review Application on our property for processing by the City of Carlsbad Planning Division. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information is true and correct.

1. Name: Feng Guo Signature: Feng guo

   Signature: _____

   Phone Number: 302-465-4055 Email: kuokfeng@hotmail.com

   Contact Address: 6679 Tierra Vista Court, San Diego, CA 92130

2. Name: Wenli Huang Signature: wenli huang

   Phone Number: 302-465-4055 Email: wenlihuang@yahoo.com

   Contact Address: 6679 Tierra Vista Court, San Diego, CA 92130

NOTE: For additional names, please use a separate sheet of paper.

IMPORTANT: A Grant Deed is required if the ownership does not match city records. Ownership on the deed must correspond exactly with the ownership listed. If the owner noted on the Grant Deed does not match the person signing as Property Owner, provide paperwork documenting the person signing is authorized to sign as a Property Owner.

Whenever any excavation, fill, or other project-related improvement requires entry onto adjacent property for any reason, the Land Use Review Application shall include the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall include such consent with the application package. The application will not be deemed complete unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the City Planner. If the proposed improvements on the adjacent property change the nature of the property's development rights (or implied bundle of rights), the city might require recordation of a Covenant and Agreement for Offsite Improvements and Release of Liability as a condition of project approval.

Does the project's limits of disturbance encroach on property not owned by the Property Owner?

☐ Yes ☑ No If yes, attach adjacent owner authorization.

PART B. Owner Declarations (to be signed by Property Owner)

I/We hereby certify that I/we have read the information below and that:

1. I/We understand that it is the responsibility of the Applicant to substantiate the request through the requirements of the application.

2. I/We understand that if there is a zoning violation on the property, application review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application.

3. I/We understand that if this application is approved, I/we may be required to record a covenant with the County Recorder's Office, the form and content that is satisfactory to the City and its City Attorney, to notify future owners of the project approval and restrictions.

4. If this Land Use Review Application is approved or conditionally approved, I/we hereby certify that I/we will comply with all conditions attached to the approval action. I/We understand that the failure to comply with any conditions shall constitute grounds for the revocation or modification of the approval, permit, or other authorizations provided.

5. Prior to any use of the project site pursuant to the permit issued, all conditions of approval (if any) will be completed or secured in the manner as stated or required.

Property Owner Signature(s): feng guo wenli huang

Name(s): Feng Guo, Wenli Huang Date: 5/12/25

PART C. Project Team Information (complete all applicable fields)

Applicant: ☐ Same as Owner ☑ Different from Owner

Name (if different from Owner): Deborah Shewaga

Company or Firm: Ideal Design Systems, Inc.

Phone Number: 760-560-6773 Email: deborah@sandiegoarchitects.com

Contact Address: 2600 Argonauta St. City: Carlsbad State: ca Zip Code: 92009

Agent or Representative: ☐ Same as Applicant ☐ Different from Applicant ☑ N/A

Name (if different from Applicant): _____

Company or Firm: _____

Phone Number: _____ Email: _____

Contact Address: _____ City: _____ State: _____ Zip Code: _____

Other (specify Architect, Engineer, CEQA Consultant, etc.): Architect

Name: Deborah Shewaga

Company or Firm: Ideal Design Systems, Inc.

Phone Number: 760-560-6773 Email: deborah@sandiegoarchitects.com

Contact Address: 2600 Argonauta St. City: Carlsbad State: ca Zip Code: 92009

NOTE: A Letter of Authorization (LOA) from the Property Owner empowering a person or persons to act on the behalf of the Property, is required if anyone other than the Property Owner signs the Land Use Review Application as the Applicant or Agent. The authorized person (Applicant or Agent) on the LOA must correspond with the name and signature, above.

PART D. Single "Point of Contact" Designation

A single "point of contact" is an individual that handles all communications with the city and its review team for the purposes of sending and receiving application materials, information, reports, etc. The point of contact is to be the single individual elected on the Land Use Review Application form for all communications and to remain as the primary contact for all status updates relating to the Land Use Review Application.

Single Point of Contact: ☑ Applicant ☐ Property Owner ☐ Agent ☑ Other Architect

PART E. Contribution Disclosure

Has the Property Owner, Applicant, or Agent had more than $900 worth of business transacted with any member of city staff, Boards, Commissions, Committees and/or Council within the past 12 months?

☐ Yes ☑ No If yes, indicate person(s): _____

NOTE: Attach additional sheets if necessary.

PART F. Applicant Declarations (to be signed by Applicant)

I hereby certify that I have read the information below and that:

1. I have carefully reviewed and prepared the application and plans in accordance with the instructions.

2. I understand that the specific information needed to initiate planning case processing corresponds to those items listed in the application form's **"Minimum Submittal Intake Requirements Checklist."** I also understand that even if the application is duly filed and accepted for intake processing, each application submitted to the Planning Division is **required** to have specified information included in the application packet **before** it is **determined to be complete**. The specific information to determine completeness is in **"Completeness Determination Requirements Checklist."**

3. The Planning Division has developed policies to help ensure that discretionary permit applications are timely processed. The Permit Streamlining Act shot clock starts on the intake date the Planning staff accepts a duly filed application.

4. I understand that once an application is determined to be complete, project or design changes that will increase the number of units, add uses that were not previously listed, substantially change the site plan, or other changes that trigger the need for additional discretionary approvals will require a new application, or the filing of other application permit types, which would restart the review "clock" and extend processing timelines.

5. I understand that upon city review, additional information, documents, reports, entitlements and fees might be required, including any referral fees. I understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances, regulations, or policies in effect at the time of the application submittal.

6. I certify that the description of the development and all the plans and supporting documentation are accurate in all material respects as of the date when made. I understand that it is my responsibility to ensure that statements and representations are not misleading. Furthermore, I agree to promptly remove, correct, or add information as needed to correct any misleading or materially inaccurate information. I understand that any misstatement or omission of the requested information or of any information subsequently requested might be

grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as deemed appropriate by the City of Carlsbad.

7. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that authorizes construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.

8. I understand that all materials submitted in connection with this application might become public record subject to inspection and copying by the public. I acknowledge and understand that the public might inspect and copy these materials and that some or all of the materials might be posted on the city website or elsewhere online, outside of the city's control.

9. I understand there are no assurances at any time, implicitly or otherwise, whether provided to me in writing or by oral communications regarding final staff recommendations to the decision-making body about this application or the determination of any decision-making body.

10. I understand that the overall design process consists of several steps, each with increasingly more detail. The planning phase is one of the first steps in the design process. A Land Use Review Application (or "planning application") consists only of a schematic design package. If the project is approved or conditionally approved, the schematic design phase is immediately followed by a design development phase (with construction drawings). Construction drawings, such grading and drainage plans, are much more comprehensive and provide additional detail, specificity, and instructions on how to build and implement the project.

    Review comments, statements, or approvals from the City of Carlsbad concerning a Land Use Review Application are based on the representations of the intent of design and construction. City comments and statements are believed to be accurate; however, such accuracy is not guaranteed when implementing the intended design solution. I understand that the approval or conditional approval of a Land Use Review Application does not replace the more thorough review of the construction drawings by the city or another agency during the design development phase; or services or recommendations provided by design professionals, such as architects, engineers, code professionals, etc. Furthermore, the approval or conditional approval of a Land Use Review Application does not relieve the Applicant of the obligation from complying with all applicable regulations, standards, policies, and guidelines applicable to the design development phase. Therefore, the ultimate design solutions required in construction drawings may differ from the project's initial schematic design.

    The approved plan set of project drawings, civil plans/grading, sections, site plans, floor plans, architectural elevations, and landscape plans shall not be altered without express authorization by the City Planner. Once a permit has been issued, the Applicant may request permit modifications. "Minor" modifications might be granted if found by the City Planner to be in substantial conformity with the approved plan set, including all exhibits and permit conditions.

Modifications beyond the scope described in the approved plan set might require submittal of an amendment to the permit and approval by the authorized review body.

11. Should any proponent of the project fail to file a timely and valid appeal of the permit within the applicable appeal period, such inaction shall be deemed to constitute acceptance of the permit by the Applicant; and agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of the issued permit or other approval.

12. As part of this application, the Applicant hereby agrees to defend, indemnify, and hold harmless the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the city, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, city, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the city for all of the city's costs, attorneys' fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The Applicant shall pay to the city upon demand any amount owed to the city pursuant to the indemnification requirements prescribed.

By signing below, I acknowledge that I have completely read, understand, and agree to the declarations above and accept all terms set forth herein.

Applicant Signature: 

Name: Deborah Shewaga Date: 5/12/25

This form must be stapled/attached to the application and shall be effective until replaced or revoked in writing.

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: **CITY OF CARLSBAD**
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: CDP 2025-0016/ HMP 2025-0003 (DEV2025-0004) – 4407 PARK DR

Project Location - Specific: 4407 Park Drive

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Construction of a 5,317-square-foot two-story single-family residence with two attached garages (844 square feet total). The structure proposes a pitched roof and is 28 feet, three inches, in height. Exterior improvements include two driveways, landscaping, and covered patio.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: DEBORAH SHEWAGA, IDEAL DESIGN SYSTEMS, INC.

Name of Applicant: DEBORAH SHEWAGA, IDEAL DESIGN SYSTEMS, INC

Applicant's Address: 2600 ARGONAUTA ST., CARLSBAD, CA 92009

Applicant's Telephone Number: (760) 560-6773

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: New Construction or Conversion of Small Structures – Section 15303
- ☐ Statutory Exemptions - State code number:
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: CEQA Section 15303 allows for the construction of a single-family residence in a residential zone. The project development consists of a single-family residence and accessory (appurtenant) structures.

Lead Agency Contact Person: Kyle Van Leeuwen **Telephone:** 442-339-2611

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Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

a. **Location**. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. This project is eligible for Class 3 exemption.

   Response – The project site is not located within an Existing or Proposed Hardline Conservation Area or Standards Area of the Habitat Management Plan, and the easter portion of the site has been previously graded. The project proposes to develop the eastern portion, approximately 50%, of the site, leaving the western portion of the site undisturbed. The western half of the site does have moderate potential for Coastal California gnatcatchers, but no gnatcatchers or other special-status species were observed during the biological resource assessment performed by LSA Consulting (Exhibit 1, Biological Resources Technical Report). Additionally, the western half of the project site is held in an open space easement and a 20-foot buffer from natural habitat is provided. Therefore, the project will not have an impact on an environmental resource of hazardous or critical concern.

b. **Cumulative Impact** - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

   Response – There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts associated with construction air quality, noise, transportation, or water quality in the area surrounding the proposed Project. The Project, and all future projects, will be required to comply with all applicable local, regional, and state laws, regulations, and guidelines, and as described above, any potential impact caused by the Project's construction and operation would continue to be less than significant and would not contribute significantly to regional cumulative impact in the broader project region. Therefore, this exception does not apply.

c. **Significant Effect** - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources."

   Response – There are no unusual circumstances that would have a significant impact on the environment due to the project. The Project does not involve any unusual circumstances. In regard to biological resources, the western half of the site does have moderate potential for Coastal California gnatcatchers, but no gnatcatchers or other special-status species were observed during the biological resource assessment performed by LSA Consulting (Exhibit 1, Biological Resources Technical Report). Additionally, the western half of the project site is held in an open space easement, 20-foot buffer from natural habitat is provided, and the project site not located within an existing or proposed Hardline Conservation Areas or Standards Areas of the Habitat Management Plan. The site contains no existing structures and the portion of the project site proposed for development has been

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previously graded. Therefore, the project will have no significant effects to historic or archeological resources on the property.

d. **Scenic Highway** - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR."

Response – The area of proposed development is not located within the view shed of a state scenic highway or any state highway that is designated as eligible for listing as a scenic highway. The project site is surrounded entirely by existing residential development. Therefore, implementation of the Project will result in similar visual conditions compared with a no-project scenario.

e. **Hazardous Waste Site** - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

Response – The project site is not listed on the California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substance Site (CORTESE) List and has not been previously developed or used for any other purpose.

f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Response – The site contains no existing structures and the portion of the project site proposed for development has been previously graded. Therefore, the project will have no significant effects to historic or archeological resources on the property.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;

   Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)

   Response – In regard to biological resources, the western half of the site does have moderate potential for Coastal California gnatcatchers, but no gnatcatchers or other special-status species were observed during the biological resource assessment performed by LSA Consulting (Exhibit 1, Biological Resources Technical Report). Additionally, the western half of the project site is held in an open space easement, a 20-foot buffer from natural habitat is provided, and the project site not located within an

existing or proposed Hardline Conservation Areas or Standards Areas of the Habitat Management Plan. The site contains no existing structures and the portion of the project site proposed for development has been previously graded. Therefore, the project will have no significant effects on historic or archeological resources on the property. Nonetheless, the Project will be required to comply with standard City regulatory procedures outlined in the Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines (City of Carlsbad 2017) including conditions requiring archaeological monitoring of ground-disturbing activities during Project construction. Therefore, earth-moving activities associated with the Project would not affect archaeological or cultural resources from either historic or prehistoric periods.

Hazardous materials, unstable soils or other factors requiring special review do not apply or are not found within this project location.

Lead Agency Contact Person: Kyle Van Leeuwen **Telephone:** 442-339-2611

DRAFT

BIOLOGICAL RESOURCES TECHNICAL REPORT

4407 PARK DRIVE DEVELOPMENT PROJECT

CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA

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LSA Project No. 20252252

July 2025

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LIST OF ABBREVIATIONS AND ACRONYMS

BSA	biological study area
CDFW	California Department of Fish and Wildlife
City	City of Carlsbad
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
FPA	Focus Planning Area
GIS	geographic information system
HMP	Habitat Management Plan
MBTA	Migratory Bird Treaty Act
project	4407 Park Drive Development Project
sf	square foot/feet
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

SECTION 1.0 SUMMARY OF FINDINGS

The 4407 Park Drive Development Project (project) proponent proposes to construct a 6,122-square-foot (sf), two-story, single-family residence with an attached 275 sf, one-car garage; a separate 556 sf, two-car garage; and a 325 sf, covered outdoor patio.

LSA conducted a general biological resources assessment to document existing site conditions. LSA surveyed the 0.82-acre property at 4407 Park Drive as well as a 100-foot buffer (collectively referred to as the biological study area [BSA]). LSA conducted the general biological resources assessment on March 17, 2025.

The proposed project area is located within the eastern half of the BSA (within the parcel boundary), entirely composed of disturbed land, and is encircled by a chain-link fence to the west and adjacent residences to the north and south. The remainder of the BSA consists of Diegan coastal sage scrub and developed land. The BSA is within the South Coast subregion of the Southwestern California region of the California Floristic Province, and the Carlsbad Hydrologic Unit (Agua Hedionda Creek Watershed). The BSA is within the Coastal Zone. A conservation easement is within the BSA but outside of the proposed project area.

Coastal California gnatcatcher (*Polioptila californica californica*) has a moderate potential to occur within the BSA, based on the results of a database record search, literature review, and observations made during the biological resources assessment (e.g., the presence of suitable habitat/conditions). No other special-status plant or wildlife species have a moderate or higher potential to occur within the BSA, based on the absence of suitable habitat. No special-status species were observed during the general biological resources assessment.

The project would result in 0.39 acre of permanent impacts to disturbed habitat. No impacts are expected to occur to special-status plant and wildlife species, United States Fish and Wildlife Service (USFWS) designated critical habitat, wildlife movement corridors, conservation easement areas, or jurisdictional aquatic resources. Indirect impacts to adjacent areas may result from noise and dust generated from equipment/vehicle use within the BSA, which has the potential to disturb nearby wildlife and, in the case of dust, vegetation. Additionally, if activities are performed at night, lighting has the potential to indirectly affect wildlife. The project proponent would pay a per-acre in lieu fee as mitigation for impacts to disturbed land. The amount of the fee shall be determined by the City of Carlsbad (City) Council.

Implementation of the resource avoidance and minimization measures listed in Section 6.1 will contribute to the minimization of impacts to coastal California gnatcatcher and nesting birds.

SECTION 2.0 INTRODUCTION

2.1 PROJECT DESCRIPTION

The subject property, zoned high-density residential area (R-4), is currently an undeveloped, vacant lot. The project proponent plans to construct a two-story single family home that includes 6122 sf of habitable floor area, an attached 275 sf, one-car garage; a separate 556 sf, two-car garage; and a 325 sf, covered outdoor patio. The project would incorporate a 60-foot fuel modification zone, split into three 20-foot zones. The outer 20-foot zone (Zone A-3) would overlap with a 20-foot upland buffer measured out from the preserved vegetation (Diegan coastal sage scrub) west of the proposed development, which is required by the City's Habitat Management Plan (HMP) for properties within the Coastal Zone.

2.2 BIOLOGICAL STUDY AREA

The BSA comprises the property at 4407 Park Drive and a 100-foot buffer. The BSA is within Carlsbad, San Diego County, California. The BSA is in the northwestern portion of Carlsbad, within the Hedionda Point area, on the east side of Interstate 5. The BSA is 0.25 mile east of Agua Hedionda Lagoon. Topographically, the BSA is on a low-lying, gently sloped hillside that falls from an elevation of 150 feet above mean sea level at the west end to 50 feet at the east end. The BSA is in Section 8, Township 12 South, and Range 4 West of the United States Geological Survey (USGS) *San Luis Rey, California* 7.5-minute topographic quadrangle map (Figure 1).

The BSA consists of Diegan coastal sage scrub, disturbed habitat, and developed land. A chain-link fence bisects the property parcel. The Diegan coastal sage scrub occurs on the west side of the chain-link fence, the disturbed habitat occurs on the east side, and developed land is outside of the property parcel and within the 100-foot buffer. The western portion of the BSA is within a conservation easement (see attached Figure 2). Appendix A displays site photographs captured during the general biological resources assessment.

The entire BSA is within Local Facilities Management Zone 1 of the HMP Plan Area, the South Coast subregion of the Southwestern California region of the California Floristic Province, the Carlsbad Hydrologic Unit (Agua Hedionda Creek Watershed), and the Coastal Zone.



LSA

FIGURE 1

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FEET

SOURCE: USGS 7.5' Quad - *San Luis Rey (1975)*, CA

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4407 Park Drive Development Project

Project Location



LSA

Parcel Boundary

Conservation Easement

FIGURE 2

0 40 80

FEET

SOURCE: Nearmap (1/21/2025), CCED (2025)

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4407 Park Drive Development Project

Parcel Map

SECTION 3.0 METHODS

3.1 LITERATURE AND DATABASE REVIEW

Prior to conducting field survey, LSA reviewed the most recent records of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2025a) and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2025) within a 1-mile radius of the BSA. The CNDDB contains records of reported occurrences of federal- and/or State-listed species, proposed endangered or threatened species, California Species of Special Concern(SSC, or otherwise special-status species or habitats that may occur within or in the vicinity of the BSA. Additionally, LSA reviewed the HMP to identify covered species with potential to occur in the BSA.

3.2 GENERAL BIOLOGICAL RESOURCES ASSESSMENT

LSA Associate/Senior Biologist Jaime Morales and LSA Biologist Julia Lung conducted a general biological resources assessment on March 17, 2025. The assessment included:

- Mapping of habitat types;
- A directed search for special-status plant and animal species with potential to occur within the BSA;
- A general inventory of plant and wildlife species;
- Evaluation of suitability of habitat for special-status resources identified during the literature search; and
- Notes on other pertinent features or conditions of the site and adjacent lands.

LSA recorded a list of all plant species observed within the BSA (see Appendix B). LSA identified and mapped on an aerial photograph vegetation communities within the BSA. Using geographic information system (GIS) software, LSA then digitized the mapping and calculated the acreages of vegetation communities occurring within the BSA. Vegetation communities were determined in accordance with the categories described in the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008), and plant nomenclature follows *The Jepson Manual: Vascular Plants of California* (Baldwin et al. 2012). Section 4.4 describes special-status plant species with a potential to occur within the BSA.

All wildlife observed and wildlife signs detected, including tracks, scat, carcasses, burrows, excavations, and vocalizations, were recorded and are included as Appendix C. Notes were made on the general habitat types, species observed, and the conditions of the site. Section 4.4 describes special-status wildlife species with a potential to occur within the BSA.

SECTION 4.0 RESULTS AND DISCUSSION

4.1 VEGETATION COMMUNITIES/LAND USES

The BSA supports vegetation communities/land uses totaling 3.96 acres. Vegetation communities/land uses identified during the general biological resources assessment include Diegan coastal sage scrub, disturbed habitat, and developed. Figure 3 displays the vegetation communities/land uses within the property boundary and overall BSA on an aerial photograph. The following describes the vegetation communities observed within the BSA. Table A presents the acreages of the vegetation communities/land uses identified in the BSA.

Table A: Vegetation Communities/Land Uses in the BSA

Vegetation Community/Land Use	HMP Habitat Group	Acreage Within the Property Boundary	Acreage Within the 100-foot Buffer	Total Acreage Within the BSA
Diegan Coastal Sage Scrub	D	0.42	1.04	**1.46**
Disturbed Habitat	F	0.41	1.68	**2.09**
Developed	N/A	-	0.41	**0.41**
Total Acres	**-**	**0.82**	**3.13**	**3.96**

Source: Compiled by LSA (2025).
[1] Total may not equal sum due to rounding.
N/A = Not Applicable
HMP = Habitat Management Plan
BSA = biological study area

4.1.1 Diegan Coastal Sage Scrub

Diegan coastal sage scrub vegetation was observed at the western half of the BSA, west of the chain-link fence and the proposed development. A conservation easement occurs in this area. Dominant plant species observed within this vegetation community in the BSA included black sage (*Salvia mellifera*), lemonadeberry (*Rhus integrifolia*), California sagebrush (*Artemisia californica*), toyon (*Heteromeles arbutifolia*), and laurel sumac (*Malosma laurina*).

4.1.2 Disturbed Habitat

This designation applies to areas within the BSA that consist of highly compacted soils with little to no vegetation. Disturbed habitat occurs on the eastern side of the property parcel. Two mounds of stockpiled soil are in the eastern portion of the BSA. The vegetation that does occur within the disturbed land comprised scattered patches of nonnative species such as Bermuda buttercup (*Oxalis pes-caprae*), garland daisy (*Glebionis coronaria*), and highway ice plant (*Carpobrotus edulis*). Additionally, river red gum (*Eucalyptus camaldulensis*), Peruvian peppertrees *(Schinus molle*), and a few small Canary Island date palms (*Phoenix canariensis*) are along the eastern side of the chain-link fence bordering the Diegan coastal sage scrub. Multiple coyote brush (*Baccharis pilularis*) shrubs are along the northeastern edge of the property parcel, along with ornamental Pride of Madeira (*Echium candicans*) plants. These trees and surrounding vegetation would be removed by the project.



LSA

FIGURE 3

Parcel Boundary (APN: 206-192-48-00)

100-ft Survey Buffer

Vegetation Communities/Land Uses

Diegan Coastal Sage Scrub

Disturbed Habitat

Developed

0 40 80

FEET

SOURCE: Nearmap (1/21/2025)

4407 Park Drive Development Project

Vegetation Map

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4.1.3 Developed

Developed areas surround the BSA to the north, east, and west. This designation includes buildings, yards with ornamental landscaping, and roads. No developed areas occur within the property boundary.

4.2 TOPOGRAPHY

The BSA slopes gently to the west and has an elevation of 50 to 150 feet above mean sea level.

4.3 SOILS

The United States Department of Agriculture's (USDA) Soil Survey Geographic Database (USDA n.d.) identifies the soil expected to correspond to the BSA as Las Flores-Urban land complex, 2 to 9 percent slopes (LfC) and Loamy alluvial land-Huerohuero complex, 9 to 50 percent slopes, severely eroded (LvF3).

4.4 SPECIAL-STATUS SPECIES

Table B lists criteria for evaluating special-status plant and wildlife species potential for occurrence. Appendix D contains a table naming the special-status plant and wildlife species with the potential to occur in the BSA and/or the project vicinity (up to 1 mile).

Table B: Criteria for Evaluating Special-Status Plant and Wildlife Species Potential for Occurrence

Potential for Occurrence	Criteria
Not Expected	Species is restricted to habitats or environmental conditions that do not occur in the study area.
Low	Historical records for this species do not exist in the study area, and/or habitats or environmental conditions needed to support the species are of poor quality.
Moderate	Either a historical record exists of the species in the study area and marginal habitat exists in the proposed work areas or the habitat requirements or environmental conditions associated with the species occur in the proposed work areas, but no historical records exist in the study area.
High	Both a historical record exists of the species and the habitat requirements and environmental conditions associated with the species occur in the study area.
Present	Species was detected in or near the study area during project surveys.

Source: Compiled by LSA (2025).

4.4.1 Special-Status Plants

Based on the results of the database records search, literature review, and observations made during the biological resources assessment, of the ten special-status plant species with the potential to occur within 1 mile of the BSA, no species has a moderate or higher occurrence probability due to the absence of suitable habitat and/or conditions within the BSA.

4.4.2 Special-Status Wildlife

Based on the results of the database record search, literature review, and observations made during the biological resources assessment, of the six special-status wildlife species with the potential to occur within 1 mile of the BSA, one species (coastal California gnatcatcher) has a moderate or higher potential to occur within the BSA. Diegan coastal sage scrub on the western side of the BSA in the conservation easement, outside of the proposed development area. This species is federally listed as threatened, State SSC, and an HMP covered species. Suitable habitat (Diegan coastal sage scrub) is present within the BSA, and although this species was not observed during the biological resources assessment, numerous occurrences have been documented in the vicinity of the BSA (the nearest 0.05 mile south). However, the species was not observed during the biological resources assessment,

4.4.2.1 Coastal California Gnatcatcher (Polioptila californica californica) federally threatened, California Species of Special Concern, HMP Covered

Although this species was not detected within the BSA during the biological resources assessment, there is suitable habitat (Diegan coastal sage scrub) within the western half of the BSA within the conservation easement, and a known occurrence was identified 0.05 mile west of the BSA; therefore, it has a moderate potential to occur within the BSA.

4.5 HMP COVERED SPECIES

The database record search identified one HMP covered species (coastal California gnatcatcher) that has a moderate or higher potential to occur within the BSA.

4.6 NARROW ENDEMIC SPECIES

The database record search did not identify any Narrow Endemic species with the potential to occur within 1 mile of the BSA.

4.7 UNITED STATES FISH WILDLIFE SERVICE CRITICAL HABITAT AREAS

No USFWS designated Critical Habitat is located within or around the BSA. The closest designated critical habitat is for thread-leaved brodiaea (*Brodiaea filifolia*) and is 1.70 miles northeast of the BSA.

4.8 WILDLIFE MOVEMENT CORRIDORS

The BSA is not within any Linkage Areas. There are Focus Planning Areas (FPA) nearby that comprise the Buena Vista Creek area, the Lake Calavera area, and the Agua Hedionda Creek and Lagoon areas. These FPAs and linkages connect habitat areas and function as wildlife movement corridors approximately 0.20 mile southwest of the BSA.

4.9 HARDLINE PRESERVE

There is no Hardline Preserve within or around the BSA. Although there is a conservation easement within the BSA, it is not identified as Hardline Preserve.

4.10 JURISDICTIONAL AQUATIC RESOURCES

There are no jurisdictional aquatic resources within the BSA.

SECTION 5.0 IMPACT DETERMINATIONS

5.1 PROJECT-SPECIFIC IMPACTS

The project would result in permanent loss of disturbed habitat within the property boundary.

5.1.1 Permanent Impacts

Permanent loss involves long-term impacts associated with permanent features such as the house, garages, walls, and other miscellaneous features, as well as landscaping. The entire eastern half of the property, east of the chain-link fence, would be permanently impacted.

5.1.2 Temporary Impacts

The project would not result in temporary impacts.

5.1.3 Direct Impacts

Direct impacts would result from permanent clearing of vegetation and site grading. Direct impacts would occur to the eastern half of the property, east of the chain-link fence and the conservation easement.

5.1.4 Indirect Impacts

Indirect impacts to adjacent areas may result from noise and dust generated by construction-related activities, which has the potential to disturb nearby wildlife and, in the case of dust, vegetation. Additionally, if construction is performed at night, lighting has the potential to indirectly impact wildlife.

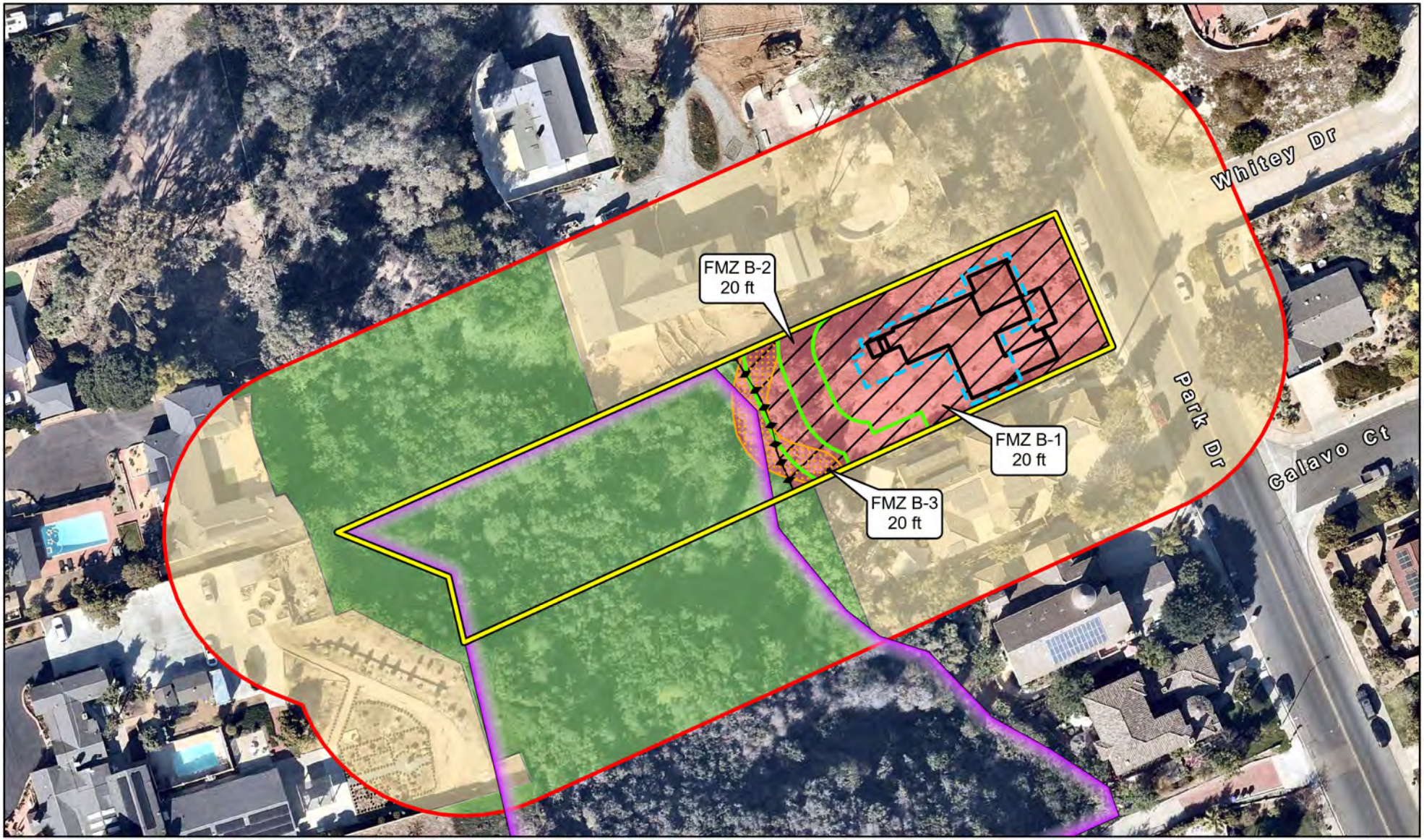
5.2 VEGETATION COMMUNITIES

Figure 4 displays the anticipated impacts to vegetation communities within the BSA on an aerial photograph. Table C outlines the impacts anticipated to occur to each vegetation community/land use as a result of project-related activities.

Table C: Temporary and Permanent Impacts

Vegetation Community/Land Use	HMP Habitat Group	Temporary Impact (acre)	Permanent Impact (acre)
Diegan Coastal Sage Scrub	D	-	-
Disturbed Habitat	F	-	0.39
Developed	N/A	-	-
Total	**-**	**0.00**	**0.39**

Source: Compiled by LSA (2025).
Notes: Acreage is rounded to the nearest hundredth. The project proponent shall pay a per-acre in-lieu mitigation fee in an amount to be determined by the City Council.
HMP = Habitat Management Plan
N/A = Not applicable



LSA

Parcel Boundary (APN: 206-192-48-00)
100-ft Survey Buffer
Diegan Coastal Sage Scrub - 20-ft Buffer
Conservation Easement
Permanent Impact
Fuel Modification Zone (FMZ)

Vegetation Communities/Land Uses
Diegan Coastal Sage Scrub
Disturbed Habitat
Developed

Existing Chain-link Fence

Proposed Building
Building Footprint
Roof Overhang

FIGURE 4

0 40 80
FEET

SOURCE: Nearmap (1/21/2025)

4407 Park Drive Development Project
Impacts Map

5.3 SPECIAL-STATUS PLANT SPECIES

No special-status plant species were observed during the biological resources assessment. Special-status plant species do not occur within the project development area. The project would not affect special-status plant species.

5.4 SPECIAL-STATUS WILDLIFE SPECIES

Coastal California gnatcatcher is a special-status species with a moderate potential to occur within the BSA. This species was not detected within the BSA during the biological resources assessment. If project activities are conducted during the general bird breeding seasons (January 1 through September 15), there is a potential for indirect impacts to coastal California gnatcatchers and indirect or direct impacts to other nesting birds. Implementation of avoidance measures provided in Section 6 would reduce the potential for impacts to coastal California gnatcatcher and other bird species that are not special-status but are covered under the Migratory Bird Treaty Act (MBTA) and Section 3503.5 of the California Fish and Game Code.

5.5 HABITAT MANAGEMENT PLAN COVERED SPECIES

Coastal California gnatcatcher is an HMP Covered Species. The project has the potential to affect this species indirectly through impacts associated with noise and dust during construction. Implementation of avoidance measures provided in Section 6 would reduce the potential for impacts to coastal California gnatcatcher.

5.6 NARROW ENDEMIC SPECIES

The project would not affect Narrow Endemic species.

5.7 UNITED STATES FISH AND WILDLIFE SERVICE CRITICAL HABITAT AREAS

No designated critical habitat would be affected by the project.

5.8 WILDLIFE MOVEMENT CORRIDORS

There is some connectivity to the west and south of the BSA; however, the project will be limited to the disturbed portion of the property, east of an existing chain-link fence. Therefore, wildlife movement would remain unchanged during and after construction of the project.

5.9 AQUATIC RESOURCES

The project would not affect aquatic resources.

SECTION 6.0 MITIGATION AND HABITAT MANAGEMENT PLAN COMPLIANCE

6.1 MITIGATION FOR IMPACTS TO VEGETATION COMMUNITIES

6.1.1 Temporary Impacts

The project would not result in temporary impacts.

6.1.2 Permanent Impacts

Table D displays the appropriate mitigation ratios (as described in the HMP) and anticipated mitigation totals for permanent impacts to vegetation communities.

Table D: HMP-Required Mitigation for Permanent Impacts to Vegetation Communities

Vegetation Community	HMP Habitat Group	HMP-Required Mitigation Ratio	Impacts (acres)	Required Mitigation (acres)
Diegan Coastal Sage Scrub	D	1:1	-	-
Disturbed Land	F	Mitigation Fee	0.39	TBD[1]
Developed	N/A	N/A	-	-
Total			**0.39**	**-**

Source: Compiled by LSA (2025).
Note: Acreage is rounded to the nearest hundredth.
[1] The project proponent shall pay a per acre in lieu mitigation fee in an amount to be determined by the City Council.
HMP = Habitat Management Plan
N/A = Not applicable
TBD = To be determined

6.2 MITIGATION FOR IMPACTS TO SPECIAL-STATUS SPECIES

6.2.1 Special-Status Plant Species

No special-status plant species are expected to occur within the BSA. None were observed during the general biological resources assessment. Because no impacts are expected to occur to special-status plant species, no mitigation for these species is required.

6.2.2 Special-Status Avian Species and Nesting Migratory Birds

Although coastal California gnatcatcher was not observed in the BSA during the general biological resources assessment, this species and nesting birds protected under the MBTA and California Fish and Game Code will be avoided to the greatest extent practicable either by conducting vegetation disturbance outside of the general bird breeding season (i.e., between September 16 and December 31), or by having a biologist perform a nesting bird survey within the proposed construction area and a 100-foot buffer no more than 72 hours prior to vegetation disturbance during the bird breeding season. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone if needed (on a species-by-species, case-by-case

basis), in which maintenance activities are prohibited until the nest is no longer active. Because no impacts are expected to occur to special-status avian species or nesting migratory birds, no additional mitigation for these species is proposed.

6.3 COMPLIANCE WITH HABITAT MANAGEMENT PLAN COASTAL ZONE STANDARDS

All projects within the Coastal Zone are required to comply with HMP Coastal Zone Standards 7-1 through 7-14 (HMP Section D). Compliance with these standards is described below.

- **7-1: Environmentally Sensitive Habitat Areas.** Although the BSA contains Diegan coastal sage scrub, an Environmentally Sensitive Habitat Area (ESHA), no ESHA is present within the proposed development area.

- **7-2: Coastal Sage Scrub.** Under this standard, properties containing coastal sage scrub located in the Coastal Zone shall conserve a minimum of 67 percent of the coastal sage scrub and 75 percent of the coastal California gnatcatchers on site. The 0.81-acre property contains approximately 0.42 acre of Diegan coastal sage scrub, none of which will be affected by project-related activities. Approximately 0.42 acre of Diegan coastal sage scrub on the property will be preserved. Conservation of coastal California gnatcatchers on site will be determined in consultation with the wildlife agencies.

- **7-3: Oak Woodland.** No oak woodland is present within the BSA.

- **7-4: Streams.** No streams are present within the BSA.

- **7-5: Ephemeral Drainages and Ephemeral Streams.** No ephemeral drainages or ephemeral streams are present within the BSA.

- **7-6: Wetlands.** No wetlands are present within the BSA.

- **7-7: Wetland Mitigation Requirements.** No wetlands are expected to be affected by project-related activities; therefore, no wetland preservation measures are required.

- **7-8: No Net Loss of Habitat.** Because the project will not affect Diegan coastal sage scrub, there will be no loss of this habitat.

- **7-9: Upland Habitat Mitigation Requirements.** Because the project will not affect Diegan coastal sage scrub, no mitigation is required.

- **7-10: Highly Constrained Properties.** The proposed project is not constrained by ESHA.

- **7-11: Buffers and Fuel Modification Zones.** As shown on Figure 4, the project will provide a 20-foot-wide upland buffer around the preserved Diegan coastal sage scrub. The project will include a 60-foot-wide Fuel Modification Zone (FMZ) extending from the outer edge of the proposed home. The last 20 feet of the FMZ (Zone A-3) overlaps with the upland buffer. This standard requires that upland buffers that do not contain native habitat be landscaped using

native plants. Because the proposed buffer currently comprises disturbed habitat, it will landscaped using native plants.

- **7-12: Grading and Landscaping Requirements.** The project would be designed to avoid conducting grading activity during the rainy season (October 1 to April 1); however, it is understood that construction may be extended into the rainy season with the approval of the City Engineer and with the implementation of special erosion control measures designed to prohibit discharge of sediments off site. All graded areas would be landscaped prior to October 1 with either temporary or permanent landscaping materials to reduce erosion potential.

- **7-13: City-Owned Lands Adjacent to Macario Canyon and Veterans Memorial Park.** This standard is not applicable to this project.

- **7-14: Other Parcels – Specific Habitat Protection Standards.** This standard is not applicable to this project.

6.4 AVOIDANCE AND MINIMIZATION MEASURES

In order to avoid or minimize impacts to existing biological resources, LSA recommends the following avoidance and minimization measures during project implementation:

- The contractor would install orange construction fencing (or similar) along the perimeter of the proposed development area to demarcate limits of work clearly.

- If vegetation disturbance is scheduled to occur during the bird breeding season (between January 1 and September 15), a biologist would perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area would be resurveyed. If nesting birds are found, then the qualified biologist would establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. If appropriate, as determined by the biological monitor, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted. If any active coastal California gnatcatcher nests are identified, then the project biologist would consult with the City and USFWS for direction on appropriate buffer zone radius for avoidance.

6.5 COMPLIANCE WITH HABITAT MANAGEMENT PLAN ADJACENCY STANDARDS

6.5.1 Fencing, Signage, and Lighting

The property is currently surrounded by residential property fences on the northeastern and northwestern sides, and a chain-link fence separates the disturbed portion of the property from the Diegan coastal sage scrub. New solid polyvinyl chloride (PVC) fencing is proposed to replace chain-link fences and wrought iron fences.

There is currently no lighting within the subject property. New light fixtures and structures are proposed, and lighting within the disturbed habitat would increase. However, lights at the western end of the development would be pointed down to reduce the effects on the Diegan coastal sage scrub to the west.

6.5.2 Predator and Exotic Species Control

Fences will separate the development from the Diegan coastal sage scrub habitat, preventing feral and domestic animals from using the natural area. The landscaping will not include exotic/invasive species that could escape into the Diegan coastal sage scrub to the west.

6.5.3 Fire Management

The project would establish a 60-foot FMZ west of the proposed home. Within Zone A-1, only fire resistive plants will be within the first 20 feet of the house, and there will be no trees or shrubs. Within Zone A-2, only slow burning/low fuel plants would be installed, and there will be no trees. Within Zone A-3, only slow burning/low fuel plants will be installed. Trees canopies must be spaced 20 feet apart. All three zones will be irrigated.

6.5.4 Erosion Control

The Diegan coastal sage scrub habitat on the slope at the west side of the property would not be disturbed and erosion is not expected to be an issue because the proposed impact area is relatively flat.

6.5.5 Landscaping Restrictions

The project will not use any invasive plants during landscaping.

SECTION 7.0 REFERENCES

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APPENDIX A

SITE PHOTOGRAPHS



Photo 1: View of 4407 Park Drive from the southeast corner of the property, facing northwest.



Photo 2: View of 4407 Park Drive from the northeast corner of the property, facing southwest.



Photo 3: View of disturbed habitat within the property, facing west.



Photo 4: View from the southwest corner of the disturbed habitat, facing east towards Park Drive.



Photo 5: View from the northwest corner of the disturbed habitat, facing east towards Park Drive.



Photo 6: View of the dense Diegan coastal sage scrub on the western half of the property (within the conservation easement and outside of the proposed development), facing south.

APPENDIX B

VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were identified by LSA in the BSA during the general biological resources assessment.

Vascular Plant Species Observed

Scientific Name	Common Name
PLANTS	
Aizoaceae	**Carpet weed family**
*Carpobrotus edulis**	Highway iceplant
Anacardiaceae	**Sumac family**
Malosma laurina	Laurel sumac
Rhus integrifolia	Lemonade berry
Schinus molle	Peruvian peppertree
Asteraceae	**Sunflower family**
Artemisia californica	California sagebrush
Baccharis pilularis	Coyote brush
Ericameria sp.	Goldenbush
*Glebionis coronaria**	Garland chrysanthemum
Boraginaceae	**Borage family**
*Echium candicans**	Pride of Madeira
Fabaceae	**Pea family**
Acmispon glaber	Deerweed
Lamiaceae	**Mint family**
Salvia mellifera	Black sage
Myrtaceae	**Myrtle family**
*Eucalyptus camaldulensis**	River red gum
Oxalidaceae	**Oxalis family**
*Oxalis pes-caprae**	Bermuda buttercup
Plantaginaceae	**Plantain family**
Bacopa monnieri	Herb of grace
Rosaceae	**Rose family**
Heteromeles arbutifolia	Toyon
Sapindaceae	**Soapberry family**
*Cupaniopsis anacardioides**	Carrotwood
Solanaceae	**Nightshade family**
*Nicotiana glauca**	Tree tobacco
Arecaceae	**Palm family**
*Phoenix canariensis**	Canary Island date palm
Poaceae	**Grass family**
Cortaderia sp.*	Pampas grass
Pennisetum setaceum	African fountain grass

*Nonnative species

APPENDIX C

WILDLIFE SPECIES OBSERVED

This is a list of the species LSA noted in or adjacent to the BSA during the general biological resources assessment. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other signs.

Wildlife Species Observed

Scientific Name	Common Name
BIRDS	
Trochilidae	**Hummingbirds**
Calypte anna	Anna's hummingbird
Accipitridae	**Kites, Hawks, and Eagles**
Buteo jamaicensis	Red-tailed hawk
Corvidae	**Crows and Ravens**
Corvus brachyrhynchos	American crow
Fringillidae	**Fringilline and Cardueline Finches**
Haemorhous mexicanus	House finch
Spinus psaltria	Lesser goldfinch
Parulidae	**Wood Warblers**
Setophaga coronata	Yellow-rumped warbler
Passerellidae	**New World Sparrows**
Melospiza melodia	Song sparrow
MAMMALS	
Geomyidae	**Pocket Gophers**
Thomomys bottae	Botta's pocket gopher
INVERTEBRATES	
Tribe Apini	**Honey bees**
Apis mellifera	Honey bee
Tribe Bombini	**Bumble bees**
Bombus sp.	Bumble bee
Papilionidae	**Swallowtails**
Papilio rumiko	Western giant swallowtail

APPENDIX D

SPECIAL-STATUS SPECIES SUMMARY TABLE

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Plants				
Acmispon prostratus (nuttallianus) **Nuttall's Acmispon**	US: - CA: SP CNPS: 1B.1 HMP: –	On coastal sand dunes and within coastal scrub; known from coastal San Diego County and Baja California; sea level to 35 feet elevation.	Blooms March through June (annual herb)	**Not Expected.** Suitable habitat (coastal scrub) is present within the BSA; however, the study area is outside of the elevation range. This species was not observed during the biological resources assessment. The nearest occurrence is 0.75 mile southwest of the BSA.
Adolphia californica **California adolphia**	US: – CA: SP CNPS: 2B.1 HMP: –	Clay soils in grasslands, coastal sage scrub, and chaparral communities at 150 to 2,400 feet elevation. In California, known only from San Diego County. Also occurs in Mexico.	Blooms December through May (annual herb)	**Not Expected.** Suitable soils (clay) are not present within the BSA, and this species was not observed during the biological resources assessment. The nearest occurrence is 0.2 mile southwest of the BSA.
Atriplex pacifica **South coast saltscale**	US: – CA: SP CNPS: 1B.2 HMP: –	Alkali soils in coastal sage scrub, playas, coastal bluff scrub, coastal dunes, and chenopod scrub 600 feet elevation, and perhaps formerly up to about 1,400 feet in Los Angeles County. In California, known from the Channel Islands and mainland Los Angeles, San Diego and Orange counties.	Blooms March through October (annual herb)	**Not Expected.** Suitable soil (alkali soil) is not present within the BSA. This species was not observed during the biological resources assessment. The nearest occurrence is 0.75 mile southeast of the BSA.
Ceanothus verrucosus **Wart-stemmed ceanothus**	US: – CA: SP CNPS: 2B.2 HMP: –	Chaparral in western San Diego County and northern Baja California; sea level to 1,250 feet elevation.	Blooms December through May (perennial evergreen shrub)	**Not Expected.** Suitable habitat (chaparral) is not present within the BSA. This species was not observed during the biological resources assessment. The nearest occurrence is within 1 mile of the BSA.
Chaenactis glabriuscula var. orcuttiana **Orcutt's pincushion**	US: – CA: SP CNPS: 1B.1 HMP: –	Sandy areas of coastal bluff scrub and coastal sand dunes below 300 feet elevation. In California, known only from Los Angeles, Orange (believed extirpated), San Diego, and Ventura counties. Also occurs in Mexico.	Blooms January through August (annual herb)	**Not Expected.** Suitable habitat (sand dunes) is not present within the BSA. This species was not observed during the biological resources assessment. The nearest occurrence is 1 mile west of the BSA.
Corethrogyne filaginifolia var. linifolia **Del Mar Mesa sand aster**	US: – CA: SP CNPS: 1B.1 HMP: –	Openings in coastal shrub, coastal bluff scrub, and chaparral on maritime sediments and conglomerates at 50 to 500 feet elevation. Known only from San Diego County, California.	Blooms May through September (perennial herb)	**Not Expected.** Suitable habitat (openings in coastal bluff and chaparral) is not present within the BSA. This species was not observed during the biological resources assessment. The nearest occurrence is 0.75 mile southeast of the BSA.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Euphorbia misera **Cliff spurge**	US: – CA: SP CNPS: 2B.2 HMP: C	Rocky sites within coastal bluff scrub, coastal sage scrub, and Mojavean desert scrub at 30 to 1,600 feet elevation. In California, known only from the Channel Islands, coastal Orange and San Diego counties, and Riverside County deserts. Also occurs in Mexico.	Blooms December through August (perennial herb)	**Not Expected.** Although suitable habitat (coastal sage scrub) is present, rocky sites are not present within the BSA. This species was not observed during the biological resources assessment. The nearest occurrence is within 0.5 mile of the BSA.
Isocoma menziesii var. decumbens **Decumbent goldenbush**	US: – CA: SP CNPS: 1B.2 HMP: –	Sandy soils, often in disturbed areas, in coastal scrub and chaparral from 30 to 440 feet elevation. Known from mainland Orange and San Diego counties and from San Clemente and Santa Catalina Islands in California. Also occurs in Baja California.	Blooms April through November (shrub)	**Not Expected.** Although suitable habitat (coastal scrub) is present within the BSA, sandy soils are not present. This species was not observed during the biological resources assessment. The nearest occurrence is within 1 mile of the BSA.
Nemacaulis denudata var. denudata **Coast woolly-heads**	US: – CA: SP CNPS: 1B.2 HMP: –	Sandy places such as coastal dunes below 300 feet elevation. Known in California from Orange, Los Angeles, and San Diego counties. Believed extirpated from Santa Catalina Island. Also occurs in Mexico.	Blooms April through September (annual herb)	**Not Expected.** Suitable habitat (coastal dunes) is not present within the BSA. The nearest occurrence is 0.75 mile west of the BSA. This species was not observed during the biological resources assessment.
Suaeda esteroa **Estuary seablite**	US: – CA: SP CNPS: 1B.2 HMP: –	Coastal salt marshes below 15 feet elevation. Occurs along immediate coast from Santa Barbara County to Baja California.	Blooms May through October (January) (perennial herb)	**Not Expected.** Suitable habitat (salt marshes) is not present within the BSA. The nearest occurrence is 0.5 mile west of the BSA. This species was not observed during the biological resources assessment.
Invertebrates				
Bombus pensylvanicus **American bumble bee**	US: – CA: SA HMP: –	Inhabits open farmland and fields throughout the United States. Also occurs in Canada and Mexico. Primarily nests at the ground surface in tall grass, but occasionally underground. Suitable bumble bee habitat requires the continuous availability of flowers on which to forage throughout the duration of the colony (spring through fall), colony nest sites, and overwintering sites for the queens.	Spring and summer	**Not Expected.** Suitable habitat (open fields) is not present within the BSA. The nearest occurrence is 0.75 mile northeast of the BSA. This species was not observed during the biological resources assessment.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Danaus plexippus plexippus pop. 1 **Monarch butterfly (California overwintering population)**	US: PT CA: SA HMP: –	Overwintering habitat is located in wind-protected tree groves (eucalyptus, Monterey pine, Monterey cypress) with nectar and water sources nearby. The majority of the overwintering habitat sites are located within 1.5 miles of the Pacific Ocean or San Francisco Bay. Sites are typically found at low elevations (200–300 feet) and situated on slopes oriented to the south, southwest or west, or in shallow canyons or gullies. The sites need to have dappled sunlight, high humidity, fresh water, and an absence of freezing temps or high winds. Monarchs breed only where milkweeds are found. They forage on a wide variety of flowers.	September through March at overwintering sites	**Low.** Although a few eucalyptus are present within the BSA, this species was not observed during the biological resources assessment, and no wintering sites are mapped nearby. The nearest known occurrence is 1 mile north of the BSA.
Birds				
Campylorhyncus brunneicapillus sandiegensis **San Diego cactus wren**	US: – CA: SSC HMP: –	Inhabits coastal sage scrub, nesting almost exclusively in thickets of cholla (Opuntia prolifera) and prickly pear (Opuntia littoralis and Opuntia oricola), typically below 500 feet in elevation. Found in coastal areas of Orange County and San Diego County, and extreme northwestern Baja California, Mexico.	Year-round (non-migratory)	**Not Expected.** Suitable habitat (thickets of cholla and prickly pear) is not present within the BSA. The nearest known occurrence is 0.75 mile east of the BSA. This species was not observed during the biological resources assessment.
Polioptila californica californica **Coastal California gnatcatcher**	US: FT CA: SSC HMP: C	Inhabits coastal sage scrub in low-lying foothills and valleys in cismontane southwestern California and Baja California.	Year-round	**Moderate.** Suitable habitat (coastal sage scrub) is present within the BSA, and numerous occurrences have been documented, with the nearest 0.05 mile south of the BSA. However, the species was not observed during the biological resources assessment.
Rallus obsoletus levipes **Light-footed Ridgway's rail**	US: FE CA: SE/CFP HMP: –	Resident in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation. Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on mollusks and crustaceans. Coastal southern California to coastal Baja California.	Year-round	**Not Expected.** Suitable habitat (salt marshes) is not present within the BSA. The nearest known occurrence is 0.75 mile south of the BSA. This species was not observed during the biological resources assessment.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Vireo bellii pusillus **Least Bell's vireo**	US: FE CA: SE HMP: –	Riparian forests and willow thickets. The most critical structural component of least Bell's vireo habitat in California is a dense shrub layer 2 to 10 feet above ground. Nests from central California to northern Baja California. Winters in southern Baja California.	March through September	**Not Expected.** Suitable habitat (riparian forests and willow thickets) is not present within the BSA. The nearest known occurrence is 0.6 mile south of the BSA near Agua Hedionda. This species was not observed during the biological resources assessment.

LEGEND

US: Federal Classifications	
–	No applicable classification.
FE	Taxa listed as Endangered.
FT	Taxa listed as Threatened.
CA: State Classifications	
SE	Taxa State-listed as Endangered.
SSC	California Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
WL	California Bird Species of Special Concern Watch List.
SA	Special Animal. Refers to any other animal monitored by the Natural Diversity Database, regardless of its legal or protection status.
SP	Special Plant. Refers to any other plant monitored by the Natural Diversity Database, regardless of its legal or protection status.
1B	California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.
2B	California Rare Plant Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere.
3	California Rare Plant Rank 3: A review list of plants about which more information is needed.
4	California Rare Plant Rank 4: A watch list of plants of limited distribution.
	CRPR Extensions
	0.1 Seriously endangered in California (greater than 80% of occurrences threatened/high degree and immediacy of threat).
	0.2 Fairly endangered in California (20 to 80% occurrences threatened).

California Rare Plant Ranks are assigned by a committee of government agency and non-governmental botanical experts and are not official State designations of rarity status.

City of Carlsbad Habitat Management Plan (HMP) Classifications	
–	Species not covered by the HMP.
List 2	Species coverage contingent on other Multiple Habitat Conservation Plan (MHCP) Subarea plans being permitted
List 3	Species coverage contingent upon funding for management of conserved areas
Covered	Species for which take authorization is provided because long-term viability has been determined to be adequately maintained under the HMP.
Narrow Endemic	Species with restricted geographic distributions, soil affinities and/or habitats, and, for purposes of the HMP, species that in addition have important populations within the HMP area, such that substantial loss of these populations or their habitat within the HMP area might jeopardize the continued existence or recovery of that species.

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

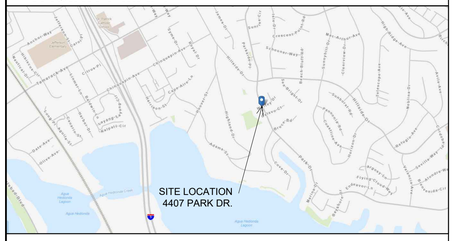
Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

PROJECT NAME:

4407 PARK DR. NEW SINGLE FAMILY RESIDENCE

VACINITY MAP:

N.T.S



PROJECT TEAM:

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DRAWING LIST:

Full Size Exhibit on File in the Planning Division

ARCHITECTURAL:
A0.0 TITLE SHEET: VICINITY MAP,PROJECT DATA, ABBREVIATIONS, SYMBOL LEGEND, CAP REQUIREMENTS
A0.1 GENERAL NOTES, CONDITIONS OF APPROVAL
A0.2 EXISTING SITE SURVEY
A0.3 OVERALL SITE PLAN, SITE DEMOLITION NATURAL HABITAT OUTLINE AND BUFFER ZONE, FUEL MANAGEMENT ZONE, BUILDING LIGHTING PLAN
A1.0 DETAILED SITE PLAN
A1.1 1ST. LEVEL FLOOR PLAN
A1.2 2ND. LEVEL FLOOR PLAN
A1.3 ROOF PLAN
A2.0 BUILDING ELEVATIONS
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
A3.0 SITE SECTIONS

CIVIL:
C1.0 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 PRELIMINARY GRADING AND UTILITY PLAN
C4.0 PROFILES AND DETAILS

LANDSCAPE:
SHEET 1 LANDSCAPE SITE PLAN
SHEET 2 FUEL MODIFICATION ZONES
SHEET 3 LANDSCAPE CONCEPT PLAN
SHEET 4 HYDROZONE PLAN
SHEET 5 WELO WORKSHEETS, SLOPE EROSION MEASURES NOTES

CODES & REGULATIONS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:
CONSTRUCTION OF THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING:
2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE AND THE CALIFORNIA EXISTING BUILDING CODE ARE PUBLISHED IN CHAPTERS 12 AND 14 OF THE LAND DEVELOPMENT CODE.
AND ANY APPROVED LOCAL AMENDMENTS

DEFERRED SUBMITTALS:

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

LIST OF DEFERRED SUBMITTALS:

1. SOLAR SYSTEM
2. FIRE SPRINKLERS

SERVICE PROVIDERS:

SCHOOL DISTRICTS:
ELEMENTARY AND HIGH SCHOOL:
CARLSBAD UNIFIED SCHOOL DISTRICT

WATER DISTRICT:
CARLSBAD MUNICIPAL WATER DISTRICT

SEWER DISTRICT:
CITY OF CARLSBAD WASTEWATER DIVISION

ENGINEERING NOTES:

POTABLE WATER DEMAND:
Average Daily Water Demand is 450 GPD

SEWER GENERATION RATE:
Average Daily Sewer Demand is 200 GPD

DRAINAGE DISCHARGE:
EXISTING/PRE-DEVELOPMENT: 0.71 cfs
PROPOSED/POST-DEVELOPMENT: 0.96 cfs

PROJECT DESCRIPTION:

Exhibit 7

PROPOSED 5317 S.F. 2 STORY SINGLE FA
277 S.F. 1 CAR GARAGE AND 567 S.F. 2 CAR GARAGE

PROJECT DATA:

SITE ADDRESS: *4407 PARK DR., CARLSBAD, CA 92008*
APN: 206-192-48-00
LEGAL DESCRIPTION:
PARCEL 4 OF PARCEL MAP NO. 18186 IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
GROSS LOT SIZE: *.839 ACRES. 36,525 S.F.*
NET LOT SIZE: *.418 ACRES. 18,201 S.F. (MINUS THE OPEN SPACE EASEMENT)*

PROJECT INFORMATION:

BASE ZONE: *R-1-15000*
LAND USE/ GENERAL PLAN: *R-4*
YEAR BUILT: *N/A VACANT LOT*
OVERLAY ZONE DESIGNATIONS:
COASTAL OVERLAY ZONE: YES- MELLO II SEGMENT
FIRE:
*SITE IS **NOT** LOCATED IN THE HIGH /VERY HIGH FIRE HAZARD SEVERITY ZONE ACCORDING TO THE CITY OF CARLSBAD FIRE HAZARD SEVERITY ZONE MAP*

USES CATEGORY: *PROPOSED: U- PARKING GARAGE R-3 - DWELLING UNIT*
OCCUPANCY GROUPS, CLASSIFICATIONS: *PROPOSED: SINGLE FAMILY RESIDENTIAL*
TYPE OF CONSTRUCTION: *VB*
FIRE SPRINKLERS I ALARMS: *REQUIRED*

SQUARE FOOTAGE BREAKDOWNS:

LOT COVERAGE:
ALLOWABLE LOT COVERAGE= .4(40%)x 36,535 S.F. = 14,614 S.F.
PROPOSED LOT COVERAGE: 4949 S.F. / 36,535 S.F. = .14 (14%)
MAIN RESIDENCE+ GARAGES + COVERED EXTERIOR AREAS + BALCONIES + COURTYARD + MAIN RESIDENCE OVERHANGS > 30"
TOTAL LOT COVERAGE MAIN RESIDENCE: = 4949 S.F.

HABITABLE FLOOR AREA SUMMARY:
PROPOSED: 2811 S.F. (1ST. FLOOR) + 2506 S.F. (2ND FLOOR) = ***5317 S.F. (TOTAL)***

NON-HABITABLE AREA SUMMARY:
PROPOSED: 567 S.F. (2 CAR GARAGE) + 277 S.F. (1 CAR GARAGE) = ***844 S.F. (TOTAL)***

COVERED PATIOS/ DECKS/ ENTRY AREA SUMMARY:
PROPOSED: 279 S.F. (1ST. FLOOR COVERED PATIO) + 399 S.F. (1ST. FLOOR COVERED PATIO) + 88 S.F. (1ST. FLOOR COVERED ENTRY) = ***766 S.F. (TOTAL)***

OPEN COURTYARD AND BALCONIES AREA SUMMARY:
PROPOSED: 313 S.F. (1ST. FLOOR COURTYARD) + 399 S.F. (2ND. FLOOR BALCONY)+ 66 S.F. (2ND FLOOR BALCONY) + ***778 S.F. (TOTAL)***

PARKING : *REQUIRED PARKING: 2 COVERED SPACES PROPOSED PARKING: 1 CAR GARAGE, 2 CAR GARAGE TOTAL: 3 ENCLOSED PARKING SPACES*

NUMBER OF STORIES: *PROPOSED: 2 STORY*

LANDSCAPED AREA (REFER TO LANDSCAPE PLANS):

PROPOSED LANDSCAPED AREA: 9,820 S.F. = 27% OF GROSS LOT AREA 54% OF NET LOT AREA

SETBACKS:

SETBACKS TABLE

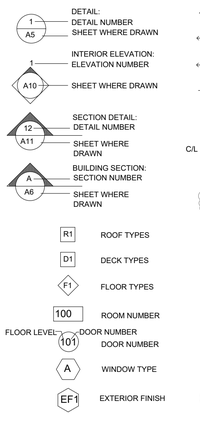
SETBACK	REQUIRED	PROPOSED
FRONT YARD	20'	24'
REAR YARD	2 X REQUIRED SIDE YARD= 17.2' FROM OPEN SPACE EASEMENT	65'-4.5" FROM OPEN SPACE EASEMENT
SIDE YARD (N)	.1 X LOT WIDTH (87.52')= 8.6'	13'-4.5"
SIDE YARD (S)	.1 X LOT WIDTH (87.52')= 8.6'	9'-7"

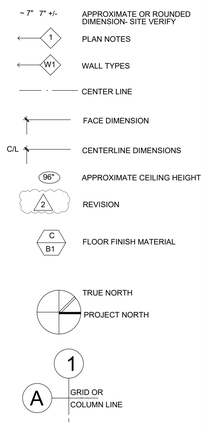
HEIGHT PER R-1: MAX. ALLOWED 24'/30'
PROPOSED OVERALL STRUCTURE HEIGHT 28'-3" (3:12 SLOPED ROOF)

ABBREVIATIONS:

A.B.C.	AGGREGATE BASE COURSE					I.D.	INSIDE DIAMETER	R	RISE
A.C.	ASPHALTIC CONCRETE/ AIR CONDITIONING	E	EAST			IN	INCH	R.C.P.	REFLECTED CEILING PLAN
		EA	EACH			INCL	INCLUDED	RD	ROOF DRAIN
A.B.	ANCHOR BOLT	E.B.	EXPANSION BOLT			I.E.	INVERT ELEVATION	RD-O	ROOF DRAIN- OVERFLOW 2" ABOVE DRAIN
ACOUST.	ACOUSTICAL	E.J.	EXPANSION JOINT			INSUL	INSULATION	REF	REFERENCE)
A.D.	ACCESS DOOR/AREA DRAIN	EL	ELEVATOR			INT	INTERIOR	REINF	REINFORCING
	AREA DRAIN	ELEC	ELECTRIC(AL)					REQ(D)	REQUIRED
ADJ	ADJUSTABLE	ELEV	ELEVATION			JAN	JANITOR	REQMTS	REQUIREMENTS
A.F.F.	ABOVE FINISH FLOOR	E.N.	EDGE NAIL			JST	JOIST	RESIL	RESILIENT
ALUM	ALUMINUM	ENC	ENCLOSURE			JT	JOINT	RET	RETAIN(ING)
ALT	ALTERNATE	EQ	EQUAL					RM	ROOM
&	AND	EQUIP	EQUIPMENT			KIT	KITCHEN	R.O.	ROUGH OPENING
∠	ANGLE	E.W.	EACH WAY			KJ	KEYED JOINT	R.W.L.	RAIN WATER LEADER AND DOWNSPOUT
ANOD	ANODIZED	EWC	ELECTRIC WATER COOLER			KO	KNOCKOUT	R.Y.S.	REAR YARD SETBACK
ARCH	ARCHITECT(URAL)	EXT	EXTERIOR					S	SOUTH
ASPH	ASPHALT	EXIST. (E)	EXISTING			LAM	LAMINATED	S.C.	SOLID CORE
@	AT					LAV	LAVATORY	SCHED	SCHEDULE
		F.B.	FLAT BAR			L.G.	LAG BOLT	S.F.	SQUARE FEET
BD	BOARD	F.D.	FLOOR DRAIN			L.L.	LIVE LOAD	SHT	SHEET
BTWN	BETWEEN	FDN	FOUNDATION			LLH	LONG LEG HORIZONTAL	SIM	SIMILAR
B.F.	BOTTOM OF FOOTING	F.E.	FIRE EXTINGUISHER			LLV	LONG LEG VERTICAL	S.M.F.E.	SURFACE MOUNTED FIRE EXTINGUISHER
BLDG	BUILDING	F.E.C.	FIRE EXTINGUISHER CABINET			LONGIT	LONGITUDINAL	SPEC	SPECIFICATION
BLKG	BLOCKING	F.F.	FINISH FLOOR / FINISH FLOOR			L.P.	LOW POINT	SQ	SQUARE
BM	BEAM		FACTORY FINISH			L.W.C.	LIGHT WEIGHT CONCRETE	S.S.	STAINLESS STEEL
B.O.	BOTTOM OF	F.F.E.	FINISHED FLOOR ELEVATION					STAGG	STAGGERED
BOT	BOTTOM	F.P.E.	FINISHED PAVING ELEVATION			MAS	MASONRY	STD	STANDARD
BC	BASE CABINET	F.G.	FINISHED GRADE			M.O.	MASONRY OPENING	STIFF	STIFFENED
BSMT	BASEMENT	F.H.C.	FIRE HOSE CABINET			MATL	MATERIAL	STR	STRUCTURAL
B.U.	BUILT-UP	FIN	FINISH			MAX	MAXIMUM	STL	STEEL
B.I.	BUILT IN	FLR	FLOOR			MECH	MECHANICAL	SYM	SYMMETRICAL
		FLUOR	FLUORESCENT			MEMB	MEMBRANE	SYS	SIDE YARD SETBACK
CER	CERAMIC	F.N.	FIELD NAILING			MET	METAL	T	TREAD
CB	CATCH BASIN	F.O.	FACE OF (SPECIFY ITEM)			MFR	MANUFACTURER	T.C.	TOP OF CURB/ TOP OF CONCRETE
C.I.P.	CAST-IN-PLACE	F.O.B.	FACE OF BRICK			MIN	MINIMUM	T&G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	F.O.C.	FACE OF CONCRETE			MISC	MISCELLANEOUS	THR	THRESHOLD
CL	CENTERLINE	F.O.F.	FACE OF FINISH					T.I.	TENANT IMPROVEMENT
CLG	CEILING	F.O.M.	FACE OF MASONRY			N	NORTH	T.J.	TOOLED JOINT
CLR	CLEAR(ANCE)	F.O.S.	FACE OF STUD			N.A.	NOT APPLICABLE	T.N.	TOE NAILED
CMU	CONCRETE MASONRY UNIT	FT	FOOT/FEET			N.I.C.	NOT IN CONTRACT	T.O.	TOP OF (SPECIFY ITEM)
CL.	CLOSET	FTG	FOOTING			N.T.S.	NOT TO SCALE	T.O.C.	TOP OF CURB
C.O.	CLEAN OUT	F.S.	FLOOR SINK			NO	NUMBER	T.O.S.	TOP OF SLAB
COL	COLUMN	FY.S.	FRONT YARD SETBACK					T.O.W.	TOP OF WALL
CONC	CONCRETE					O.C.	ON CENTER	TYP	TYPICAL
CONSTR	CONSTRUCTION					O.D.	OUTSIDE DIAMETER	U.B.C.	UNIFORM BUILDING CODE
CONT	CONTINUOUS	GA	GAUGE			O.F.	OVERFLOW/OUTSIDE FACE	UC.	UNDER COUNTER
COORD	COORDINATE	GALV	GALVANIZED			O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED	UC.	UPPER CABINET
CORR	CORRIDOR	G.I.	GALVANIZED IRON			O.F.O.I.	OWNER FURNISHED/ OWNER INSTALLED	U.N.O.	UNLESS NOTED OTHERWISE
CSK	COUNTERSINK	GL	GLASS					UL	UNDERWRITERS LABORATORY
C/W	COMPLETE WITH	GLB	GLU LAM BEAM			O.H.	OPPOSITE HAND/OVERHEAD	V.C.T.	VINYL COMPOSITION TILE
CAB.	CABINET	GWB	GYPSUM BOARD			OPNG.	OPENING	VENT	VENTILATOR/VENTILATION
d	PENNEY (NAILS)					OPP	OPPOSITE	VERT	VERTICAL
DP	DAMPPROOFING	H.B.	HOSE BIBB					V.R.	VAPOR RETARDER
D.F.	DOUGLAS FIR	H.C.	HOLLOW CORE			P.	PROPERTY LINE/PLATE	VTR	VENT THRU ROOF
DBL	DOUBLE	HDR	HEADER			PERIM	PERIMETER	VWC	VINYL WALL COVERING
DIA (ø)	DIAMETER	HDWR	HARDWARE			PERP(⊥)	PERPENDICULAR		
DIAG	DIAGONAL	HGR	HANGER			PLAM	PLASTIC LAMINATE	WT	WEST
DIAPH	DIAPHRAGM	H.M.	HOLLOW METAL			PLAS	PLASTER	WDW	WINDOW
DIM	DIMENSION	HORIZ	HORIZONTAL			PLAST	PLASTIC	W/	WITH
D.L.	DEAD LOAD	HR	HOUR			P.D.	PLANTER DRAIN	W.GL.	WIRE GLASS
DN.	DOWN	HT	HEIGHT			PLWD	PLYWOOD	W.H.	WATER HEATER
D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING AND AIR CONDITIONING			P.S.F.	POUNDS PER SQUARE FOOT	W/O	WITHOUT
DTL	DETAIL					P.S.I.	POUNDS PER SQUARE INCH	WP	WATERPROOF
DWG	DRAWING					P.T.	PRESSURE TREATED	W.P.J.	WEAKENED PLANE JOINT
DWLS	DOWELS	H.W.	HOT WATER			P.T.S.	POST TENSIONING SLAB	W.R.	WATER RESISTANT
DWR	DRAWER					PVC	POLYVINYL CHLORIDE	W.W.F.	WELDED WIRE FABRIC
								W.W.M.	WELDED WIRE MESH

SYMBOL LEGEND:





FIRE DEPARTMENT NOTES:

Address Numbers
STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size 4" height and a $\frac{1}{2}$" stroke width for residential buildings

Construction - Class "A" Roof
All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Carlsbad Fire Department.

Fuel Modification Zones
60 foot defensible space is required. refer to A.03 and landscape plans

Automatic Fire Sprinklers
Single family dwellings: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.

1. An automatic fire sprinkler system shall be installed as per the current edition of NFPA-13D and per Fire Department policies.
2. A C-16 contractor shall contact water district to obtain current water pressure available at site and provide info to fire dept. via water district email or other documentation. If any water meter is installed for residential fire sprinkler system, it shall be size determined by sprinkler contractor and approved by the Fire Dept. A minimum 1 inch water meter shall be installed unless otherwise approved by the Fire Department. Location and size of the water service underground shall be installed per approved fire sprinkler plans.
3. Separate fire sprinkler plans will be submitted by a C-16 licensed fire protection contractor to the Fire Dept. for review and approval, prior to any installation work conducted by sprinkler contractor.
4. Fire Sprinkler contractor shall contact fire dept. for required inspections including:
   4.1. A fire underground flush certification shall be required at final inspection.
   4.2. A Hydro inspection of the fire sprinklers system is required prior to frame inspection. Only the new piping shall be tested.

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST REQUIREMENTS:

City of Carlsbad Climate Action Plan Consistency Checklist

STEP 1: LAND USE CONSISTENCY

The first step in determining CAP consistency for discretionary development is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the city to determine a project's consistency with the land use assumptions used in the CAP. Projects found not to be consistent with the CAP's land use assumptions and that are projected to emit at or above the CAP screening threshold of 900 metric tons of CO_2 equivalent ($MTCO_2e$) GHG will be subject to a project-specific analysis of GHG emissions' impact on the environment in accordance with the requirements of the California Environmental Quality Act (CEQA). This may result in GHG-reducing mitigation measures applied as a condition of project approval in addition to compliance with the CAP ordinance requirements identified in step 2 of this checklist.

STEP 1 Land Use Consistency		
Checklist Item (Check the appropriate box and provide an explanation and supporting documentation for your answer)	**Yes**	**No**
A. Is the proposed project consistent with the existing General Plan land use and specific/master plan or zoning designations? OR, If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or specific plan, master plan or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?	☑	☐
If **"Yes"**, proceed to Step 2 of the checklist. For the second option under Question A above, provide estimated project-related GHG emissions under both existing and proposed designation(s) for comparison. GHG emissions must be estimated in accordance with the City of Carlsbad Guidance to Demonstrating Consistency with the Climate Action Plan.		
If **"No"**, proceed to Question B.		
B. The CAP established a screening threshold of 900 $MTCO_2e$/year for new development projects to assist in determining consistency with the CAP. The types and sizes of typical projects listed below have been determined to correspond to the CAP screening threshold. Will the proposed land use change result in the construction of less than any one of the following? • Single Family Housing: 50 dwelling units • Multi-Family Housing: 70 dwelling units • Office: 35,000 square feet • Retail Store: 11,000 square feet • Grocery Store: 6,300 square feet • Other: If the proposed project is not one of the above types, provide a project-specific GHG emissions analysis to determine whether it is below the 900 $MTCO_2e$/year screening threshold.	☐	☐
If **"Yes"**, proceed to Step 2 of the checklist.		
If **"No"**, the project's GHG impact is potentially significant and must be analyzed in accordance with CEQA. Applicant must prepare a Self-developed GHG emissions reduction program in accordance with the City of Carlsbad Guidance to Demonstrating Consistency with the Climate Action Plan to demonstrate how it would offset the increase in emissions over the existing designations. The project must incorporate each of the applicable measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with California Environmental Quality Act Guidelines 15091. Mitigation in lieu of or in addition to the measures in Step 2 may be required, depending on the results of the project-specific GHG impact analysis. Proceed and complete a project-specific Self-developed GHG emissions reduction program and Step 2 of the Checklist.		

City of Carlsbad Climate Action Plan Consistency Checklist

STEP 2: CAP ORDINANCE COMPLIANCE REQUIREMENTS

Completion of this checklist will document a project's compliance with CAP ordinances, and in turn, demonstrate consistency with the applicable measures and actions of the CAP. The compliance requirements in this Step 2 apply to development projects that require a building permit. All other development projects shall implement all emissions-related mitigation measures from the General Plan Update EIR.

Application Information			
Project No./Name:	4407 Park Dr. New Single Family Residence		
Property Address/APN:	4407 Park Dr., Carlsbad, CA 92008. APN: 206-192-48-00		
Applicant Name/Co.:	Deborah Shewaga		
Applicant Address:	2600 Argonauta St., Carlsbad, CA 92009		
Contact Phone:	760-560-6773	Contact Email:	deborah@sandiegoarchitects.com

Contact information of person completing this checklist (if different than above):

Name:	Deborah Shewaga	Contact Phone:	760-560-6773
Company name/address:	Ideal Design Systems, Inc. 2600 Argonauta St., Carlsbad, CA 92009	Contact Email:	deborah@sandiegoarchitects.com

Use the table below to determine which sections of the Ordinance Compliance checklist are applicable to your project. If your project includes alterations or additions to an existing building, please contact the Carlsbad Building Division for assistance in estimating building permit valuation, by phone at 442-339-2719 or by email at building@carlsbadca.gov.

Estimated Building Permit Valuation (BPV): $ 1,237,268.20

Construction Type	Complete Section(s)	Notes:
☑ Residential		
☑ New construction	2A, 3A and 4A	
☐ Alterations:		
☐ BPV < $60,000	N/A	All residential alterations
☐ BPV ≥ $60,000	1A and 4A	1-2 family dwellings and townhouses with attached garages only
☐ Electrical service panel upgrade	4A	
☐ BPV ≥ $200,000	1A and 4A	Multi-family dwellings only where interior finishes are removed and significant site work and upgrades to structural and mechanical, electrical, and/or plumbing systems are proposed
BPV ≥ $1,000,000	2B	Multi-family dwellings only where ≥$1,000,000 BPV AND affecting ≥75% existing floor area
☐ Nonresidential		
☐ New construction	1B, 2B, 3B, 4B and 5	

City of Carlsbad Climate Action Plan Consistency Checklist

AS.213.1
☐ Steel framing ☐ N/A

* Includes hotels/motels and high-rise residential buildings
** For alterations ≥ $1,000,000 BPV and affecting > 75% existing gross floor area, or alterations that add 2,000 square feet of new roof addition: comply with California Energy Code section 120.10 instead.

2. Photovoltaic Systems

A. ☑ **Residential new construction. Refer to Carlsbad Ordinance No. CS-437 for requirements, which amends Section 150.1(c) of the CEC for single-family residential; and Section 170.2(d) of the CEC for multi-family requirements. Note: If project includes installation of an electric heat pump water heater pursuant to Carlsbad ordinance CS-447, increase system size by .3kWdc if PV offset option is selected.**

Floor Plan ID (use additional sheets if necessary)	CFA	#d.u.	Calculated kWdc*	Exception
A0.0, A1.1, A1.2, A1.3	5317 S.F.	1	4.19	☐
A1.1, A1.3			.3 (water heater)	☐
				☐
				☐
		Total System Size:	4.49 kWdc	

kWdc = (CFA x 572) / 1,000 = (1.15 x #d.u.)
*Formula calculation where CFA = conditional floor area, #d.u = number of dwellings per plan type
If proposed system size is less than calculated size, please explain:

B. ☐ **Nonresidential and hotel/motel new construction; or major alterations to nonresidential, hotel/motels, and multi-family residential ≥$1,000,000 BPV and affecting ≥75% existing floor area, or addition that increases roof area by ≥2,000 square feet. Please refer to Carlsbad Ordinance CS-437 when completing this section.***

Choose one of the following methods:
☐ **Gross Floor Area (GFA) Method**
GFA: _____ Min. System Size: _____ kWdc
☐ If < 10,000 s.f. Enter: 5 kWdc
☐ If ≥ 10,000 s.f. calculate: 15 kWdc x (GFA/10,000) **
**Round building size factor to nearest tenth, and round system size to nearest whole number.
☐ **Time- Dependent Valuation Method**
Annual TDV Energy use:*** _____ x .80= Min. system size: _____ kWdc
***Attach calculation documentation using modeling software approved by the California Energy Commission.

* New CEC standards also require battery storage systems meeting the requirements if Reference Joint Appendix JA12 of the CEC.

City of Carlsbad Climate Action Plan Consistency Checklist

3. Water Heating

A. ☑ **Residential new construction**
Please refer to Carlsbad Ordinance CS-437 when completing this section.

☑ For systems serving **individual dwelling units** and achieving 60% of energy needed from on-site solar or recovered energy, choose one:
☐ Single 240-volt heat pump water heater AND compact hot water distribution AND Drain water heat recovery (low-rise residential only)
☑ Single 240-volt heat pump water heater AND PV system .3 kWdc larger than required.
☐ Heat pump water heater meeting NEEA Advanced Water Heating Specification Tier 3 or higher.
☐ Solar water heating system with electric backup that is either .60 solar savings fraction of 40 s.f. solar collectors.
☐ Gas or propane system with a solar water heating system and recirculation system
☐ Exception: _____

☐ For systems serving **multiple dwelling units** and achieving 60% of energy needed from on-site solar or recovered energy, install a central water-heating system with all of the following:
☐ Recirculation system
☐ Solar water heating system that is either:
☐ .20 solar savings fraction
☐ .15 solar savings fraction, plus drain water heat recovery
☐ Exception:

B. ☐ **Nonresidential new construction**
Please refer to Carlsbad Ordinance CS-437 when completing this section.

☐ Water heating system derives at least 40% of its energy from one of the following (attach documentation):
☐ Solar-thermal ☐ Photovoltaics ☐ Recovered energy

☐ Water heating system is (choose one):
☐ Heat pump water heater
☐ Electric resistance water heater(s)
☐ Solar water heating system with .40 solar savings fraction
☐ Exception: _____

City of Carlsbad Climate Action Plan Consistency Checklist

4. Electric Vehicle Charging

A. ☑ **Residential - New construction and major alterations***
Please refer to Carlsbad Ordinance CS-437 when completing this section.
☐ One and two-family residential dwelling alterations with no electrical panel upgrade (No EV space required)
☐ ADU (no EV space required when no additional parking facilities are added)
☑ One and two-family residential dwelling or townhouse with attached garage:
☑ One EVSE ready parking space required ☐ Exception: _____
☐ Multi-family residential ☐ Exception: _____

Total Parking Spaces Proposed for New Construction	EVSE Spaces			
	Capable (10% of proposed)	Ready (25% of proposed)	Installed (5% of proposed)	Total
Total Proposed or Altered Spaces (Major Alterations)**	Capable (10% of proposed)	---	---	Total

Calculations: Total EVSE spaces = .10 x Total parking (rounded up to nearest whole number)
EVSE Installed = Total EVSE Spaces x .50 (rounded up to nearest whole number)
EVSE other= Total EVSE spaces – EVSE Installed
(EVSE other may be "Capable," "Ready" or "Installed.")
*Major alterations are: (1) for one and two-family dwellings and townhouses with attached garages, alterations have a building permit valuation ≥ $60,000 or include an electrical service panel upgrade; (2) for multifamily dwellings (three units or more without attached garages), alterations have a building permit valuation ≥ $200,000; interior finishes are removed and significant site work and upgrades to structural and mechanical, electrical, and/or plumbing systems are proposed.

**When new parking facilities are added, or electrical systems or lighting to existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces or altered shall be EV Capable. This is NOT a CAP checklist requirement, but is included to coordinate CEC compliance early in the planning process

B. ☐ **Nonresidential new construction (includes hotels/motels)** ☐ Exception: _____

Total Parking Spaces Proposed	EVSE Spaces			
	Capable	Ready	Installed	Total

Calculation: Refer to the table below:

Total Number of Parking Spaces provided	Number of required EV Spaces (Capable)	Number of required EVSE Installed Spaces
☐ 0-9	1	1
☐ 10-25	4	1
☐ 26-50	8	2
☐ 51-75	13	3
☐ 76-100	17	5
☐ 101-150	25	6
☐ 151-200	35	9
☐ 201 and over	20 percent of total	25 percent of EV Capable

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

IDEAL DESIGN SYSTEMS,INC.
2600 Argonauta St., Carlsbad, CA 92009
ph: 760-560-6773
email: design@sandiegoarchitects.com
www.sandiegoarchitects.com

July 1, 2026

LICENSED ARCHITECT DEBORAH LYNN SHEWAGA No. C-31046 REN. 2/28/2027 STATE OF CALIFORNIA

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This drawing is not valid for construction unless signed and stamped by the Architect
Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and shall be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing

City Stamps:

Project Name and Address:

NEW SINGLE FAMILY RESIDENCE
4407 PARK DR.,
CARLSBAD, CA 92008

No.	SUBMITTALS/PLAN CHECK CORRECTIONS	Date
1	SUBMITTED FOR COASTAL DEVELOPMENT PERMIT AND MINOR HABITAT MANAGEMENT PLAN PERMIT REVIEWS	06/02/25
2	REVISIONS ADDRESSING 1ST. CYCLE REVIEW COMMENTS FOR CDP AND HMP	08/04/25
3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name:
TITLE SHEET,GENERAL NOTES, LEGENDS, PROJECT DATA, VICINITY MAP

Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

A0.0

GENERAL NOTES:

GENERAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION WHICH INTERFACES WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES.

3. GENERAL CONTRACTOR SHALL INFORM ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT TO INCLUDE ALL PIPING, DUCT WORK AND CONDUITS) THAT ALL REQUIRED CLEARANCE FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.

5. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

6. ALL WORK NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH BUILDING STANDARD MATERIALS AND DETAILS.

7. UPON SUBMITTAL OF CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SCHEDULE OF VALUES AND A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND GENERAL CONTRACTORS WORK.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OVERTIME COSTS.

9. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR CARPET, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY THE WORK OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR.

10. THE GENERAL CONTRACTOR SHALL RECORD "AS BUILT" CONDITIONS ON A PRINTS FURNISHED TO THE GENERAL CONTRACTOR AT COST BY GENERAL CONTRACTOR

11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF PROJECT AND SHALL BE RESPONSIBLE FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK, THE REQUESTING AND COORDINATION OF BUILDING DEPARTMENT INSPECTIONS AND APPROVALS IN ALL FIELDS OF HIS WORK, AND THE OBTAINING OF A FINAL CERTIFICATE OF OCCUPANCY.

13. GENERAL CONTRACTOR SHALL HAVE ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT.

14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SUPERVISION, ASSISTANCE AND COORDINATION OF VARIOUS TRADES.

15. MATERIALS SHALL BE JOINED TO UNIFORM, ACCURATE FITS SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS, OVERLAPS AND IMPERFECTIONS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUM AND AT ACCURATE RIGHT ANGLES OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET OR EXCEED ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. IN SUCH CASES, WORK SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED BY THE CONTRACT DOCUMENTS.

16. GENERAL CONTRACTOR SHALL COORDINATE ANY OVERTIME WITH BUILDING OWNERS/MANAGEMENT PERSONNEL. (I.E.: DEMOLITION, CUTTING AND RUBBISH REMOVAL WITH BUILDING OWNER/MANAGEMENT PERSONNEL.)

17. THE CONTRACTOR SHALL NOTE THAT THERE SHALL NOT BE SUBSTITUTIONS FOR ANY MATERIAL WHERE SPECIFIC MANUFACTURERS ARE SPECIFIED. WHERE APPROVED EQUAL IS USED, IT SHALL BE BY JUDGEMENT AND APPROVAL OF THE ARCHITECT AND NOTIFICATION SHALL BE MADE PRIOR TO INSTALLATION.

18. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB INCLUDING REVISIONS.

19. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION.

20. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PREMISES FREE FROM ACCUMULATION OF DEBRIS CAUSED BY HIS OPERATIONS.

21. WHERE WORK OR EQUIPMENT IS INDICATED N.I.C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

22. DISCREPANCIES FOUND BETWEEN NOTES AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT& THE OWNER AT THE TIME OF PRICING & PROIR TO CONSTRUCTION PROCEEDING.

23. GENERAL CONTRACTOR TO VERIFY SIZES OF BUILDING ACCESS OPENINGS BEFORE PROCEEDING WITH WORK.

24. UPON COMPLETION OF THE JOB, GENERAL CONTRACTOR SHALL CLEAN ENTIRE AREA, INCLUDING GLASS, CARPET AND ALL OTHER FINISHED SURFACES IN A MANNER ACCEPTABLE TO THE OWNER AND/ OR TENANT.

25. GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF OFF SITE PACKAGING CARTONS OR CONTAINERS, TRASH AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, AND AT NO COST OR INCONVENIENCE TO OTHER PARTIES.

DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY TEMPORARY SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT AREAS TO REMAIN WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.

2. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OR EXISTING INSTALLATION NOT BEING REMOVED.

3. ANY PROJECTING OR SURFACE-MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS OTHERWISE NOTED.

4. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.

5. DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO, DOORS, BUCKS, MOLDINGS, WALLCOVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY INFERRED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK.

6. BRACE & SUPPORT EXISTING WORK, AS REQ'D, PRIOR TO & DURING DEMOLITION AND NEW WORK, AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS.

7. REMOVE LOOSE OR DEFECTIVE PLASTER AND/OR DRYWALL ON EXISTING FINISHES AS REQUIRED AND WHERE DIRECTED BY ARCHITECT

8. REMOVE DAMAGED PLASTER AND DRYWALL BEADS AND BEADS AT EXISTING CORNERS WHERE NEW PARTITIONS ALIGN WITH EXISTING FINISH.

9. CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. WHERE INDICATED AND AS NECESSARY FOR NEW WORK.

DEMOLITION NOTES CONTINUED:

10. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.

11. ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

12. REMOVE EXCESS DOORS, BUCKS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED OR DISPOSED OF AS DIRECTED BY BUILDING OWNER. OR ARCHITECT

13. PATCH AND REPAIR SUBFLOOR AS REQUIRED TO RECEIVE NEW FINISH FLOORING IN A MANNER CONSISTENT WITH HIGH QUALITY WORKMANSHIP.

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING & VERIFYING DEMOLITION PLANS IN RELATION TO EXIST'G STRUCTURAL, ARCHITECTURAL, MECHANICAL & PLUMBING CONSTRUCTION DRAWINGS.(IF APPLICABLE) ARCHIECT & THE OWNER ARE TO BE NOTIFIED OF ANY & ALL CONFLICTS, DISCREPANCIES OR PROBLEMS PRIOR TO COMMENCMENT OF WORK.

15. ALL EQUIPMENT AND MATERIAL WHICH IS IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO OWNER AS PER THEIR REQUIREMENTS.

16. IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. INFORM ARCHITECT AND OWNER OF CONDITION OF SAID ELEMENTS AND RECEIVE CLARIFICATION OF REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.

17. GENERAL CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.

EXISTING CONDITIONS:

1. THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS AND CHARACTER AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.

2. THE FAILURE OR OMISSION OF THE GENERAL CONTRACTOR TO VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE THEM FROM OBLIGATIONS WITH RESPECT TO THIS CONTRACT.

3. THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE BEST INFORMATION AVAILABLE AS TO THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.

4. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE OWNER ASSUMES NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE DRAWINGS OR THE INTERPRETATION THEREOF, AND THERE IS NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE CONDITIONS AND LOCATIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE EXISTING STRUCTURE OR THAT UNFORESEEN DEVELOPMENTS MAY NOT OCCUR.

PARTITION NOTES:

1. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH FOR THE FINISH THEY ARE INTENDED TO RECEIVE.
2. BLOCKING SHALL BE PROVIDED IN PARTITIONS AS REQUIRED FOR WALL ATTACHED ITEMS.
3. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN BUILDING SHELL COLUMNS, EXTERIOR WALLS, CORE AREAS, ETC., SEE BASE BUILDING DESIGN DRAWINGS
4. PARTITIONS SHALL BE DIMENSIONED FROM FINISH TO FINISH, FOR EXISTING. NEW PARTITIONS SHALL BE DIMENSIONED TO FACE OF STUD U.N.O. WINDOWS ARE DIMENSIONED TO THE CENTERLINE U.N.O.
5. ALL PARTITIONS SHOWN "ALIGN" ARE TO BE SMOOTH AND FLUSH WITH EXISTING CONSTRUCTION FOR ONE CONTINUOUS SURFACE.

6. GENERAL CONTRACTOR TO ENSURE THAT ALL WALLS AND STUDS ARE TIED INTO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT LATERALLY AND SEISMICALLY AS REQUIRED BY APPLICABLE BUILDING CODES.

7. WHERE NEW PARTITIONS ARE TO ALIGN WITH EXISTING PARTITIONS, REMOVE EXISTING CORNER BEAD(S), ALIGN, TAPE, AND SPACKLE WITH NEW PARTITION.

8. ANY FIREPROOFING MATERIALS REMOVED FOR SECURING NEW PARTITION TO STRUCTURE ABOVE SHALL BE REPLACED WITH NEW MATERIALS BY THE SAME FIREPROOFING MANUFACTURER OF THICKNESS REQUIRED IN ORDER TO PRESERVE THE FIRE RATINGS REQUIRED IN THE EXISTING/ NEW CONDITIONS.

DOOR HARDWARE NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLIANCE WITH LOCAL APPLICABLE CODES WITH RESPECT TO FIRE RATING OF DOORS FRAMES, AND RELATED HARDWARE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CODES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL DOORS, FRAMES, AND RELATED HARDWARE UNLESS NOTED OTHERWISE.
3. ALL DOORS, FRAMES AND RELATED HARDWARE ARE TO BE AS SPECIFIED OR EQUIVALENT TO BE APPROVED BY ARCHITECT U.N.O.
4. ALL LOCKSETS ARE TO BE KEYED ALIKE U.N.O.
5. ALL DOORS TO HAVE DOORSTOPS UNLESS NOTED OTHERWISE. ALL HARDWARE SIMILARLY MOUNTED TO BE INSTALLED AFTER THE INSTALLATION OF THE FINISHED FLOOR MATERIAL.
6. GENERAL CONTRACTOR SHALL SUBMIT DOOR SHOP DRAWINGS, A DETAILED HARDWARE & KEYING SCHEDULE & FINISH HARDWARE SAMPLES TO ARCHITECT AND OWNER FOR REVIEW & APPROVAL PRIOR TO ORDERING MATERIALS.
7. THE GENERAL CONTRACTOR SHALL UNDERCUT DOORS AS REQUIRED TO CLEAR FLOORING MATERIAL BY 1/4". ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FLOORING MATERIAL BY 1/4".
8. ALL DOORS, HINGE SIDE, SHALL BE LOCATED 3-1/2" FROM DAYLIGHT OF DOOR TO ADJACENT WALL U.N.O.
9. ALL EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10. PROTECT ALL INTERIOR OPENINGS IN CORRIDOR WALLS AND CEILINGS IN ACCORDANCE WITH APPLICABLE CODES. ALL DOORS AND FRAMES WITHIN ONE HOUR CORRIDORS MUST BE 20 MINUTE RATED WITH SELF CLOSING CLOSER.

MECHANICAL AND ELECTRICAL NOTES:

1. CORING OF ELECTRIC, TELEPHONE, DATA OUTLETS ETC. AND ACCOMPANYING CEILING WORK SHALL BE SCHEDULED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY OTHER TENANT IN THE BUILDING (TYPICAL FOR ANY WORK INCLUDING OVERTIME).

2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES AND FIXTURE LAMPS AS SPECIFIED U.N.O. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

3. IF THERE ARE ANY CONFLICTS OR QUESTIONS REGARDING LOCATIONS OF LIGHTS, DIFFUSERS, OUTLETS, ETC., OR OTHER COORDINATION OF ITEMS, THE GENERAL CONTRACTOR SHALL OBTAIN CLARIFICATION FROM ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR ANY RELATED WORK.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF OUTLET OR PAIR OF OUTLETS FROM FINISHED WALL SURFACE UNLESS OTHERWISE NOTED.

5. UNLESS OTHERWISE NOTED, ELECTRICAL, TELEPHONE, DATA ETC. OUTLETS ARE TO BE MOUNTED VERTICALLY WITH CENTERLINE AT 16" ABOVE THE FLOOR (OR MATCH EXIST. WHERE APPLICABLE) SEAL ALL OUTLETS WITH ACOUSTICALWHERE REQUIRED
6. ALL OUTLETS SHOWN BACK-TO-BACK SHALL BE OFFSET 6" MINIMUM. PROVIDE NECESSARY STUD WORK SUPPORTS. OUTLETS OR SWITCHES SHOWN TOGETHER SHALL BE MOUNTED STRAIGHT, LEVEL, AND AT THE SAME HEIGHT, AND SHALL BE COVERED WITH A ONE-PIECE COVER PLATE.

7. WHEN NO DIMENSIONS ARE SHOWN OR WHEN GIVEN IN FEET ONLY, THE LOCATION OF POWER & TELEPHONE OUTLETS IS NOT CRITICAL & MAY VARY + 12" HORIZONTALLY. WHEN DEMINSIONS ARE GIVEN IN FEET & INCHES, THE LOCATION IS CRITICAL & MAY VARY +/- 3" HORIZONTALLY ON WALLMOUNTED OUTLETS; HOWEVER, CHANGES IN FLOOR OUTLET LOCATIONS SHALL BE APPROVED BY ARCHITECT & THE OWNER PRIOR TO PROCEEDING WITH WORK.

MECHANICAL AND ELECTRICAL NOTES CONT.:

8. SPRINKLER HEADS SHOULD BE LOCATED IN THE CENTER OF A CEILING TILE WHEN POSSIBLE AND NOT IN CONFLICT WITH HVAC, LIGHT FIXTURE, PROVIDE SUBMITTAL TO ARCHITECT SHOWING SPRINKLER HEAD LOCATIONS IN APPLICABLE JOBS

9. STRUCTURAL AND FIRE RESISTIVE INTEGRITY IS TO BE MAINTAINED AT PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS CONDUITS AND PIPES.

10. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS. FIRE/SMOKE DAMPERS REQUIRED AT FIRE RATED CORRIDOR WALLS WHERE DUCTS HAVE OPENINGS INTO THE CORRIDOR.

11. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES, SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

12. EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

13.. ALL BUILT-IN PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED. PLUMBING CONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK CONTRACTOR OR GENERAL CONTRACTOR.

14. WHEN ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK ITEMS, ALL LAMPS, FIXTURES, OUTLETS, SWITCHES, ETC., SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. CUT-OUTS FOR OUTLETS, SWITCHES, ETC., AS REQUIRED BY MILLWORK CONTRACTOR SHALL BE COORDINATED WITH ELECTRICAL CONTRACTOR.

15. FOR APPLIANCES FOLLOW ALL MANUFACTURER'S LITERATURE INCLUDING FULL PRODUCT DESCRIPTIONS, ILLUSTRATIONS, SPECIFICATIONS, AND LINE DRAWINGS SHOWING CLEARANCES & ROUGH-IN INFORMATION.

16. ALL TELEPHONE/ CABLE/ INTERNET ETC. WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OWNER UTILITY/ SERVICE PROVIDERS

17. PROVIDE TRANSFORMERS WHEN NECESSARY FOR LOW VOLTAGE LIGHTING, OR OTHER SPECIAL ITEMS. VERIFY LOCATION WITH OWNER, ARCHITECT

18. ELECTRICAL CONTRACTOR TO CALCULATE VOLTAGE REQUIREMENTS NECESSARY TO SIZE SWITCHES AND PLAN CIRCUIT LOADS.

19. FOR FIXTURES, SWITCHES, PANEL BOXES, JUNCTION BOXES, DIMMER CONTROLS, CIRCUITING AIR CONDITIONING, DUCT WORK, AIR SUPPLY DIFFUSES, AIR RETURN GRILLES, THERMOSTATS, SMOKE DETECTORS, ETC. MATCH BUILDING STANDARD OR UPGRADE IF REQUIRED TO MEET CURRENT BULDING CODE REQUIREMENTS UNLESS OTHERWISE NOTED

20. THE REFLECTED CEILING DRAWINGS/ELECTRICAL DRWGS SHALL BE USED TO DETERMINE THE LOCATION, QUANTITY, EXTENT, AND TYPE OF LIGHT FIXTURES. ANY CONFLICTS BETWEEN DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEERS DURING THE PRICING PERIOD. ALL CONFLICTS ARISING DURING THE CONSTRUCTION SHALL BE SUBMITTED TO ARCHITECT AND OWNER.

21. ALL BUILDING STANDARD EQUIPMENT INCLUDING LIGHT FIXTURES, LENSES, ETC. SHALL BE FREE OF DEFECTS. ANY AND ALL DAMAGED, DENTED, OR DEFECTIVE EQUIPMENT, WHETHER IT BE BUILDING STANDARD OR SPECIAL ORDER WILL BE REJECTED.

22.. ALL SWITCHES SHOWN SHALL BE 48" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED ON PLAN. ALL HEIGHTS ARE GIVEN FROM TOP OF ROUGH FLOOR TO CENTERLINE OF COVERPLATE, MOUNTED VERTICALLY LENGTHWISE. ALL GANGED SWITCHES SHALL BE COVERED WITH A ONE-PIECE PLATE. ANY GROUPING OF SWITCHES SHALL BE COVERED WITH A ONE-PIECE COVERPLATE.

23. ALL MULTIPLE SWITCH OR RECEPTACLE OUTLETS SHOULD BE MOUNTED IN SUCH A WAY AS TO BE SHIELDED BY A SINGLE COVERPLATE.

24. ALL FLOOR MOUNTED OUTLETS ARE TO BE MOUNTED FLUSH WITH FINISHED FLOOR MATERIAL UNLESS NOTED OTHERWISE.

25. GENERAL CONTRACTER TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.

26. ALL DIMMER SWITCHES ARE TO HAVE A MINIMUM CAPACITY OF 600 WATTS PER RHEOSTAT AND A MAXIMUM OF 1500 WATTS.

27. ALL WORK DONE IS TO COMPLY WITH ALL LOCAL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. ALL WORK DONE IS TO COMPLY WITH ACCEPTED TRADE STANDARDS FOR HIGH QUALITY WORKMANSHIP.

FINISH NOTES:

1. SURFACES TO RECEIVE PAINT OR WALLCOVERING WILL BE PROPERLY SEALED, SANDED, ETC. PRIOR TO APPLICATION.

2. FLOOR AND WALLCOVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE INTO WHICH THE CLOSET DOORS OPEN, UNLESS NOTED OTHERWISE.

3. PAINT SHALL BE APPLIED AS RECOMMENDED BY MANUFACTURER FOR GIVEN SURFACE. PARTITIONS TO BE PAINTED SHALL RECEIVE ONE COAT OF PRIMER (TINTED SIMILAR TO PAINT COLOR), PLUS MINIMUM OF TWO COATS OF PAINT TO COMPLETELY COVER.

4. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION PER CURRENT CODES

5. INTERIOR FINISHES MUST CONFORM TO THE REQUIREMENTS OF CALIFORNIA BUILDING CODES

6. SAMPLES OF ALL FINISHES AND COLORS SPECIFIED SHALL BE SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION

7. TYPICAL FLOOR COVERING TRANSITION IS AT THE CENTERLINE OF THE DOOR OR AT THE CENTERLINE OPENING WHERE NO DOOR IS PRESENT U.N.O.

8. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR IS CRACKED PRIOR TO FLOORING INSTALLATION.

9. ALL FLOOR AND WALL FINISHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

CEILING NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED AND/OR PREPARE COMPOSITE SHOP DRAWING FOR EACH FLOOR TO INSURE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR SLAB AS NOTED ON THE DRAWINGS. CLARIFY CONFLICTS WITH ARCHITECT AND OWNER

2. GENERAL CONTRACTOR TO PROVIDE AND INSTALL LATERAL AND SEISMIC SUPPORT FOR ALL SUSPENDED CEILINGS AND CEILING RELATED ELEMENTS AS REQUIRED BY APPLICABLE LOCAL CODES

MILLWORK NOTES:

1. THE TERM "SHOP DRAWINGS" AS USED HEREIN INCLUDES METHOD OF FABRICATION AND CONSTRUCTION, DESCRIPTION OF MATERIALS, AND INSTALLATION OF ALL SPECIFICALLY CUSTOM FABRICATED ITEMS.

2. MILLWORK CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE. ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF WORK.

3. MILLWORK CONTRACTOR TO PROVIDE ALL NECESSARY CUT-OUTS FOR PLUMBING, ELECTRICAL AND ALL OTHER REQUIRED COORDINATION WITH OTHER TRADES. ALL WORK DONE IS TO COMPLY WITH ALL LOCAL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. ALL WORK DONE IS TO COMPLY WITH ACCEPTED TRADE STANDARDS FOR HIGH QUALITY WORKMANSHIP.

MILLWORK NOTES CONTINUED:

4. COMPLETION OF WORK WILL INCLUDE CLEAN-UP AND REMOVAL OF ALL EXTRANEOUS ARTICLES AND DEBRIS GENERATED BY WORK. ALL MILLWORK TO BE CHECKED FOR PROPER MECHANICAL OPERATION.

5. ALL MILLWORK TO BE ATTACHED TO WALLS OR STRUCTURE AS REQUIRED FOR STABLE INSTALLATION.

6. WHERE ELECTRICAL WORK IS SPECIFIED, ALL LAMPS, FIXTURES, OUTLET, SWITCHES, PLUGMOLDS, ETC., ARE TO BE PROVIDED BY AND COORDINATED WITH ELECTRICAL CONTRACTOR.

7. MILLWORK CONTRACTOR TO SUBMIT ALL SHOP DRAWINGS TO ARCHITECT OR OWNER FOR REVIEW AND APPROVAL. NO WORK IS TO BE UNDERTAKEN WITHOUT PRIOR TO APPROVAL

8. ALL PAINTED WOOD SURFACES TO BE PROPERLY SEALED, SANDED AND SHOP PRIMED TO RECEIVE FINISH COAT.

9. MILLWORK CONTRACTOR TO SUBMIT WOOD, PAINT AND/OR STAIN SAMPLES AND FINISHES FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO FABRICATION.

10. ALL PLASTIC LAMINATE SHEETS ARE TO BE PROPERLY BACKED TO PREVENT WARPAGE OF THE SUBSTRATE.

11. ALL WOOD VENEER AND PLASTIC LAMINATE PANELS OR SHELVES ARE TO BE VERTICAL GRAINED U.N.O. ALL EXPOSED EDGES TO BE BANDED WITH MATCHING MATERIAL.

12. ALL MILLWORK IS TO BE FABRICATED IN SHOP WITH ALL NECESSARY FINAL WORK TO BE PERFORMED IN THE FIELD.

13. GENERAL CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING:

14. MILLWORK CONTRACTOR TO PROVIDE 1-1/4" DIAMETER (OR SIZE AS REQUIRED BY OWNER WIRE HOLES IN MILLWORK WHERE REQUIRED. PROVIDE GROMMETS TO MATCH COUNTERTOPS.

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTALS AS REQUIRED OR REQUESTED TO BE REVIEWED BY ARCHITECT/OWNER NO PORTION OF THE WORK REQUIRING A SUBMITTAL SHALL COMMENCE WITHOUT THIS REVIEW. SUBMITTALS SHALL BE REVIEWED WITH REASONABLE PROMPTNESS, VERIFYING THE CONSISTENCY OF DESIGN CONCEPT. THE REVIEW OF THE SUBMITTAL WILL NOT EFFECT THE CONTRACTOR'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS NOR RELIEVE CONTRACTOR OF ERRORS OR OMISSION IN THE SUBMITTAL. GENERAL CONTRACTOR TO REVIEW AND LOG SUBMITTALS PRIOR TO ISSUANCE TO ARCH/OWNER

2. SHOP DRAWINGS WHICH CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE, WILL BE RETURNED UNCHECKED FOR CORRECTION AND COMPLETION. ANY DELAY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. REVISIONS OR CORRECTIONS AS NOTED SHALL BE ACKNOWLEDGED WITH THE REQUIRED NUMBER OF COPIES OF CORRECTED SHOP DRAWINGS.

4. WHERE THE SHOP DRAWINGS, PRODUCT LITERATURE AND/OR SAMPLES ARE REQUIRED, THREE COMPLETE SETS OF INFORMATION SHALL BE SUBMITTED (PROVIDE ADDITIONAL SETS IF REQUIRED).

5. A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND GENERAL CONTRACTORS WORK SHALL BE SUBMITTED TO ARCHITECT/OWNER ALONG WITH MATERIALS LIST. THE CONSTRUCTION SCHEDULE MUST APPROVED BY THE OWNER.

6. THE PRESENCE OF ARCHITECT OR ARCHITECT'S REPRESENTATIVES ON THE JOB SITE DOES NOT IMPLY CONCURRENCE OR APPROVAL OF WORK. THE GENERAL CONTRACTOR SHALL CALL SPECIFIC ITEMS TO THE ATTENTION OF THE PROJECT MANAGER IF SHE/HE WISHES TO OBTAIN APPROVAL.

7. THE GENERAL CONTRACTOR IS TO SUBMIT TO ARCHITECT/OWNER 2 SAMPLES EACH OF THE SPECIFIED FINISH MATERIALS NOT LESS THAN 6" X 6" IN SIZE, IN THE FINISH REQUIRED.

8. A COVER LETTER SHALL ACCOMPANY THE SAMPLE AND SHALL LIST ALL SAMPLES BEING TRANSMITTED, DESIGNATING THEIR PARTICULAR USAGE AND SHALL BE IDENTIFIED AS TO MANUFACTURER, TRADE NAME, STYLE, MODEL NUMBER, ETC. ONE REVIEWED SAMPLE SHALL BE RETURNED TO THE GENERAL CONTRACTOR.

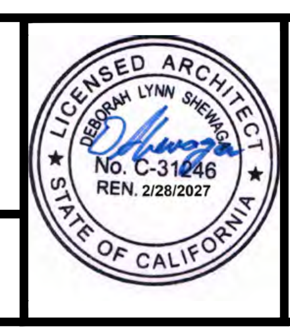
9. ALL SUBSTITUTIONS SHALL BE SO NOTED.

CONDITIONS OF APPROVAL:

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

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July 1, 2026



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City Stamps:

Project Name and Address:

NEW SINGLE FAMILY RESIDENCE
4407 PARK DR.,
CARLSBAD, CA 92008

No.	SUBMITTALS/PLAN CHECK CORRECTIONS	Date
1	SUBMITTED FOR COASTAL DEVELOPMENT PERMIT AND MINOR HABITAT MANAGEMENT PLAN PERMIT REVIEWS	06/02/25
2	REVISIONS ADDRESSING 1ST. CYCLE REVIEW COMMENTS FOR CDP AND HMP	08/04/25
3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name: GENERAL NOTES

Date: 03-26-26

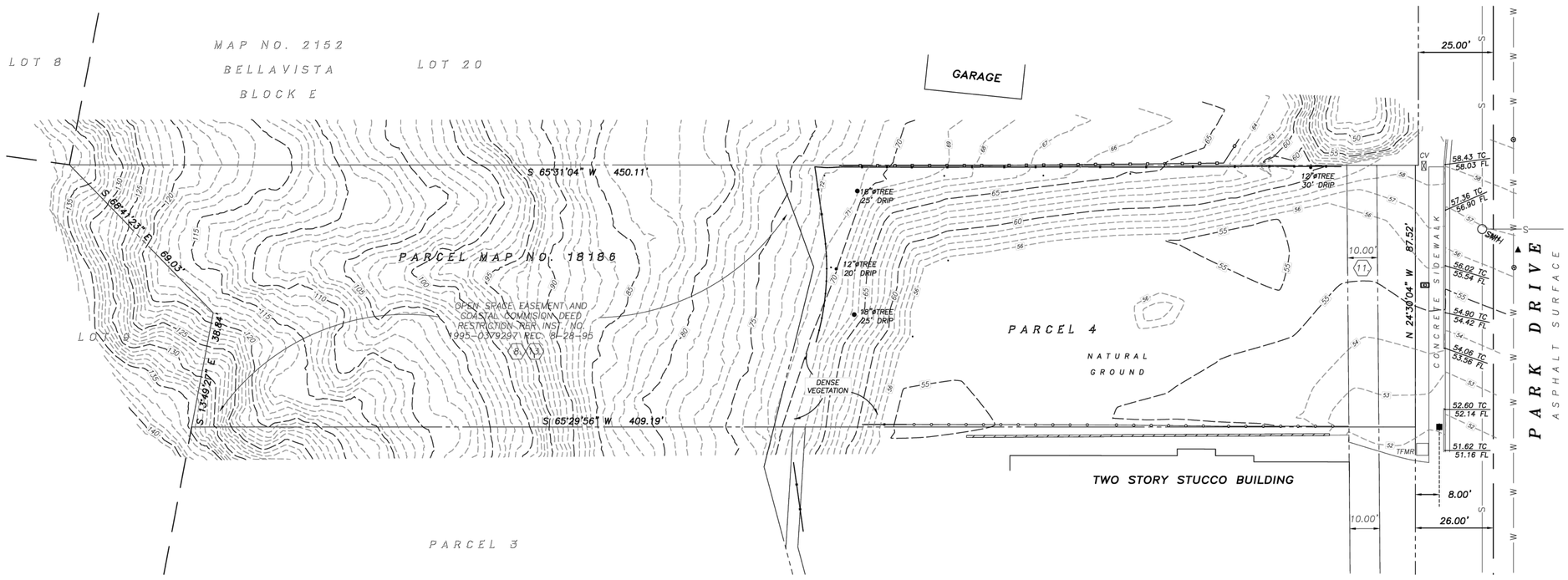
Scale: as noted

CDP PROJECT CASE #: CDP 2025-0016

HMP PROJECT CASE #: HMP 2025-0003

A0.1

Item #2



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

LEGEND:

- INDICATES WATER METER
- INDICATES GATE VALVE
- CV INDICATES COMMUNICATIONS VAULT
- SMH INDICATES SEWER MANHOLE
- TFMR INDICATES TRANSFORMER
- TC INDICATES TOP OF CURB
- FL INDICATES FLOW LINE
- INDICATES PROPERTY LINE
- INDICATES CHAIN LINK FENCE
- INDICATES SHEET METAL FENCE
- INDICATES WROUGHT IRON FENCE
- INDICATES WALL
- W INDICATES WATER LINE
- S INDICATES SEWER LINE
- INDICATES FOUND LEAD AND DISC STAMPED 'LS 7226'
- INDICATES FOUND STANDARD STREET SURVEY MONUMENT
- INDICATES SPRINKLER

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 18186, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1998.

BASIS OF ELEVATION:

CITY OF CARLSBAD SURVEY CONTROL NETWORK STATION NAME CLSB-116
2.5" DISK STAMPED 'LS 6215'
ELEVATION = 257.246 N.G.V.D.29

EASEMENT NOTES:

THE FOLLOWING EASEMENTS APPEAR IN PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 73724000861, DATED FEBRUARY 8, 2024.

8. AN EASEMENT FOR NATURAL OPEN SPACE FOR HABITAT PROTECTION, PRIVATE RECREATION AND RESOURCE CONSERVATION USES RECORDED AUGUST 28, 1995, INSTRUMENT NO. 1995-0379297 OF OFFICIAL RECORDS. PLOTTED HEREON.

11. AN EASEMENT FOR DRAINAGE AND FLOWAGE RECORDED DECEMBER 30, 1998, INSTRUMENT NO. 1998-0859150 OF OFFICIAL RECORDS. PLOTTED HEREON.

13. AN EASEMENT FOR OPEN SPACE AS SHOWN ON PARCEL MAP NO. 18186. PLOTTED HEREON.

PROFESSIONAL LAND SURVEYOR ROBERT J. BATEMAN No. 7046 CALIFORNIA

Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

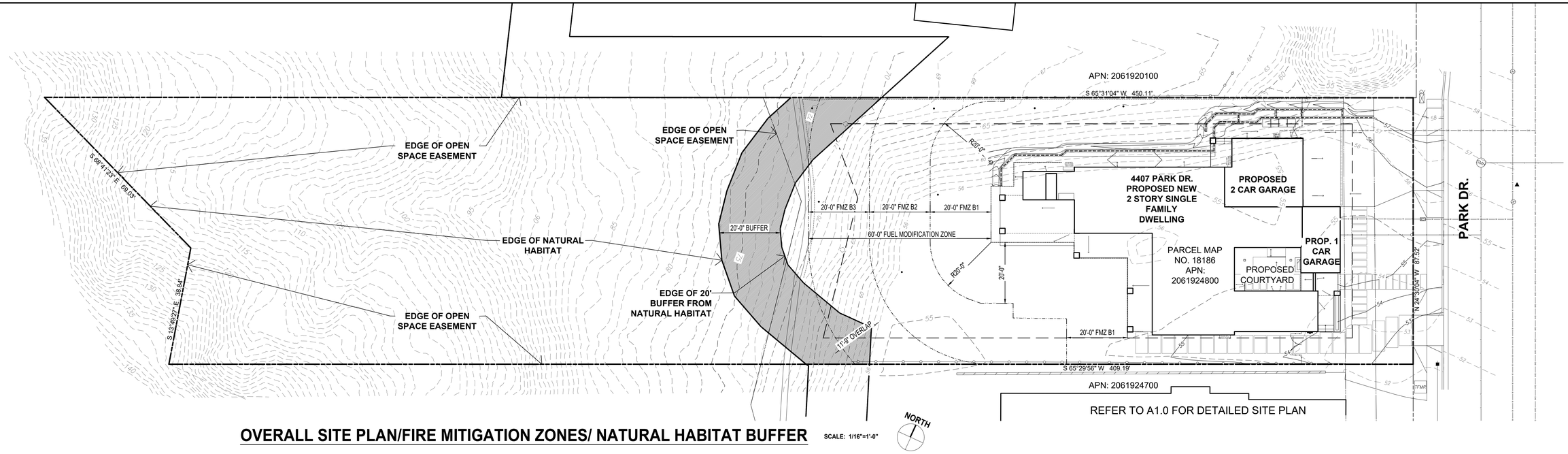
A0.2

TOPOGRAPHY SURVEY

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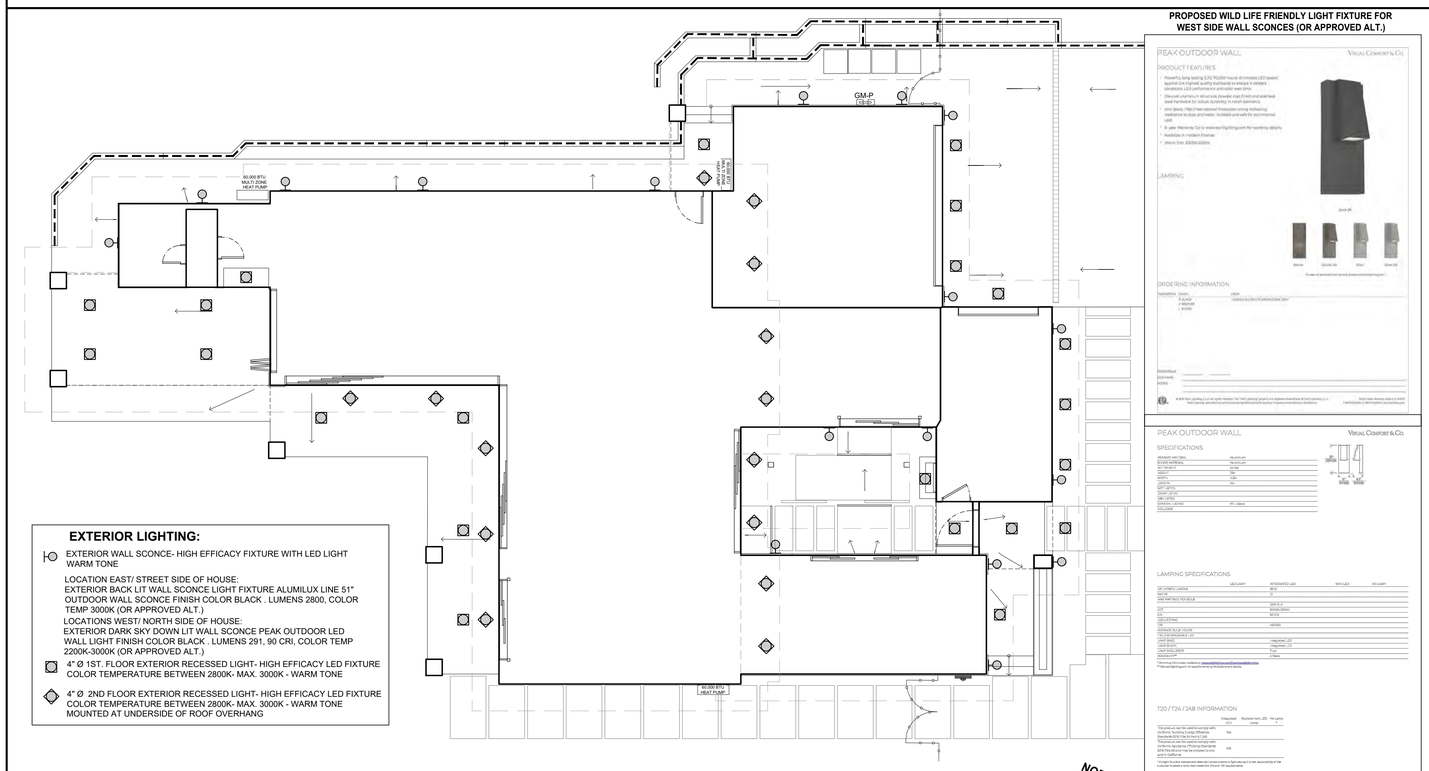
San Diego Land Surveying & Engineering, Inc.
7028 Convoy Court, San Diego, CA 92111-1017
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 10/30/2024	Revised: 9/15/2025	Revised:
Scale: 1"=20'	Drawn by: M.T.A.	Sheet 1 of 1 Sheet
Drawing: Park Dr 4407 Topo	A.P.N. 206-192-48	



OVERALL SITE PLAN/FIRE MITIGATION ZONES/ NATURAL HABITAT BUFFER

SCALE: 1/16"=1'-0"



EXTERIOR LIGHTING:

- EXTERIOR WALL SCONCE- HIGH EFFICACY FIXTURE WITH LED LIGHT WARM TONE

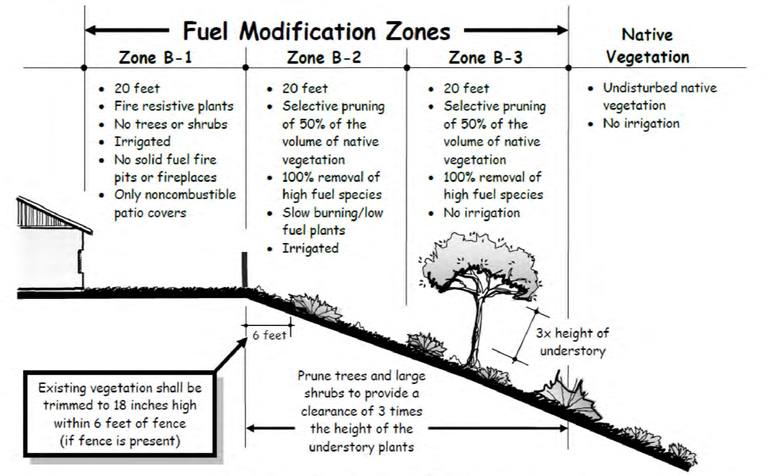
  LOCATION EAST/ STREET SIDE OF HOUSE:
  EXTERIOR BACK LIT WALL SCONCE LIGHT FIXTURE ALUMILUX LINE 51" OUTDOOR WALL SCONCE FINISH COLOR BLACK . LUMENS 2800, COLOR TEMP 3000K (OR APPROVED ALT.)
  LOCATIONS WEST/ NORTH SIDE OF HOUSE:
  EXTERIOR DARK SKY DOWN LIT WALL SCONCE PEAK OUTDOOR LED WALL LIGHT FINISH COLOR BLACK . LUMENS 291, 90 CRI, COLOR TEMP 2200K-3000K (OR APPROVED ALT.)
- 4" Ø 1ST. FLOOR EXTERIOR RECESSED LIGHT- HIGH EFFICACY LED FIXTURE COLOR TEMPERATURE BETWEEN 2800K- MAX. 3000K - WARM TONE
- 4" Ø 2ND FLOOR EXTERIOR RECESSED LIGHT- HIGH EFFICACY LED FIXTURE COLOR TEMPERATURE BETWEEN 2800K- MAX. 3000K - WARM TONE MOUNTED AT UNDERSIDE OF ROOF OVERHANG

PROPOSED WILD LIFE FRIENDLY LIGHT FIXTURE FOR WEST SIDE WALL SCONCES (OR APPROVED ALT.)

BUILDING EXTERIOR LIGHTING PLAN

SCALE: 1/8"=1'-0"

NORTH



CONDITION B – NATIVE VEGETATION ON NATURAL SLOPES **Figure 5-B**

41 City of Carlsbad Landscape Manual

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

IDEAL DESIGN SYSTEMS,INC.
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LICENSED ARCHITECT — REGINA LYNN SHENKIN — No. C-31246 — REN. 2/28/2027 — STATE OF CALIFORNIA

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City Stamps:

Project Name and Address:

NEW SINGLE FAMILY RESIDENCE
4407 PARK DR.,
CARLSBAD, CA 92008

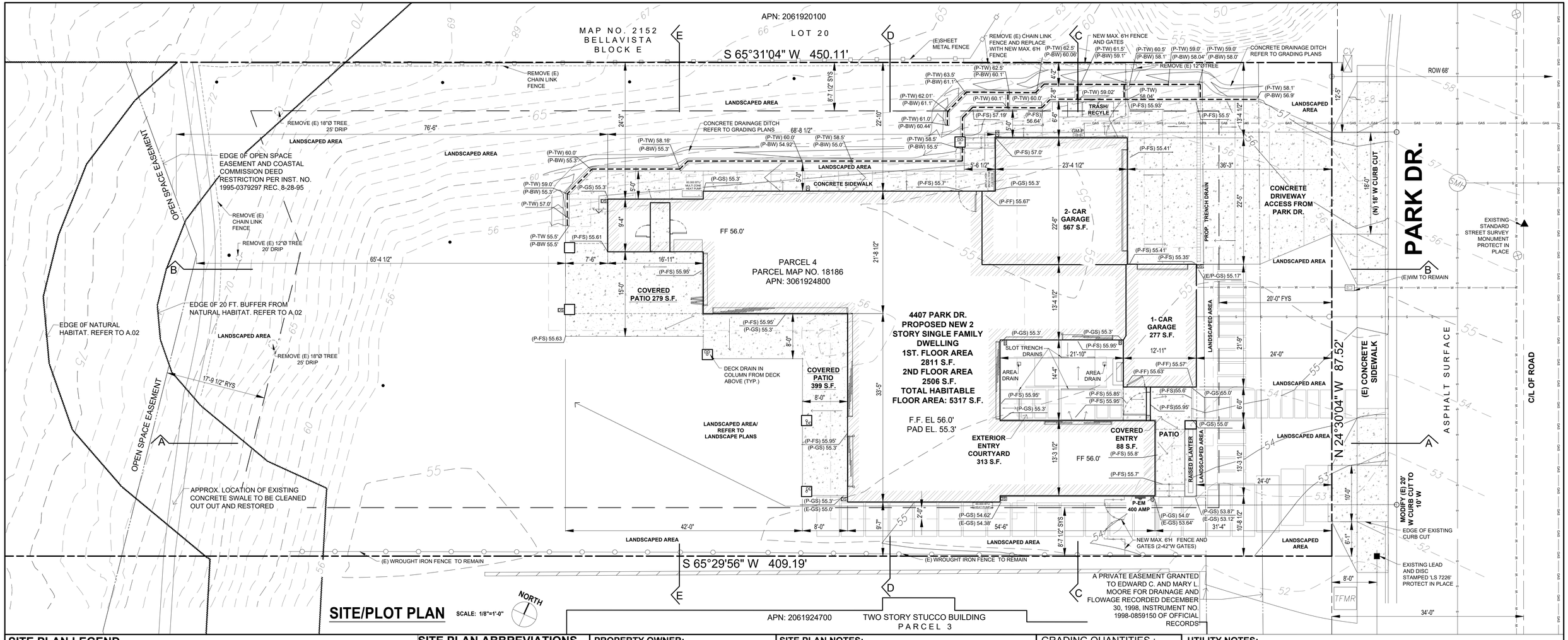
No.	SUBMITTALS/PLAN CHECK CORRECTIONS	Date
1	SUBMITTED FOR COASTAL DEVELOPMENT PERMIT AND MINOR HABITAT MANAGEMENT PLAN PERMIT REVIEWS	06/02/25
2	REVISIONS ADDRESSING 1ST. CYCLE REVIEW COMMENTS FOR CDP AND HMP	08/04/25
3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name:
OVERALL SITE PLAN,
FUEL MODIFICATION ZONES
NATURAL HABITAT BUFFER
EXTERIOR BUILDING LIGHTING PLAN

Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

A0.3



SITE PLAN LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ROOF OVERHANG
- PROPOSED BUILDING OUTLINE
- INDICATES MAX. 150' FIRE DEPARTMENT HOSE PULL LENGTH
- EXISTING WATER METER
- WM-P PROPOSED WATER METER
- CV EXISTING COMMUNICATIONS VAULT
- TFMR EXISTING TRANSFORMER
- P-EM-400 AMP PROPOSED 400 AMP ELECTRICAL METER FOR MAIN RESIDENCE
- GM-P PROPOSED GAS METER
- SMH EXISTING SEWER MANHOLE
- W W W EXISTING WATER LINE
- W W W PROPOSED WATER LINE
- S S EXISTING SEWER MAIN
- S S PROPOSED SEWER LINE
- GAS GAS EXISTING GAS MAIN
- GAS GAS PROPOSED GAS LINE

REFER TO CIVIL PLANS FOR LOCATION OF NEW UTILITIES TO SERVICE SITE

- EXISTING SHEET METAL FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING LANDSCAPE SPRINKLER
- PROPOSED FENCE/ GATES -REFER TO PLANS, ELEVATIONS AND SECTIONS FOR HEIGHTS AND TYPES MAX. HEIGHT 6'
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- 50 EXISTING CONTOUR
- 50 PROPOSED CONTOUR, REFER TO CIVIL PLANS.
- PROPOSED PVC RAISED DECK
- PROPOSED CONCRETE FLATWORK/ DRIVEWAYS AND EXTERIOR STAIRS WITH CONTROL JOINTS AT PATIOS CONCRETE TO BE FINISHED WITH PORCELAIN TILE
- PROPOSED 2' X 5' CONCRETE WALKWAY PAVERS WITH CRUSHED ROCK BETWEEN PAVERS.
- PROPOSED 4'W X 6' TO 8'-10'L CONCRETE WALKWAY PAVERS WITH CRUSHED ROCK BETWEEN PAVERS.
- PROPOSED ROOF DRAIN/ DOWNSPOUT LOCATIONS AND DECK DRAIN LOCATIONS
- INDICATES DRAINAGE FLOW AT CONCRETE FLATWORK (MIN. 2%). REFER TO GRADING PLANS PROPOSED % OF SLOPE

SITE PLAN ABBREVIATIONS

EX., EXIST., (E)	EXISTING
FF.	FINISHED FLOOR
FS.	FINISHED SURFACE
GS	GROUND SHOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
CO	CLEAN OUT
EC	EDGE IF CONCRETE
FL	FLOW LINE
TC	TOP OF CURB
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
BLDG.	BUILDING
APN	ASSESSOR PARCEL NUMBER
P, PROP.	PROPOSED
FYS	FRONT YARD SET BACK
SYS	SIDE YARD SET BACK
ESYS	EXTERIOR (STREET SIDE YARD SETBACK)
RYS	REAR YARD SETBACK
(E-GS)177.6	EXISTING GRADE
(P-GS)179.6	PROPOSED FINISHED GRADE
(P-FS)180.07	PROPOSED FINISHED SURFACE
(P-TW)179.0	PROPOSED TOP OF WALL
(P-BW)179.0	PROPOSED BOTTOM OF WALL
(P/E-GS)179.0	THIS MEANS THAT THE EXISTING GRADE ELEVATION IS NOT CHANGING

PROPERTY OWNER:

Feng Guo, Wenli Huang
6679 Tierra Vista Court, San Diego, CA 92130
PH: 302-465-4055
EMAIL: kuokfeng@hotmail.com
CONTACT: Frank (Feng) Guo

SITE ADDRESS:

4407 PARK DR., CARLSBAD, CA 92008

APN: 206-192-48-00

LOT SIZE:

GROSS: .839 ACRES. 36,525 S.F.
NET: .418 ACRES. 18,201 S.F.
(MINUS OPEN SPACE EASEMENT)

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 18186, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1998.

BASIS OF ELEVATION:

CITY OF CARLSBAD SURVEY CONTROL NETWORK
STATION NAME CLSB-116
2.5" DISK STAMPED 'LS 6215'
ELEVATION = 257.246 N.G.V.D.29

SITE PLAN NOTES:

1. NO CONCENTRATED DRAINAGE FLOW PERMITTED OVER SIDE YARD PROPERTY LINES
2. GENERAL CONTRACTOR TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OWNER TO KNOW WHERE THE SITE PROPERTY LINES ARE LOCATED
3. FIELD VERIFY ALL UTILITY LATERALS, CONNECTIONS AND METERS.
4. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED FOR ALL CONCRETE DRIVES AND WALKS.
5. CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS.
6. CONNECT ROOF DRAINS, YARD DRAINS AND FOUNDATION DRAIN TILES TO SUBTERRANEAN STORM DRAINS, AS REQUIRED.
7. PROVIDE MINIMUM 2% SLOPE UP TO 10' AWAY FROM BUILDING AT ALL IMPERVIOUS SURFACES ADJACENT TO BUILDING. PROVIDE MINIMUM FALL OF 6" WITHIN 10' AWAY FROM BUILDING AT ALL OTHER AREAS ADJACENT TO BUILDING EXCEPT WHEN: LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
8. SITE DRAINAGE SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
9. ALL EXTERIOR PLANTERS/ RETAINING WALLS SHALL BE BUILT PER CITY STANDARD DETAILS U.N.O.
10. CONCRETE FLATWORK SHOULD BE AT LEAST 5-INCHES THICK (ACTUAL-U.N.O.) AND REINFORCED WITH #4 BARS SPACED AT 18-INCHES ON CENTER (TWO DIRECTIONS) AND PLACED ON CHAIRS SO THAT THE REINFORCEMENT IS IN THE CENTER OF THE SLAB. INSTALL ON MIN. 8 INCHES OF BASE COMPACTED TO 90%. PER ASTM D 1557. SLAB SUBGRADE SHOULD BE THOROUGHLY MOISTENED PRIOR TO PLACEMENT OF CONCRETE. CONTRACTION JOINTS SHOULD BE PROVIDED AT 8-FEET SPACING (MAXIMUM). JOINTS SHOULD CREATE SQUARE PANELS WHERE POSSIBLE. FOR RECTANGULAR PANELS (WHERE NECESSARY) THE LONG DIMENSION SHOULD BE NO MORE THAN 1.5 TIMES THE SHORT DIMENSION. JOINT DEPTH SHOULD BE AT LEAST 0.25 TIMES THE FLATWORK THICKNESS. ANY HARDSCAPE ELEMENTS SUPPORTED BY THE EXISTING SURFICIAL SOILS MAY BE SUBJECT TO GROUND MOVEMENT AND RESULTING DAMAGE.

GRADING QUANTITIES :

REFER TO GRADING PLANS

TOTAL CUT:	92.95 CY
TOTAL FILL	153.10 CY
NET (IMPORT)	60.15 CY
REMEDIAL GRADING	1651.43 CY
SPOILS TO BE RECOMPACTED AND RE-USED PER GEOTECHNICAL REPORT	
MAX. CUT:	5.8'
MAX. FILL:	6.5'

IMPERVIOUS SURFACES:

EXISTING PERVIOUS AREA :	36,537.1 S.F.
EXISTING IMPERVIOUS AREA:	0 S.F.
PERCENTAGE IMPERVIOUS:	0%
PROPOSED PERVIOUS AREA:	29,282.29 S.F.
PROPOSED IMPERVIOUS AREA:	7,254.81 S.F.
PROPOSED IMPERVIOUS % :	19.86 %

LANDSCAPING AREAS :

REFER TO LANDSCAPE PLANS

AREA OF NEW LANDSCAPING	9,820 S.F.
% OF LANDSCAPING ON GROSS LOT AREA 36,525 S.F.	27%
% OF LANDSCAPING ON NET LOT AREA 18,201 S.F.	54%

UTILITY NOTES:

a CCTV survey will be done on the existing sewer lateral. If it meets the city satisfaction of being in good condition, the existing lateral may remain, and the connection to the sewer main will be repaired. In that case, a new lateral will not be required.

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

IDEAL DESIGN SYSTEMS,INC.
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email: design@sandiegoarchitects.com
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LICENSED ARCHITECT
NORMAN LYNN SHENKER
No. C-31246
REN. 2/28/2027
STATE OF CALIFORNIA

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City Stamps:

Project Name and Address:
NEW SINGLE FAMILY RESIDENCE
4407 PARK DR.,
CARLSBAD, CA 92008

No.	SUBMITTALS/PLAN CHECK CORRECTIONS	Date
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3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

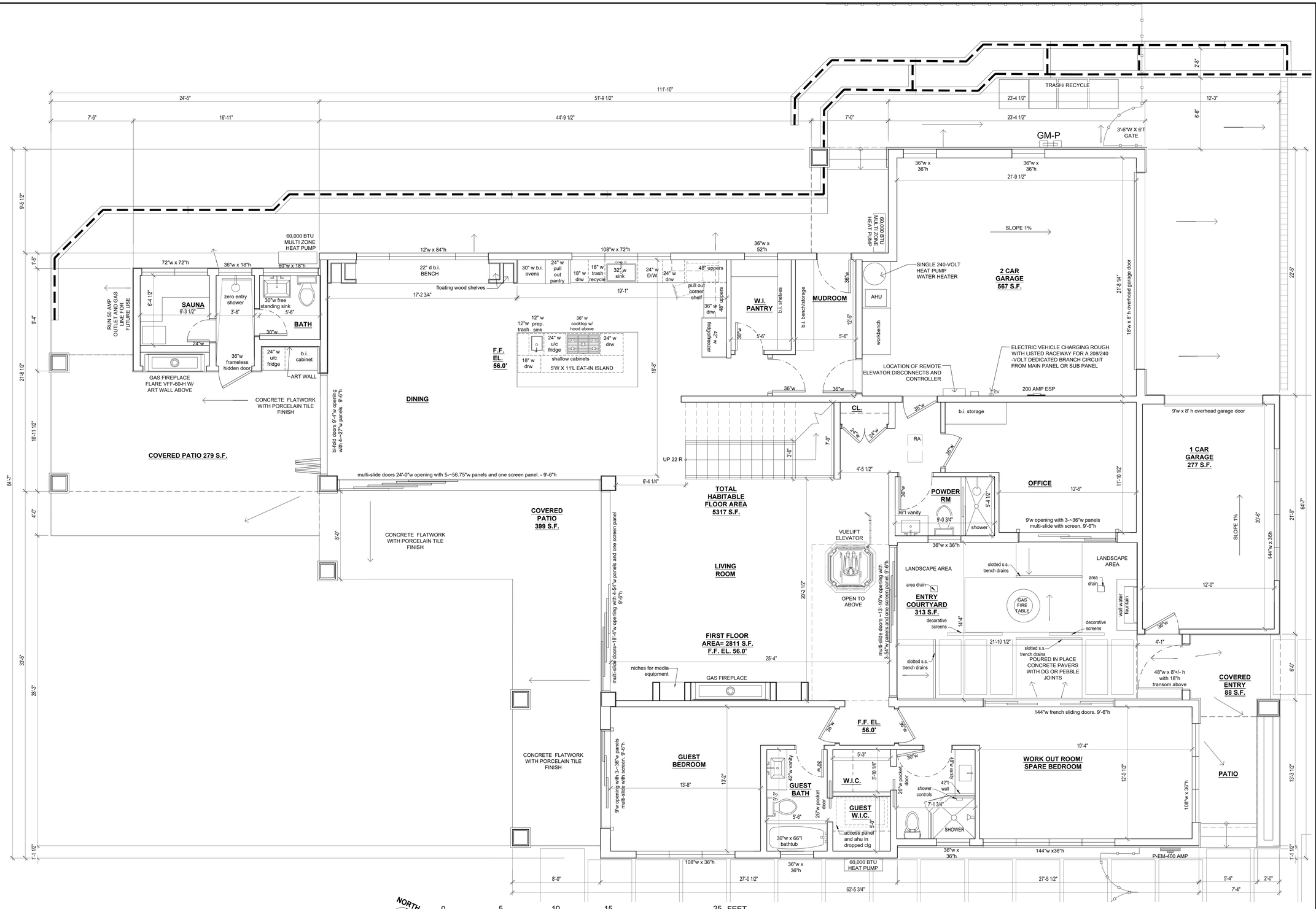
Drawing Name:
SITE/ PLOT PLAN
SITE NOTES

Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #:
CDP 2025-0016
HMP PROJECT CASE #:
HMP 2025-0003

A1.0

July 1, 2026



1ST. LEVEL FLOOR PLAN SCALE: 1/4"=1'-0"

NORTH

0 5 10 15 25 FEET

NOTE: THESE PLANS ARE PRELIMINARY ONLY. NOT FOR CONSTRUCTION

FLOOR PLAN LEGEND:

EXTERIOR WALLS:
-EXTERIOR WALL FINISH (REFER TO ELEVATIONS/DETAILS FOR FINISHES)
-2 LAYERS OF 60 MIN. GRADE 'D' BLDG PAPER
-PLYWOOD SHEATHING (ALL LOCATIONS) (REFER TO STRUCTURAL DRAWINGS FOR SHEAR PANEL LOCATIONS)
-2" X 6" WOOD STUDS @ 16" O.C. U.N.O.
-R21 MIN. BATT INSULATION (FILL STUD SPACE)
-5/8" GWB -LEVEL 5 SMOOTH (LEVEL 4 GARAGES)

INTERIOR WALLS:
-5/8" GWB - LEVEL 5 SMOOTH (LEVEL 4 GARAGES)
-2" X 4" WOOD STUD WALLS AT 16" O.C. U.N.O. (2" X 6") AT PLUMBING WALLS, WALLS WITH POCKET DOORS AND WHERE NOTED ON PLANS)
-5/8" GWB - LEVEL 5 SMOOTH (LEVEL 4 GARAGES)

WALLS WITH SOUND PROOFING:
AT DASHED AREAS INSTALL ⅝" QUIET ROCK ON BOTH SIDES OF WALL. AT BATHROOM AREAS USE MOLD RESISTANT QUIET ROCK
-INSTALL ROCK WOOL SOUND INSULATION IN STUD CAVITY

RETAINING WALLS:
REFER TO SITE PLAN AND CIVIL PLANS FOR HEIGHTS

HB **HOSE BIB:**
IN RECESSED STAINLESS STEEL BOX (BRADLEY CORP #7910 OR APPROVED ALT.)

D3 F3 **FLOOR AND DECK FINISH ASSEMBLIES:**
REFER TO FLOOR AND DECK ASSEMBLY LEGENDS

98" **CEILING HEIGHT:**
APPROXIMATE CEILING HEIGHT OFF OF FINISHED FLOOR

CV-W WALL
CV-T TOE KICK **CENTRAL VACUUM:**
CENTRAL VACUUM OUTLETS WITH ELECTRIC POWER

PLAN NOTES:
1

GENERAL NOTES:

1. SEAL THE TOP AND BOTTOM JOINTS OF EACH LAYER OF GWB WITH CAULKING.
2. ENSURE THAT PLUMBING DOES NOT COME IN CONTACT WITH GWB. OR STUDS.
3. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PROPER CONCRETE, WOOD STRUCTURE, AND RE-BAR COVERAGE REQUIREMENTS ETC.
4. ALL STUD SPACING TO BE A MAX. OF 16" O.C. (REFER TO STRUCTURAL DRAWINGS FOR TIGHTER SPACING LOCATIONS).
5. PROVIDE REINFORCING, BACKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK WALLS AND DOORS, CABINETS, GRAB BARS, FIXTURES ETC.
6. INSTALL WATERPROOF MEMBRANE BETWEEN WOOD IN DIRECT CONTACT WITH CONCRETE SLABS, CONCRETE/CONCRETE BLOCK.
7. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
8. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GWB" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION.
9. a. SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
   b. SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
   c. SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM ANY STANDING OR WALKING SURFACE.
10. IN BATHROOMS AND KITCHENS USE MOISTURE RESISTANT GWB. IN SHOWER INTERIORS, BATHTUB SURROUNDS AND EXTERIORS, INSTALL CEMENT BACKER WITH APPROVED WATERPROOFING SYSTEM AND INSTALL TO MEET TCNA HANDBOOK MINIMUM STANDARDS.
11. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. PER CPC.

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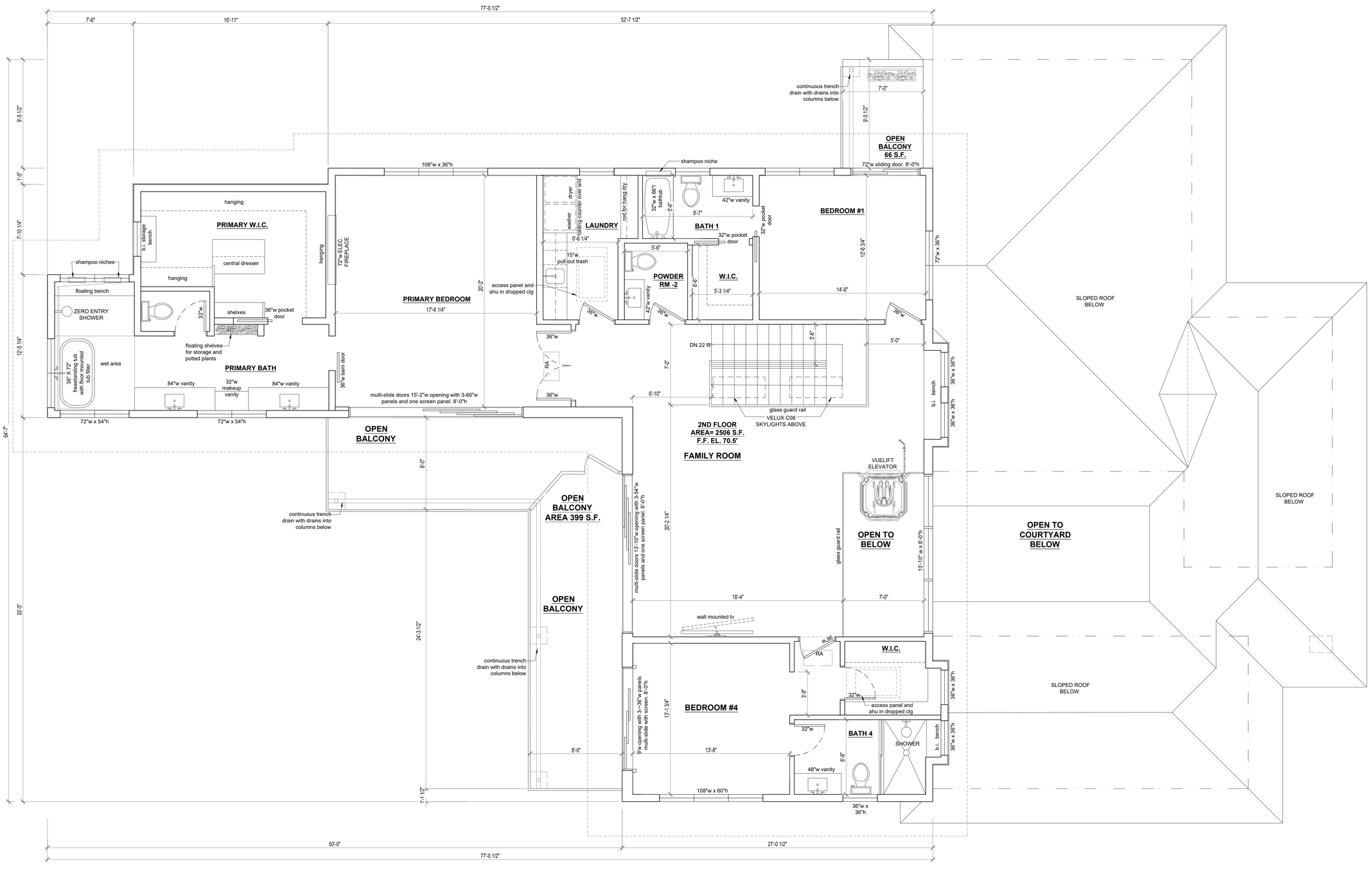
Drawing Name: 1ST. LEVEL FLOOR PLAN

Date: 03-26-26

Scale: as noted

CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

A1.1



2ND LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

0 5 10 15 25 FEET

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

FLOOR PLAN LEGEND:

EXTERIOR WALLS:
-EXTERIOR WALL FINISH (REFER TO ELEVATIONS/DETAILS FOR FINISHES)
-2 LAYERS OF 60 MIN. GRADE 'D' BLDG PAPER
-PLYWOOD SHEATHING (ALL LOCATIONS) (REFER TO STRUCTURAL DRAWINGS FOR SHEAR PANEL LOCATIONS)
-2" X 6" WOOD STUDS @ 16" O.C. U.N.O.
-R21 MIN. BATT INSULATION (FILL STUD SPACE)
-5/8" GWB -LEVEL 5 SMOOTH (LEVEL 4 GARAGES)

INTERIOR WALLS:
-5/8" GWB - LEVEL 5 SMOOTH (LEVEL 4 GARAGES)
-2" X 4" WOOD STUD WALLS AT 16" O.C. U.N.O. (2" X 6") AT PLUMBING WALLS, WALLS WITH POCKET DOORS AND WHERE NOTED ON PLANS)
-5/8" GWB - LEVEL 5 SMOOTH (LEVEL 4 GARAGES)

WALLS WITH SOUND PROOFING:
AT DASHED AREAS INSTALL ½" QUIET ROCK ON BOTH SIDES OF WALL. AT BATHROOM AREAS USE MOLD RESISTANT QUIET ROCK
-INSTALL ROCK WOOL SOUND INSULATION IN STUD CAVITY

RETAINING WALLS:
REFER TO SITE PLAN AND CIVIL PLANS FOR HEIGHTS

HB **HOSE BIB:**
IN RECESSED STAINLESS STEEL BOX (BRADLEY CORP #7910 OR APPROVED ALT.)

D3 F3 **FLOOR AND DECK FINISH ASSEMBLIES:**
REFER TO FLOOR AND DECK ASSEMBLY LEGENDS

9'8" **CEILING HEIGHT:**
APPROXIMATE CEILING HEIGHT OFF OF FINISHED FLOOR

CV-W WALL
CV-T TOE KICK **CENTRAL VACUUM:**
CENTRAL VACUUM OUTLETS WITH ELECTRIC POWER

PLAN NOTES:

1

GENERAL NOTES:

1. SEAL THE TOP AND BOTTOM JOINTS OF EACH LAYER OF GWB WITH CAULKING.
2. ENSURE THAT PLUMBING DOES NOT COME IN CONTACT WITH GWB. OR STUDS.
3. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PROPER CONCRETE, WOOD STRUCTURE, AND RE-BAR COVERAGE REQUIREMENTS ETC.
4. ALL STUD SPACING TO BE A MAX. OF 16" O.C. (REFER TO STRUCTURAL DRAWINGS FOR TIGHTER SPACING LOCATIONS).
5. PROVIDE REINFORCING, BACKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK WALLS AND DOORS, CABINETS, GRAB BARS, FIXTURES ETC.
6. INSTALL WATERPROOF MEMBRANE BETWEEN WOOD IN DIRECT CONTACT WITH CONCRETE SLABS, CONCRETE/CONCRETE BLOCK.
7. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
8. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GWB" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION.
9. a. SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
   b. SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
   c. SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM ANY STANDING OR WALKING SURFACE.
10. IN BATHROOMS AND KITCHENS USE MOISTURE RESISTANT GWB. IN SHOWER INTERIORS, BATHTUB SURROUNDS AND EXTERIORS, INSTALL CEMENT BACKER WITH APPROVED WATERPROOFING SYSTEM AND INSTALL TO MEET TCNA HANDBOOK MINIMUM STANDARDS.
11. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. PER CPC.

IDEAL DESIGN SYSTEMS,INC.
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LICENSED ARCHITECT
REGINA LYNN SHERMAN
No. C-31246
REN. 2/28/2027
STATE OF CALIFORNIA

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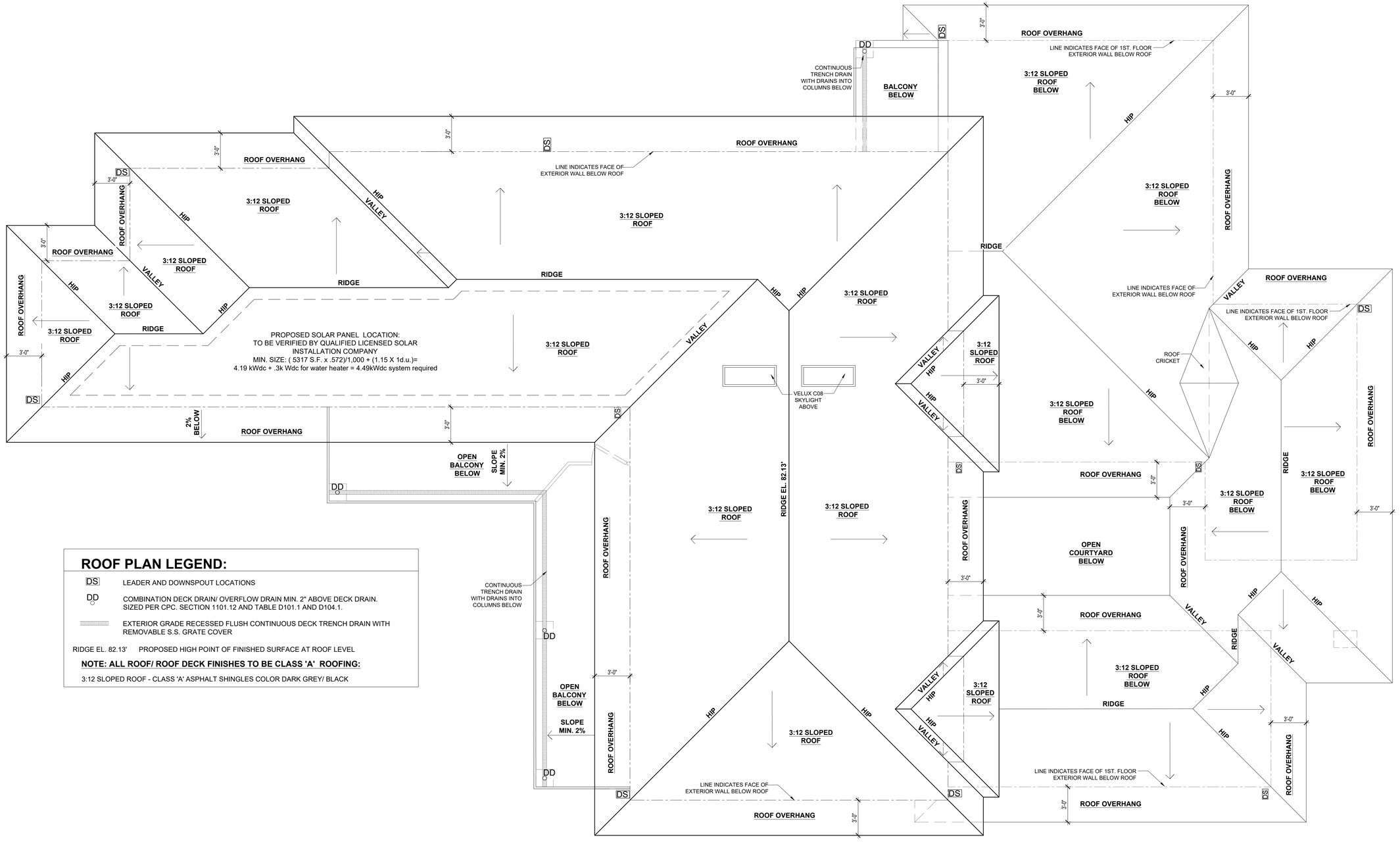
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3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name:
2ND. LEVEL FLOOR PLAN

Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #:
CDP 2025-0016
HMP PROJECT CASE #:
HMP 2025-0003

A1.2



ROOF PLAN LEGEND:

DS	LEADER AND DOWNSPOUT LOCATIONS
DD	COMBINATION DECK DRAIN/ OVERFLOW DRAIN MIN. 2" ABOVE DECK DRAIN. SIZED PER CPC. SECTION 1101.12 AND TABLE D101.1 AND D104.1.
	EXTERIOR GRADE RECESSED FLUSH CONTINUOUS DECK TRENCH DRAIN WITH REMOVABLE S.S. GRATE COVER

RIDGE EL. 82.13' PROPOSED HIGH POINT OF FINISHED SURFACE AT ROOF LEVEL

NOTE: ALL ROOF/ ROOF DECK FINISHES TO BE CLASS 'A' ROOFING:

3:12 SLOPED ROOF - CLASS 'A' ASPHALT SHINGLES COLOR DARK GREY/ BLACK

ROOF PLAN SCALE: 1/4"=1'-0"

NORTH

0 5 10 15 25 FEET

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
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LICENSED ARCHITECT DEBORAH LYNN SHERMAN No. C-31646 REN. 2/28/2027 STATE OF CALIFORNIA

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Drawing Name: ROOF PLAN

Date: 03-26-26

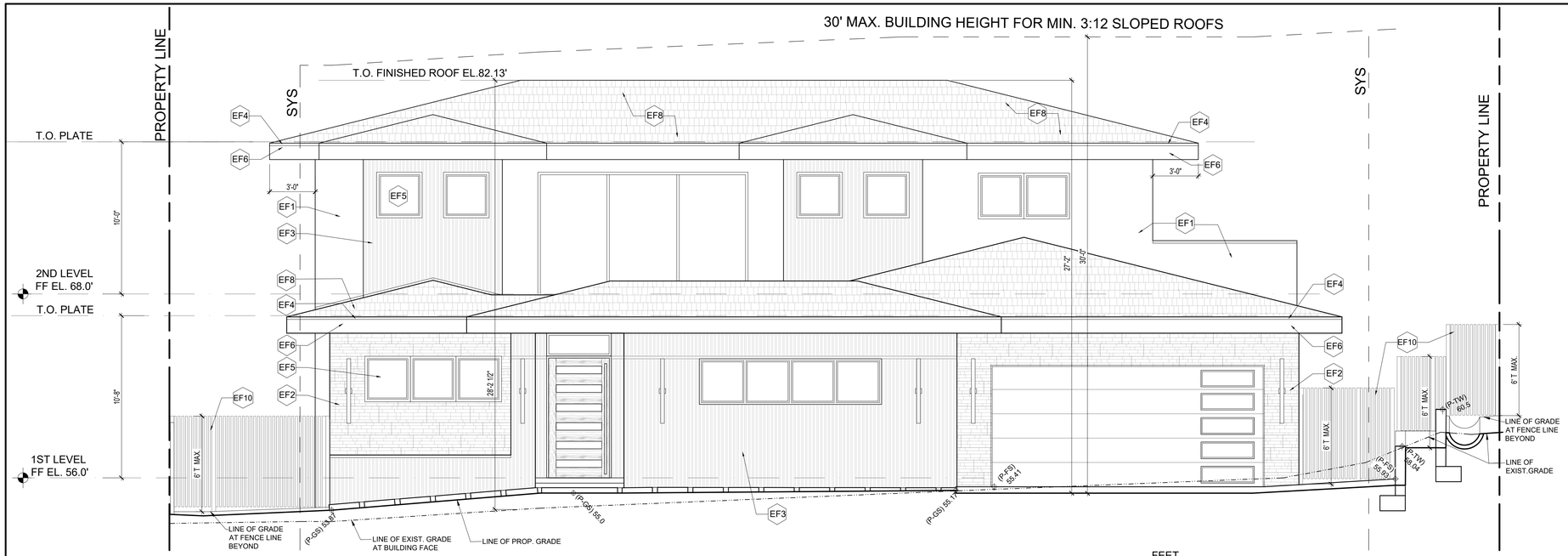
Scale: as noted

CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

A1.3

Item #2 75 of 89

July 1, 2026



PROPOSED FRONT/EAST ELEVATION

SCALE: 1/4"=1'-0"

0 5 10 15 FEET 25

EXTERIOR FINISHES LEGEND:

EF1 STUCCO:
-7/8" SMOOTH COAT ACRYLIC STUCCO FINISH WITH FIBERGLASS LATH, AND VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF2 STONE VENEER:
-REAL OR MANUFACTURED STONE VENEER (TO BE SELECTED BY OWNER) WITH FIBERGLASS LATH, VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF3 VERTICAL COMPOSITE CLADDING:
WOOD POLYMER COMPOSITE EXTERIOR WALL PANELS EXTERIOR CLADDING- 1" SLATS- COLOR MAPLE. OR APPROVED ALT.

EF4 FLASHING/ GUTTERS/ DOWNSPOUTS:
ALUMINUM - COLOR BLACK
GUTTERS AND DOWNSPOUTS TO BE SQUARE MODERN EXTRUDED ALUMINUM WITH GUTTER COVERS TO PREVENT COLLECTION OF LEAVES AND DEBRIS.

EF5 WINDOWS AND SLIDING DOORS:
PAINTED ALUMINUM/OR FIBERGLASS COLOR EBONY/BLACK

EF6 FASCIA:
HARDIE ARTISAN PRIMED SMOOTH TRIM 1.5" D X 12"H PAINTED BLACK

EF7 GUARDRAILS/HANDRAILS:
ALUMINUM AND STAINLESS STEEL CABLE DESIGN RAIL MODERN KIT SYSTEM - POWDER COATED WITH COLOR MATT BLACK.

EF8 CLASS 'A' ROOFING:
3:12 SLOPED ROOF - CLASS 'A' ASPHALT SHINGLES COLOR DARK GREY/ BLACK

EF9 CONCRETE RETAINING WALLS:
-POURED IN PLACE CONCRETE OR CMU WALLS WITH STUCCO FINISH

EF10 FENCING, GATES AND PRIVACY SCREENS:
-BLACK ALUMINUM POSTS AND GATE FRAMES. FENCE PICKETS/ PRIVACY SCREENS COMPOSITE WOOD LOOK SLATS - COLOR BLACK

EXTERIOR NOTES:

1) INSTALL ALL MATERIALS PER MANUFACTURERS SPECIFICATIONS, BUILDING CODES AND ARCHITECTURAL DETAILS. PREPARE SURFACES FOR FINISHING AS REQUIRED BY MANUFACTURER TO ENSURE ALL WARRANTIES ARE MAINTAINED.

2) AT ALL JOINTS BETWEEN MATERIALS INSTALL EXTERIOR GRADE PAINTABLE CAULKING U.N.O.

3) INSTALL BACKER ROD AND CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR WALL MATERIALS i.e., LIGHT FIXTURES, OUTLETS, VENTS, TRELLIS AND WOOD MEMBERS, SHOWER DEVICES ETC.\ WITH PAINTABLE EXTERIOR CAULKING.

4) PREPARE, PRIME AND PAINT ALL EXTERIOR VENTS, PLATES ETC. COLOR TO MATCH ADJACENT FINISH MATERIAL\U.N.O.\ NOTE: EXTERIOR ELEVATIONS MAY NOT SHOW ALL ITEMS TO BE PAINTED, CONTRACTOR IS RESPONSIBLE TO PAINT ALL ITEMS.

5) ALL HARDWARE, FASTENERS, EXPOSED METAL TO BE STAINLESS STEEL U.N.O.

6) ALL GUTTERS, SCUPPERS AND RWL TO PRE-FINISHED ALUMINUM. WITH LEAF GUARD PROTECTION

7) CONTRACTOR TO SUPPLY MIN 8" x 8" COLOR SAMPLE OF ALL FINISHES, COLORS AND STUCCO FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION.

5) ALL ALUMINUM FINISHES TO BE ANODIZED ALUMINUM OR 2 COAT 70% KYNAR FINISH. COLOR AS NOTED.

EXTERIOR ELEVATION LEGEND

(E-GS)177.6	EXISTING GRADE
(E-BW)176.0	EXISTING BOTTOM OF WALL
(E-TW)176.0	EXISTING TOP OF WALL
(E-FS)176.0	EXISTING FINISHED SURFACE
(P-GS)179.6	PROPOSED FINISHED GRADE
(P-FS)180.07	PROPOSED FINISHED SURFACE
(P-TW)179.0	PROPOSED TOP OF WALL
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SETBACK | PROPERTY LINE | LINE OF EASEMENT

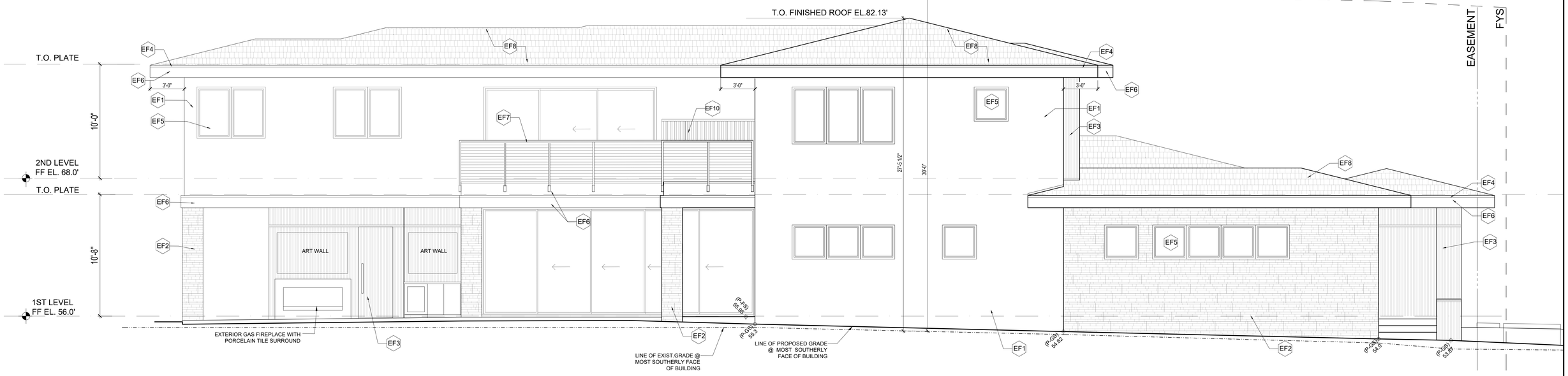
FYS FRONT YARD SET BACK
SYS SIDE YARD SET BACK
RYS REAR YARD SETBACK

EXTERIOR BACK LIT WALL SCONCE LIGHT FIXTURE ALUMILUX LINE 51" OUTDOOR WALL SCONCE
FINISH COLOR BLACK . LUMENS 2800, COLOR TEMP 3000K (OR APPROVED ALT.)
LOCATION EAST/ STREET SIDE OF HOUSE

EXTERIOR DARK SKY DOWN LIT WALL SCONCE
PEAK OUTDOOR LED WALL LIGHT FINISH COLOR BLACK . LUMENS 291, 90 CRI, COLOR TEMP 2200K-3000K (OR APPROVED ALT.)
LOCATIONS WEST/ NORTH SIDE OF HOUSE

LINE OF PROPOSED GRADE OR EXIST. GRADE AT FACE OF BUILDING TO REMAIN
LINE OF EXIST. GRADE AT FACE OF BUILDING TO BE MODIFIED
LINE OF MAXIMUM ALLOWABLE BUILDING HEIGHT

30' MAX. BUILDING HEIGHT FOR MIN. 3:12 SLOPED ROOFS



PROPOSED SOUTH/SIDE ELEVATION

SCALE: 1/4"=1'-0"

0 5 10 15 FEET 25

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July 1, 2026

LICENSED ARCHITECT — DEBORAH LYNN SHERMAN — No. C-31646 — REN. 2/28/2027 — STATE OF CALIFORNIA

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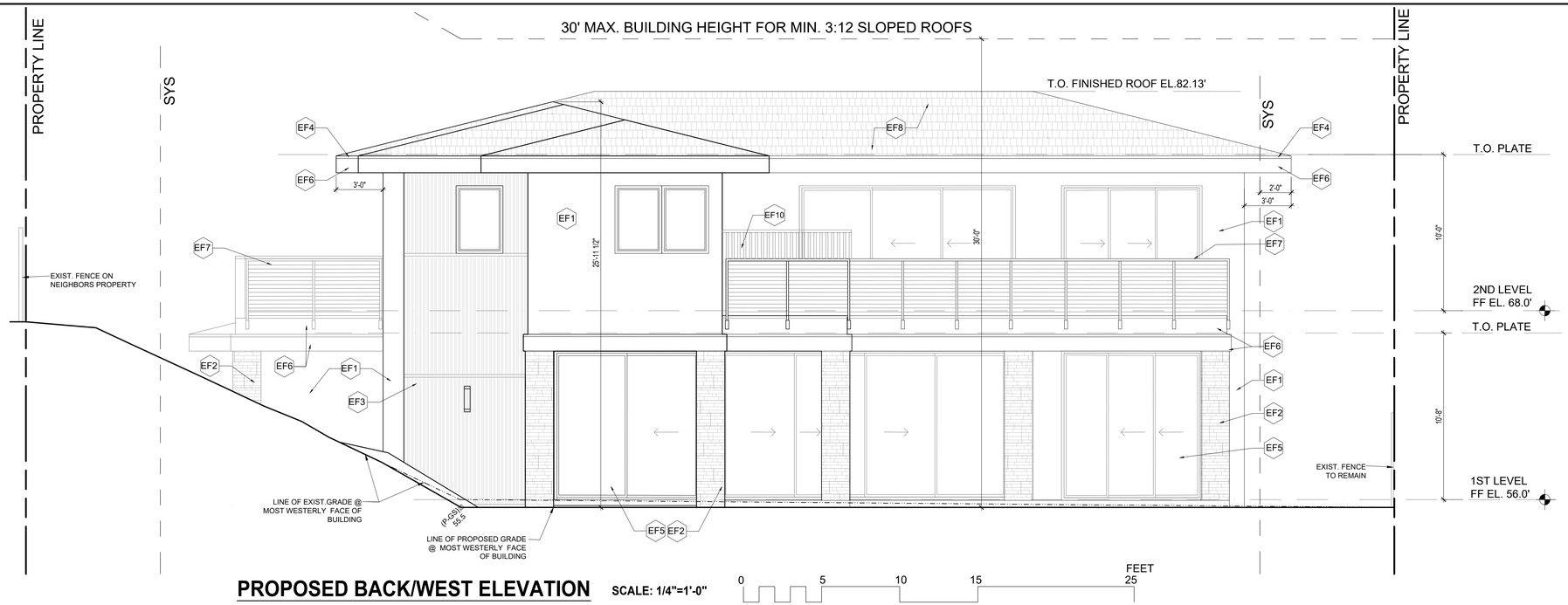
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Drawing Name:
BUILDING ELEVATIONS

Date: 03-26-26
Scale: as noted

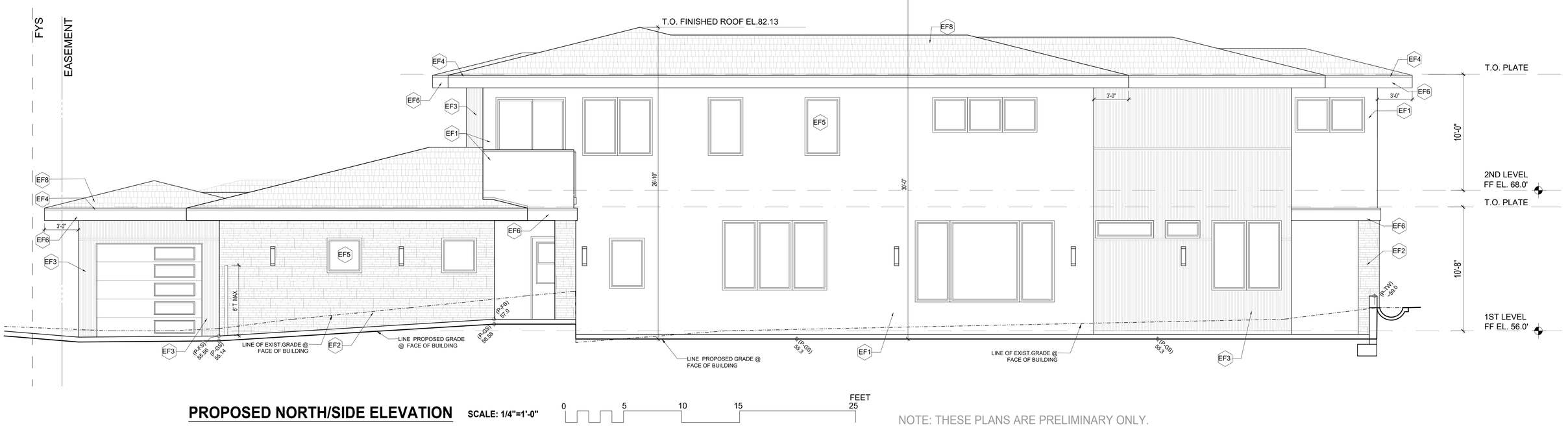
CDP PROJECT CASE #: CDP 2025-0016
HMP PROJECT CASE #: HMP 2025-0003

A2.0



PROPOSED BACK/WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH/SIDE ELEVATION

SCALE: 1/4"=1'-0"

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EXTERIOR FINISHES LEGEND:

EF1 STUCCO:
-7/8" SMOOTH COAT ACRYLIC STUCCO FINISH WITH FIBERGLASS LATH, AND VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF2 STONE VENEER:
-REAL OR MANUFACTURED STONE VENEER (TO BE SELECTED BY OWNER) WITH FIBERGLASS LATH, VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF3 VERTICAL COMPOSITE CLADDING:
WOOD POLYMER COMPOSITE EXTERIOR WALL PANELS EXTERIOR CLADDING- 1" SLATS- COLOR MAPLE. OR APPROVED ALT.

EF4 FLASHING/ GUTTERS/ DOWNSPOUTS:
ALUMINUM - COLOR BLACK
GUTTERS AND DOWNSPOUTS TO BE SQUARE MODERN EXTRUDED ALUMINUM WITH GUTTER COVERS TO PREVENT COLLECTION OF LEAVES AND DEBRIS.

EF5 WINDOWS AND SLIDING DOORS:
PAINTED ALUMINUM/OR FIBERGLASS COLOR EBONY/BLACK

EF6 FASCIA:
HARDIE ARTISAN PRIMED SMOOTH TRIM 1.5" D X 12"H PAINTED BLACK

EF7 GUARDRAILS/HANDRAILS:
ALUMINUM AND STAINLESS STEEL CABLE DESIGN RAIL MODERN KIT SYSTEM - POWDER COATED WITH COLOR MATT BLACK.

EF8 CLASS 'A' ROOFING:
3:12 SLOPED ROOF - CLASS 'A' ASPHALT SHINGLES COLOR DARK GREY/ BLACK

EF9 CONCRETE RETAINING WALLS:
-POURED IN PLACE CONCRETE OR CMU WALLS WITH STUCCO FINISH

EF10 FENCING, GATES AND PRIVACY SCREENS:
-BLACK ALUMINUM POSTS AND GATE FRAMES, FENCE PICKETS/ PRIVACY SCREENS COMPOSITE WOOD LOOK SLATS - COLOR BLACK

EXTERIOR NOTES:

1) INSTALL ALL MATERIALS PER MANUFACTURERS SPECIFICATIONS, BUILDING CODES AND ARCHITECTURAL DETAILS. PREPARE SURFACES FOR FINISHING AS REQUIRED BY MANUFACTURER TO ENSURE ALL WARRANTIES ARE MAINTAINED.

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3) INSTALL BACKER ROD AND CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR WALL MATERIALS i.e.. LIGHT FIXTURES, OUTLETS, VENTS, TRELLIS AND WOOD MEMBERS, SHOWER DEVICES ETC.\ WITH PAINTABLE EXTERIOR CAULKING.

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EXTERIOR ELEVATION LEGEND

(E-GS)177.6	EXISTING GRADE
(E-BW)176.0	EXISTING BOTTOM OF WALL
(E-TW)176.0	EXISTING TOP OF WALL
(E-FS)176.0	EXISTING FINISHED SURFACE
(P-GS)179.6	PROPOSED FINISHED GRADE
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SETBACK
PROPERTY LINE
LINE OF EASEMENT

FYS	FRONT YARD SET BACK
SYS	SIDE YARD SET BACK
RYS	REAR YARD SETBACK

EXTERIOR BACK LIT WALL SCONCE LIGHT FIXTURE ALUMILUX LINE 51" OUTDOOR WALL SCONCE
FINISH COLOR BLACK . LUMENS 2800, COLOR TEMP 3000K (OR APPROVED ALT.)
LOCATION EAST/ STREET SIDE OF HOUSE

EXTERIOR DARK SKY DOWN LIT WALL SCONCE
PEAK OUTDOOR LED WALL LIGHT FINISH COLOR BLACK . LUMENS 291, 90 CRI, COLOR TEMP 2200K-3000K (OR APPROVED ALT.)
LOCATIONS WEST/ NORTH SIDE OF HOUSE

LINE OF PROPOSED GRADE OR EXIST. GRADE AT FACE OF BUILDING TO REMAIN

LINE OF EXIST. GRADE AT FACE OF BUILDING TO BE MODIFIED

LINE OF MAXIMUM ALLOWABLE BUILDING HEIGHT

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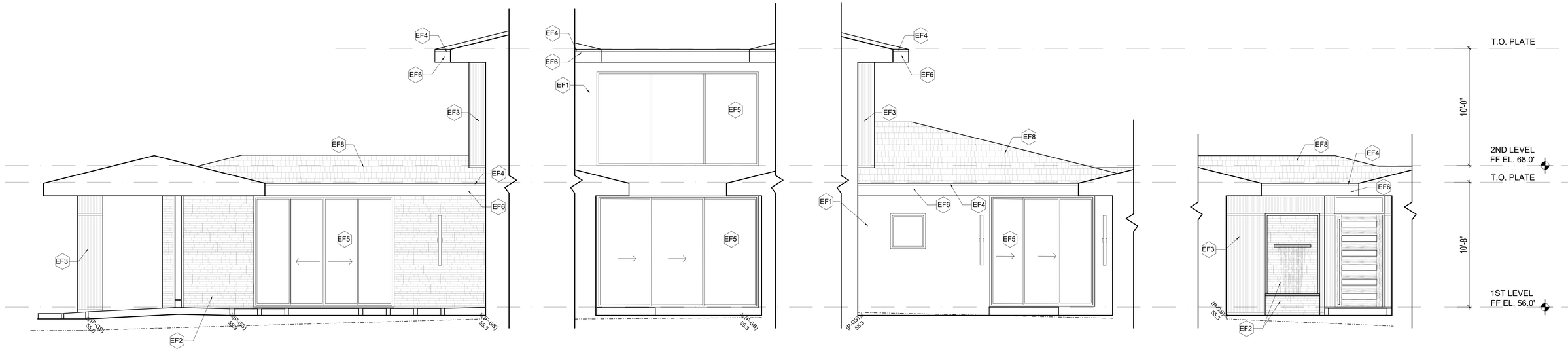
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Drawing Name:
BUILDING ELEVATIONS

Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #:
CDP 2025-0016
HMP PROJECT CASE #:
HMP 2025-0003

A2.1
Item #2



NORTH **EAST** **SOUTH** **WEST**

COURTYARD ELEVATIONS SCALE: 1/4"=1'-0"

0 5 10 15 FEET 25

EXTERIOR FINISHES LEGEND:

EF1 STUCCO:
-7/8" SMOOTH COAT ACRYLIC STUCCO FINISH WITH FIBERGLASS LATH, AND VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF2 STONE VENEER:
-REAL OR MANUFACTURED STONE VENEER (TO BE SELECTED BY OWNER) WITH FIBERGLASS LATH, VINYL OR PVC CORNER BEADS, WEEP SCREEDS AND TRIMS.

EF3 VERTICAL COMPOSITE CLADDING:
WOOD POLYMER COMPOSITE EXTERIOR WALL PANELS EXTERIOR CLADDING- 1" SLATS- COLOR MAPLE. OR APPROVED ALT.

EF4 FLASHING/ GUTTERS/ DOWNSPOUTS:
ALUMINUM - COLOR BLACK
GUTTERS AND DOWNSPOUTS TO BE SQUARE MODERN EXTRUDED ALUMINUM WITH GUTTER COVERS TO PREVENT COLLECTION OF LEAVES AND DEBRIS.

EF5 WINDOWS AND SLIDING DOORS:
PAINTED ALUMINUM/OR FIBERGLASS COLOR EBONY/BLACK

EF6 FASCIA:
HARDIE ARTISAN PRIMED SMOOTH TRIM 1.5" D X 12"H PAINTED BLACK

EF7 GUARDRAILS/HANDRAILS:
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EF8 CLASS 'A' ROOFING:
3:12 SLOPED ROOF - CLASS 'A' ASPHALT SHINGLES COLOR DARK GREY/ BLACK

EF9 CONCRETE RETAINING WALLS:
-POURED IN PLACE CONCRETE OR CMU WALLS WITH STUCCO FINISH

EF10 FENCING, GATES AND PRIVACY SCREENS:
-BLACK ALUMINUM POSTS AND GATE FRAMES, FENCE PICKETS/ PRIVACY SCREENS COMPOSITE WOOD LOOK SLATS - COLOR BLACK

EXTERIOR NOTES:

1) INSTALL ALL MATERIALS PER MANUFACTURERS SPECIFICATIONS, BUILDING CODES AND ARCHITECTURAL DETAILS. PREPARE SURFACES FOR FINISHING AS REQUIRED BY MANUFACTURER TO ENSURE ALL WARRANTIES ARE MAINTAINED.

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EXTERIOR ELEVATION LEGEND

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SETBACK
PROPERTY LINE
LINE OF EASEMENT

FYS FRONT YARD SET BACK
SYS SIDE YARD SET BACK
RYS REAR YARD SETBACK

EXTERIOR BACK LIT WALL SCONCE LIGHT FIXTURE ALUMILUX LINE 51" OUTDOOR WALL SCONCE
FINISH COLOR BLACK . LUMENS 2800, COLOR TEMP 3000K (OR APPROVED ALT.)
LOCATION EAST/ STREET SIDE OF HOUSE

EXTERIOR DARK SKY DOWN LIT WALL SCONCE PEAK OUTDOOR LED WALL LIGHT FINISH COLOR BLACK . LUMENS 291, 90 CRI, COLOR TEMP 2200K-3000K (OR APPROVED ALT.)
LOCATIONS WEST/ NORTH SIDE OF HOUSE

LINE OF PROPOSED GRADE OR EXIST. GRADE AT FACE OF BUILDING TO REMAIN

LINE OF EXIST. GRADE AT FACE OF BUILDING TO BE MODIFIED

LINE OF MAXIMUM ALLOWABLE BUILDING HEIGHT

NOTE: THESE PLANS ARE PRELIMINARY ONLY.
NOT FOR CONSTRUCTION

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ph: 760-560-6773
email: design@sandiegoarchitects.com
www.sandiegoarchitects.com

July 1, 2026

LICENSED ARCHITECT DEBORAH LYNN SIMMONS No. C-31446 REN. 2/28/2027 STATE OF CALIFORNIA

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City Stamps:

Project Name and Address:

NEW SINGLE FAMILY RESIDENCE
4407 PARK DR.,
CARLSBAD, CA 92008

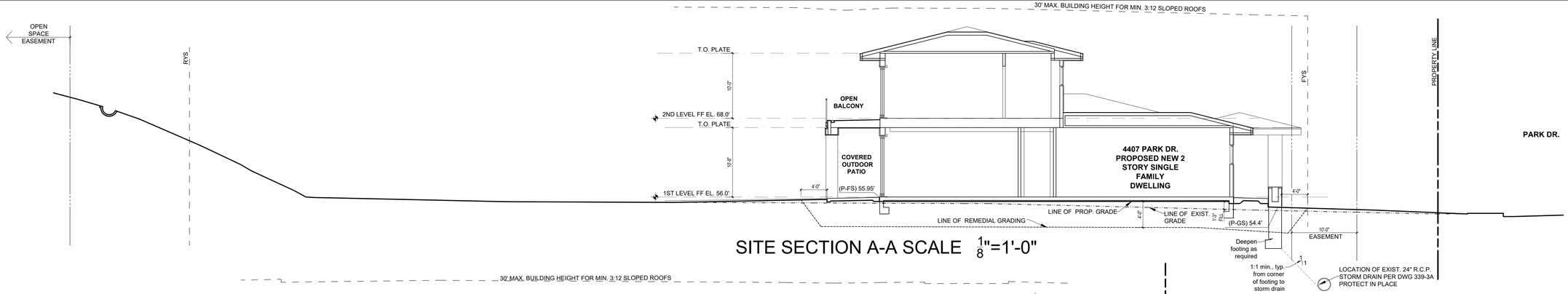
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1	SUBMITTED FOR COASTAL DEVELOPMENT PERMIT AND MINOR HABITAT MANAGEMENT PLAN PERMIT REVIEWS	06/02/25
2	REVISIONS ADDRESSING 1ST. CYCLE REVIEW COMMENTS FOR CDP AND HMP	08/04/25
3	REVISIONS ADDRESSING 2nd. CYCLE REVIEW COMMENTS FOR CDP AND HMP	03/26/26
4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name:
BUILDING ELEVATIONS

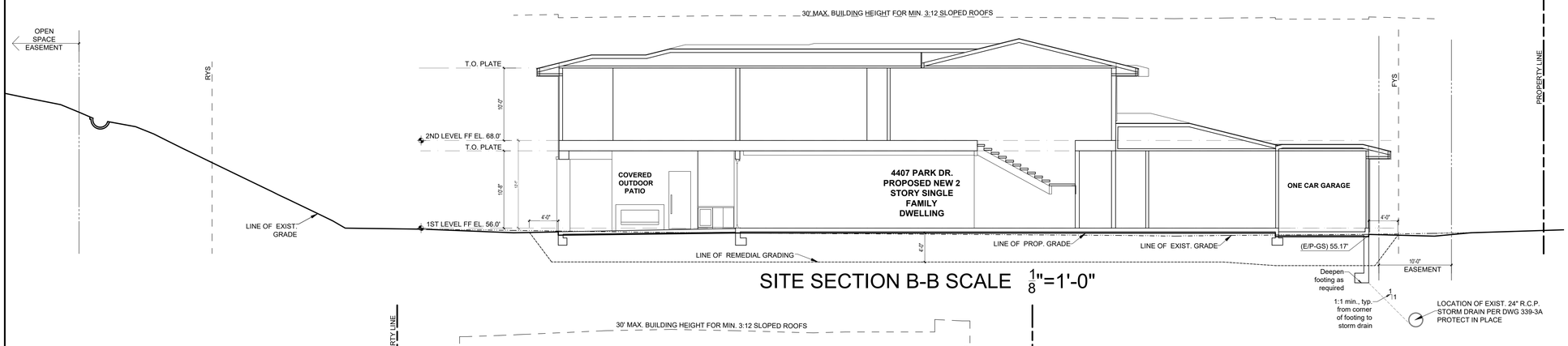
Date: 03-26-26
Scale: as noted

CDP PROJECT CASE #:
CDP 2025-0016
HMP PROJECT CASE #:
HMP 2025-0003

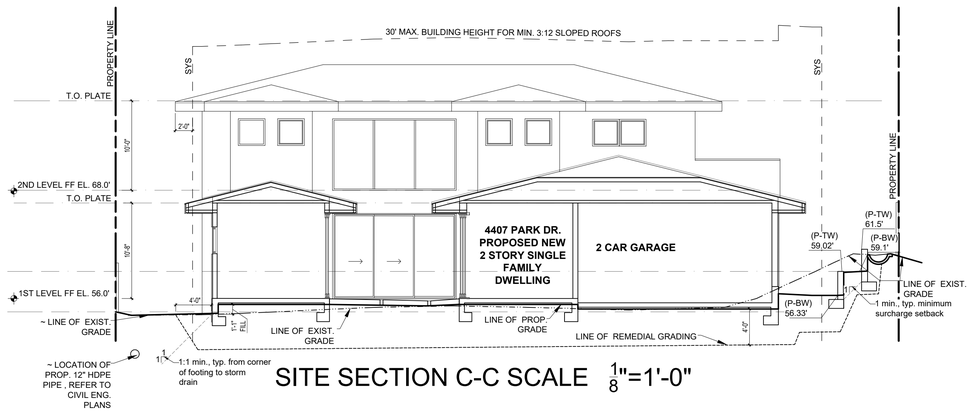
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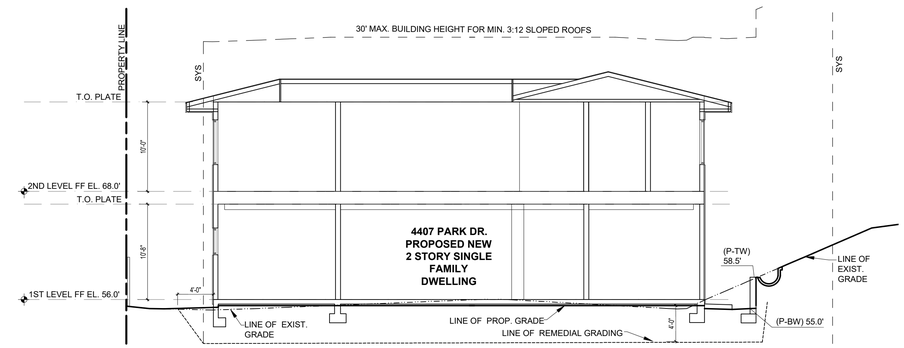
SITE SECTION A-A SCALE $\frac{1}{8}$"=1'-0"



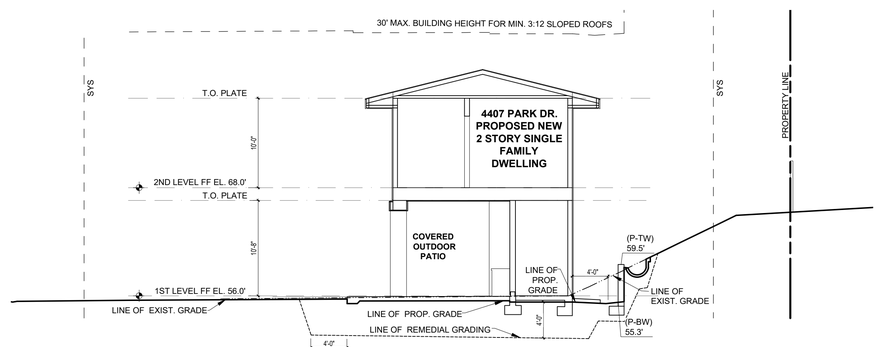
SITE SECTION B-B SCALE $\frac{1}{8}$"=1'-0"



SITE SECTION C-C SCALE $\frac{1}{8}$"=1'-0"



SITE SECTION D-D SCALE $\frac{1}{8}$"=1'-0"



SITE SECTION E-E SCALE $\frac{1}{8}$"=1'-0"

SITE SECTION LEGEND

(E-GS)177.6	EXISTING GRADE
(E-BW)176.0	EXISTING BOTTOM OF WALL
(E-TW)176.0	EXISTING TOP OF WALL
(E-FS)176.0	EXISTING FINISHED SURFACE
(P-GS)179.6	PROPOSED FINISHED GRADE
(P-FS)180.07	PROPOSED FINISHED SURFACE
(P-TW)179.0	PROPOSED TOP OF WALL
(P-BW)179.0	PROPOSED BOTTOM OF WALL
(P/E-GS)179.0	THIS MEANS THAT THE EXISTING GRADE ELEVATION IS NOT CHANGING
(P/E-FS)179.0	THIS MEANS THAT THE EXISTING FINISHED SURFACE ELEVATION IS NOT CHANGING
(P/E-TW)179.0	THIS MEANS THAT THE EXISTING TOP OF WALL ELEVATION IS NOT CHANGING
(P/E-BW)179.0	THIS MEANS THAT THE EXISTING BOTTOM OF WALL ELEVATION IS NOT CHANGING

SETBACK | PROPERTY LINE | LINE OF EASEMENT

FYS	FRONT YARD SET BACK
SYS	SIDE YARD SET BACK
RYS	REAR YARD SETBACK

LINE OF PROPOSED GRADE OR EXIST. GRADE AT FACE OF BUILDING TO REMAIN

LINE OF EXIST. GRADE AT FACE OF BUILDING TO BE MODIFIED

APPROXIMATE LINE OF REMEDIAL GRADING REQUIRED PER GEOTECHNICAL REPORT, FINALIZE EXTENT WITH GEOTECHNICAL ENGINEER PRIOR TO GRADING

LINE OF MAXIMUM ALLOWABLE BUILDING HEIGHT

NOTE: THESE PLANS ARE PRELIMINARY ONLY. NOT FOR CONSTRUCTION

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July 1, 2026

LICENSED ARCHITECT — BENJAMIN LYNN SHERWOOD — No. C-31646 — REN: 2/28/2027 — STATE OF CALIFORNIA

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4	MINOR REVISIONS, REDUCED 2ND FLOOR AREA, REVISED BALCONY AND PATIO AREAS, SUNKEN FIRE PIT REMOVED	03/26/26

Drawing Name:

SITE SECTIONS

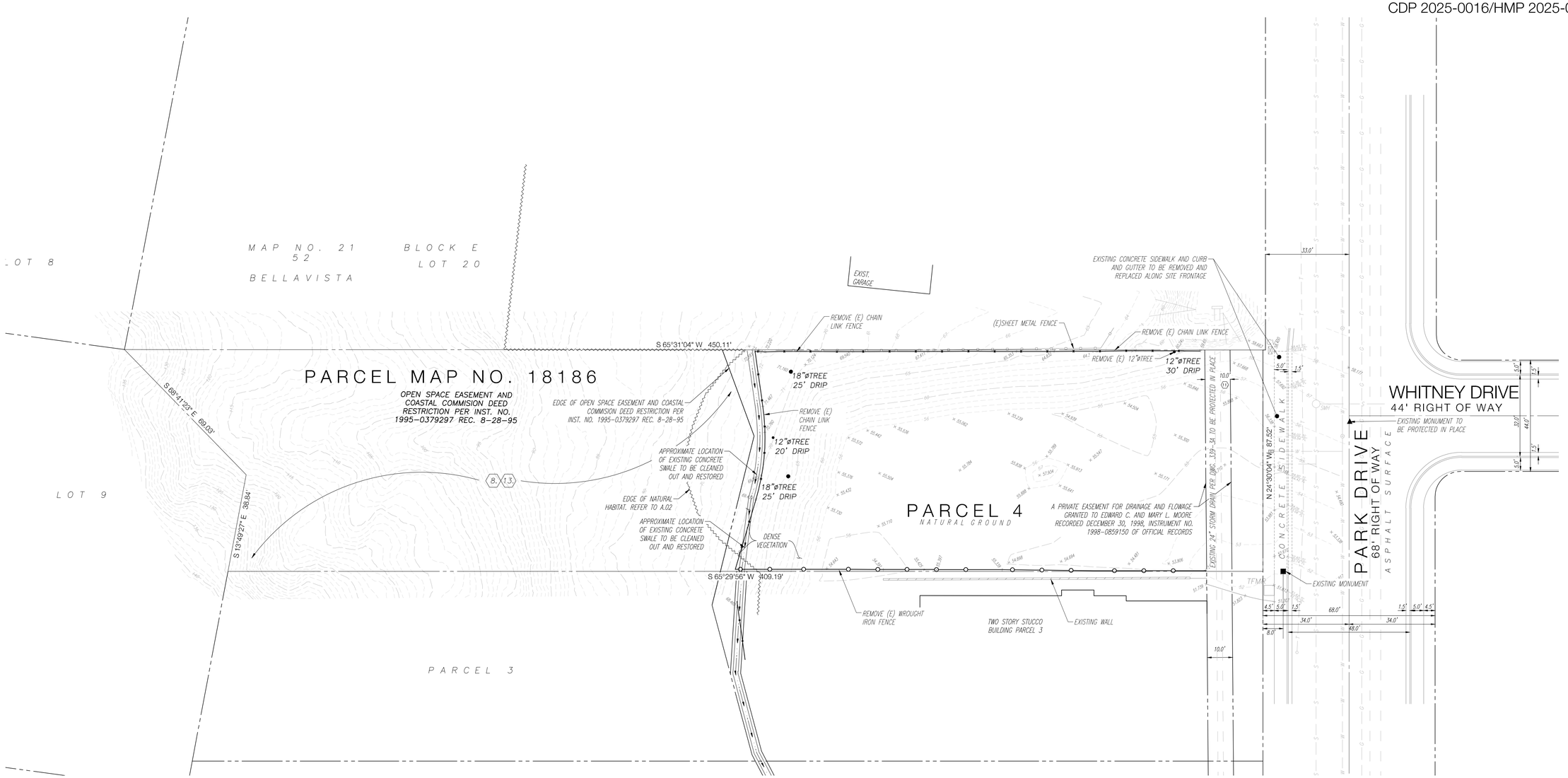
Date: 03-26-26

Scale: as noted

CDP PROJECT CASE #:
CDP 2025-0016

HMP PROJECT CASE #:
HMP 2025-0003

A3.0



DRAWING LEGEND

PROPERTY LINE	INDICATES POWER POLE.
CENTER LINE	METERS (ELECT/GAS)
DRAINAGE EASEMENT	EXISTING SPOT ELEVATION
LOT LINE/ RIGHT OF WAY	APPROXIMATE LIMIT OF WORK
BOUNDARY LINE DATA (BEARING/DISTANCE)	EXISTING MINOR CONTOUR
FOUND BOUNDARY MONUMENT	EXISTING WATER METER
EXISTING SEWER	EXISTING MAJOR CONTOUR
EXISTING WATER	EXISTING TRANSFORMER
EXISTING GAS	EXISTING COMMUNICATIONS VAULT
EXISTING STORM DRAIN	
EXISTING CHAIN LINK FENCE	
EXISTING SHEET METAL FENCE	
EXISTING WROUGHT IRON FENCE	
EXISTING RETAINING WALL	
EXISTING SEWER MANHOLE.	

*NOTE - GENERALLY, ITEMS IN DRAWING IN *ITALICS* ARE EXISTING, AND ITEMS IN NON ITALIC ARE PROPOSED.

20 10 0 20 40
SCALE: 1" = 20'

EASEMENT NOTES:

THE FOLLOWING EASEMENTS APPEAR IN PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 73724000861, DATED FEBRUARY 8, 2024.

8. AN EASEMENT FOR NATURAL OPEN SPACE FOR HABITAT PROTECTION, PRIVATE RECREATION AND RESOURCE CONSERVATION USES RECORDED AUGUST 28, 1995, INSTRUMENT NO. 1995-0379297 OF OFFICIAL RECORDS. PLOTTED HEREON.

11. AN EASEMENT FOR DRAINAGE AND FLOWAGE RECORDED DECEMBER 30, 1998, INSTRUMENT NO. 1998-0859150 OF OFFICIAL RECORDS. PLOTTED HEREON.

13. AN EASEMENT FOR OPEN SPACE AS SHOWN ON PARCEL MAP NO. 18186. PLOTTED HEREON.

IMPERVIOUS/PERVIOUS AREA CALCULATIONS:

EXISTING PERVIOUS AREA: 36,537.10 SF
EXISTING IMPERVIOUS AREA: 0.00 SF
PERCENT IMPERVIOUS: 0.00 %

PROPOSED PERVIOUS AREA: 29,282.29 SF
PROPOSED IMPERVIOUS AREA: 7,254.81 SF
PERCENT IMPERVIOUS: 19.86 %

REGISTERED PROFESSIONAL ENGINEER
ZIAD N. PATRAWALA
No. RCE 72599
EXP. 6/30/2026
Civil
STATE OF CALIFORNIA

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10631 4S Ranch Parkway, #567 San Diego, California 92127
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Single Family Residence Renovation
4407 Park Drive
Carlsbad, CA 92008
PRE 2025-0004 (DEV2025-0004) – 4407 PARK DR

OverallEx.Cond &DemolitionPlan

Date: 03.06.2026
Drawn By: ZNP
Checked By: ZNP
Scale (H): 1" = 20'
Scale (V):

No.	Rev. Date	Comment	By

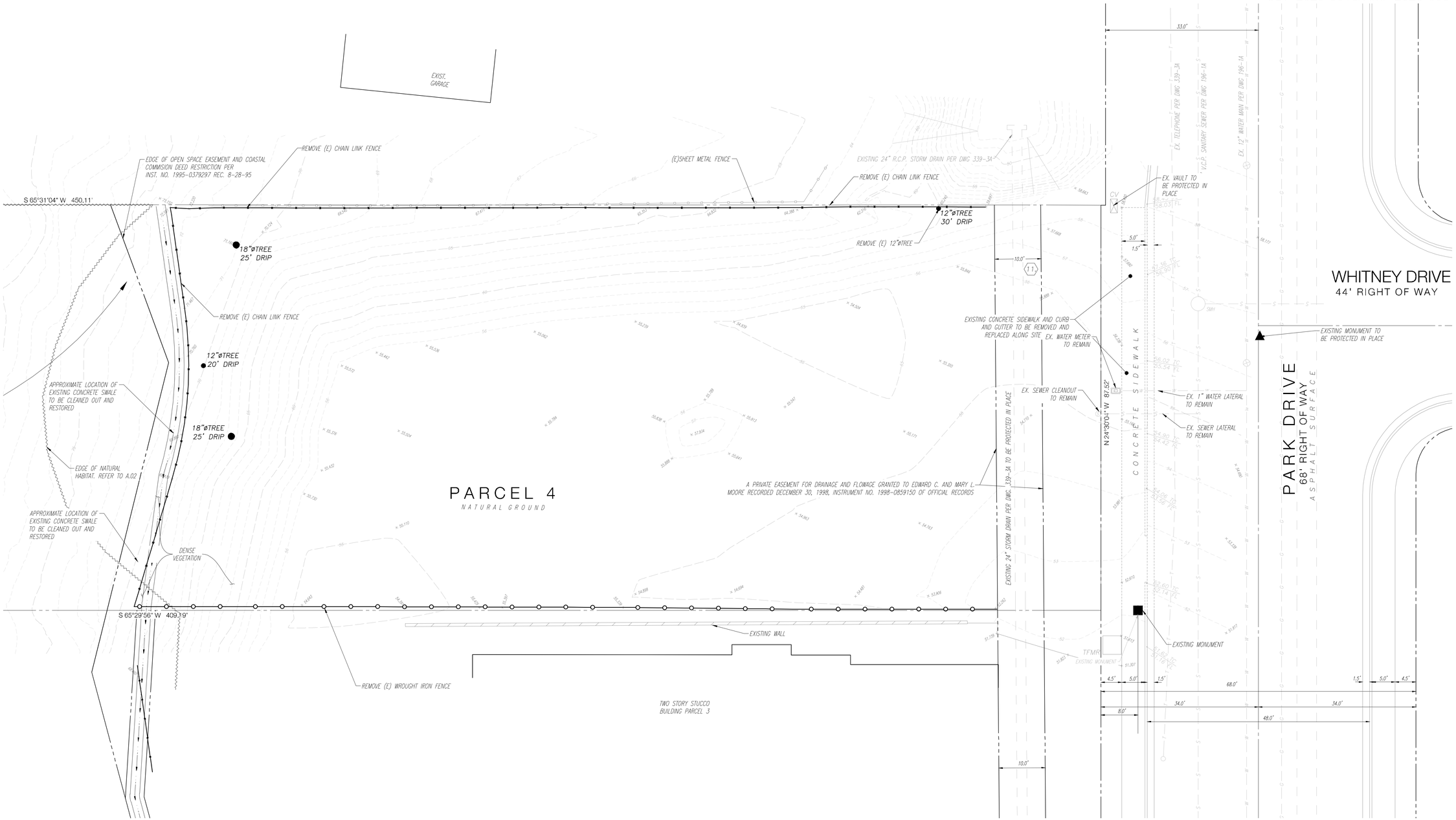
Ex.Cond&
DemoPlan

C1.0

Item #2 Sheet 1 of 5 80 of 89

July 1, 2026

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DRAWING LEGEND

- PROPERTY LINE
- CENTER LINE
- DRAINAGE EASEMENT
- LOT LINE/ RIGHT OF WAY
- N55°42'50"E 80.96' — BOUNDARY LINE DATA (BEARING/DISTANCE)
- FOUND BOUNDARY MONUMENT
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING CHAIN LINK FENCE
- EXISTING SHEET METAL FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING RETAINING WALL
- EXISTING SEWER MANHOLE.
- PP — INDICATES POWER POLE.
- METERS (ELECT/GAS)
- x 571.04 — EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING WATER METER
- EXISTING MAJOR CONTOUR
- TFMR — EXISTING TRANSFORMER
- CV — EXISTING COMMUNICATIONS VAULT

*NOTE - GENERALLY, ITEMS IN DRAWING IN *ITALICS* ARE EXISTING, AND ITEMS IN NON ITALIC ARE PROPOSED.

10 5 0 10 20
SCALE: 1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
ZUBIN PATRAWALA
No. RCE 72599
EXP. 6/30/2026
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STATE OF CALIFORNIA

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PRE 2025-0004 (DEV2025-0004) – 4407 PARK DR

ExistingConditions &DemolitionPlan

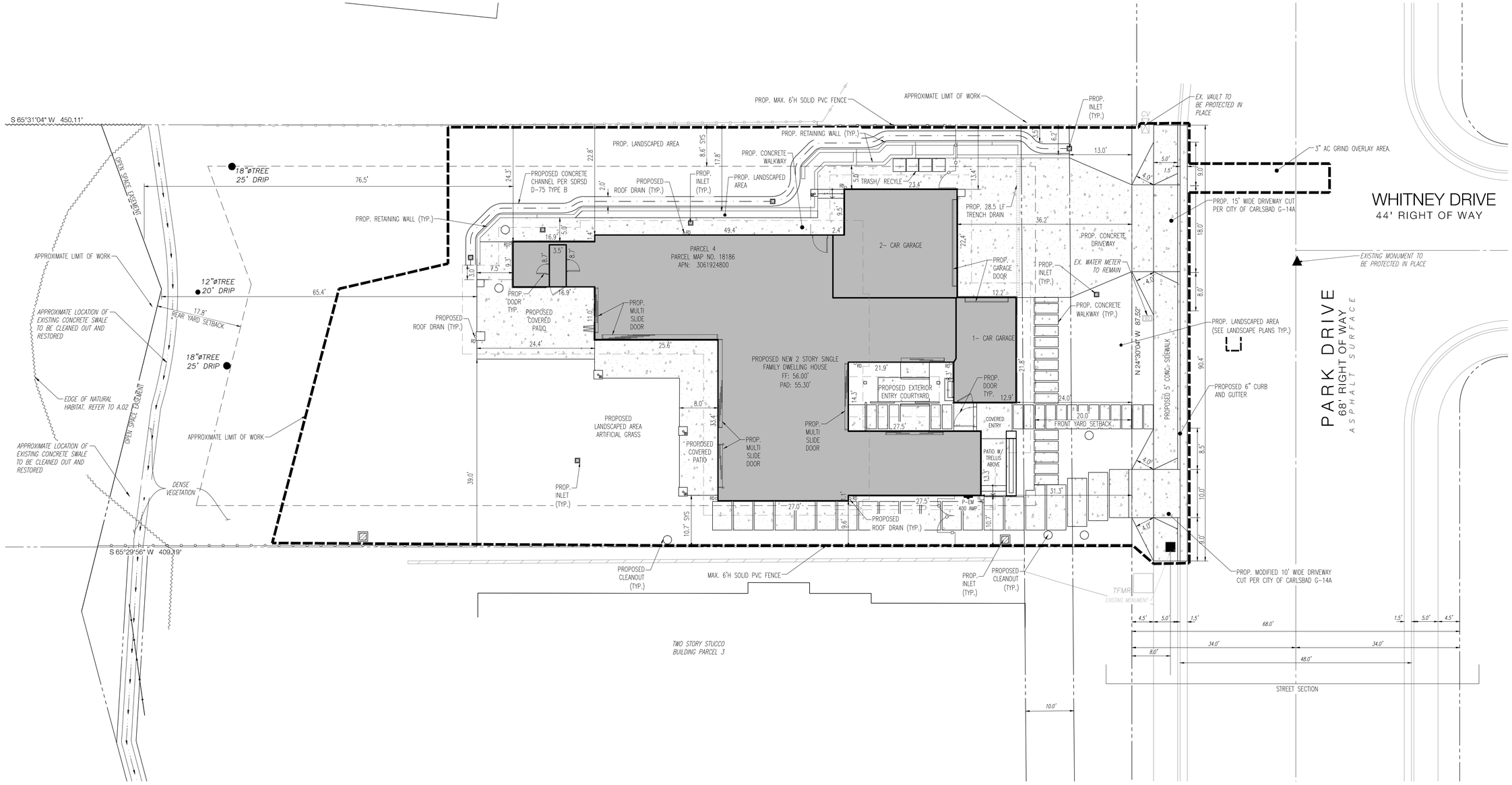
Issues
03.06.2026
Drawn By
TPF
Checked By
ZJP
Scale @ 11" x 17"
Scale @:

Ex.Cond& DemoPlan

C1.1

Item #2 Sheet 2 of 5 81 of 89

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DRAWING LEGEND

- PROPERTY LINE
- CENTER LINE
- DRAINAGE EASEMENT
- EASEMENT LINE
- LOT LINE/ RIGHT OF WAY
- SOLID PVC FENCE
- N55°42'50"E 80.96' — BOUNDARY LINE DATA (BEARING/DISTANCE)
- FOUND BOUNDARY MONUMENT
- PP — INDICATES POWER POLE.
- PROPOSED STORM DRAIN INLET
- PROPOSED DRIVEWAYCUT PER CITY OF CARLSBAD G-14A
- PROPOSED RETAINING WALL
- CONC. — CONCRETE PAVEMENT OR WALK
- APPROXIMATE LIMIT OF WORK
- CURB AND GUTTER
- RD — PROPOSED ROOF DRAIN
- PROPOSED SEWER CLEAN OUT

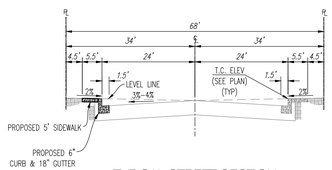
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SCALE: 1" = 10'

*NOTE - GENERALLY, ITEMS IN DRAWING IN *ITALICS* ARE EXISTING, AND ITEMS IN NON ITALIC ARE PROPOSED.

IMPERVIOUS/PERVIOUS AREA CALCULATIONS:

EXISTING PERVIOUS AREA: 36,537.10 SF
EXISTING IMPERVIOUS AREA: 0.00 SF
PERCENT IMPERVIOUS: 0.00 %

PROPOSED PERVIOUS AREA: 29,282.29 SF
PROPOSED IMPERVIOUS AREA: 7,254.81 SF
PERCENT IMPERVIOUS: 19.86 %



TYPICAL STREET SECTION
PARK DRIVE
N.T.S.

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PRE 2025-0004 (DEV2025-0004) – 4407 PARK DR

SitePlan

Date: 03.06.2026
Drawn By: ZJP
Checked By: ZJP
Scale (H): 1" = 10'
Scale (V):

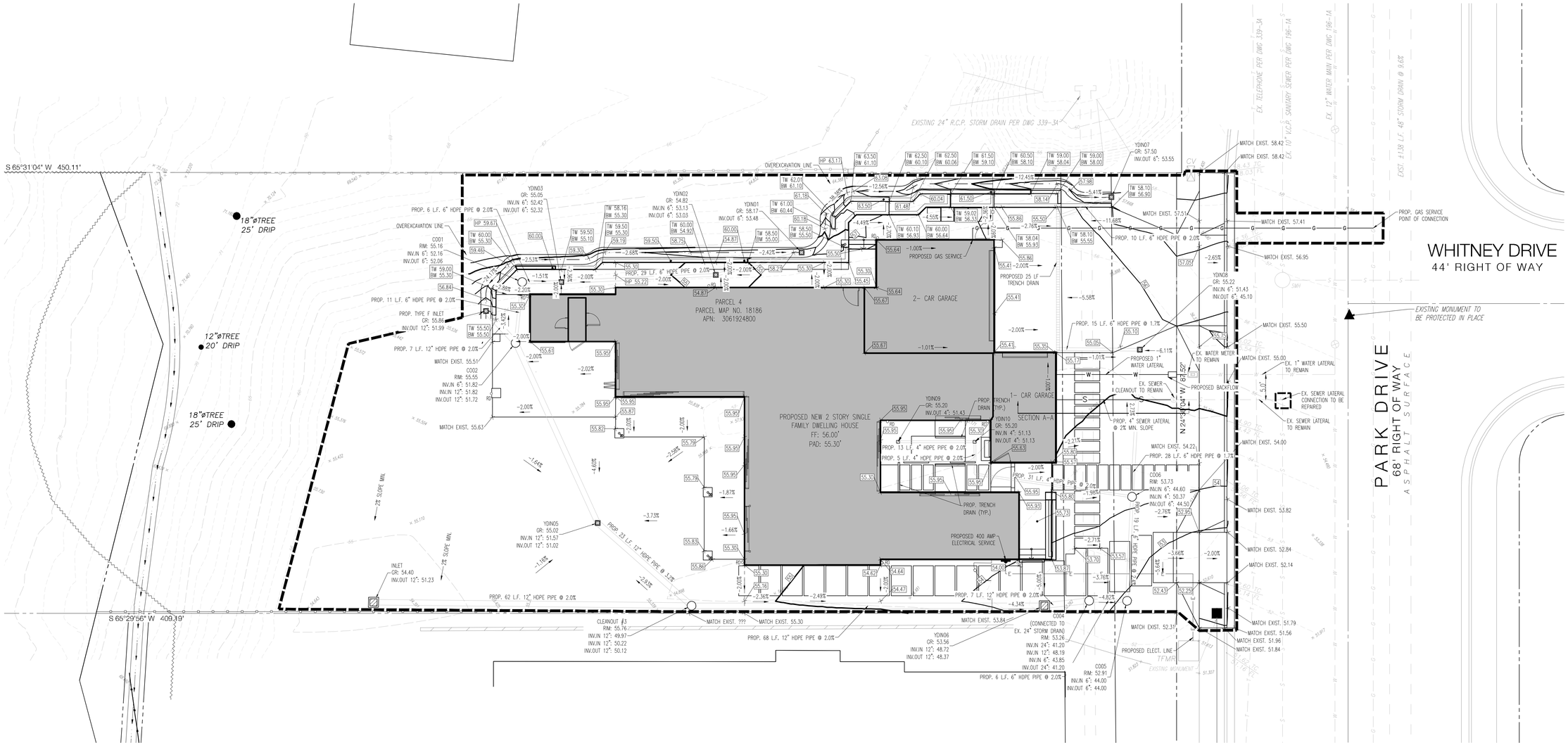
Rev. | Date | Comment | By



SitePlan

C2.0

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Carlsbad, CA 92008
PRE 2025-0004 (DEV2025-0004) - 4407 PARK DR

Grading&Utility Plan

Date: 03.06.2026
Drawn By: MF
Checked By: JP
Scale (H): 1" = 10'
Scale (V): 1" = 10'

DRAWING LEGEND

- PROPERTY LINE
- CENTER LINE
- LOT LINE/ RIGHT OF WAY
- DRAINAGE EASEMENT
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED ELECTRICAL
- PROPOSED GAS
- SOLID PVC FENCE
- N55°42'50"E 80.96' BOUNDARY LINE DATA (BEARING/DISTANCE)
- FOUND BOUNDARY MONUMENT
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING RETAINING WALL
- INDICATES SEWER MANHOLE.
- PP INDICATES POWER POLE.
- METERS (ELECT/GAS)
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- PROPOSED DRIVEWAYCUT PER CITY OF CARLSBAD G-14A
- PROPOSED RETAINING WALL
- CONCRETE PAVEMENT OR WALK
- TC 100.00 / BC 100.00 NEW CURB SPOT ELEVATION
- 74.76 NEW SPOT ELEVATION
- ×371.04 EXISTING SPOT ELEVATION
- 999 PROPOSED MINOR COUNTOUR
- 999 PROPOSED MAJOR COUNTOUR
- CURB AND GUTTER
- OVEREXCAVATION LINE
- APPROXIMATE LIMIT OF WORK
- RD PROPOSED ROOF DRAIN
- PROPOSED SEWER CLEAN OUT

SCALE: 1" = 10'

*NOTE - GENERALLY, ITEMS IN DRAWING IN *ITALICS* ARE EXISTING, AND ITEMS IN NON ITALIC ARE PROPOSED.

REMEDIAL GRADING CALCULATIONS

Cut(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
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*REMEDIAL GRADING SPOILS TO BE RECOMPACTED AND REUSED PER GEOTECHNICAL REPORT.

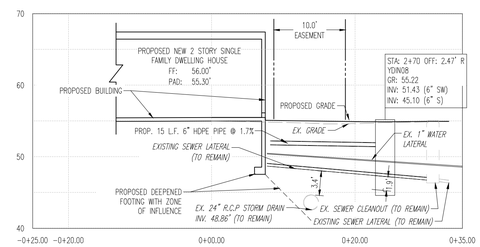
EARTHWORK CALCULATIONS

Cut(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
92.95	153.10	60.15 (import)

MAX CUT HEIGHT (FT): 5.8'
MAX FILL HEIGHT (FT): 6.5'

NOTES:

1. PRIVATE WATER AND SEWER SHOWN ON PLANS IS PRIVATE AND SHOWN FOR REFERENCE ONLY. PRIVATE UTILITIES WILL BE REVIEWED, APPROVED, AND CONSTRUCTED UNDER A SEPARATE PLAN AND PERMIT SUBMITTAL.



SECTION A-A
SCALE: 1" = 10'



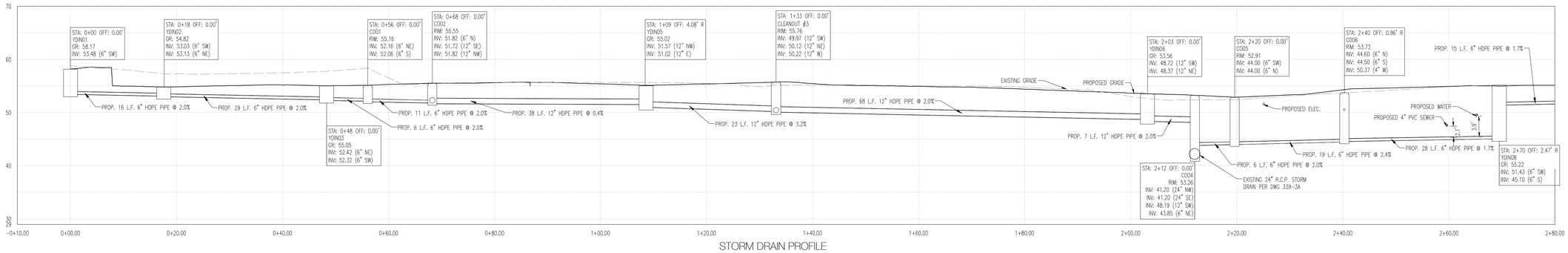
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No. RCE 72599
EXP. 6/30/2026
Civil
STATE OF CALIFORNIA

GradingPlan

C3.0

July 1, 2026

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STORM DRAIN PROFILE

Profiles&Details

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Carlsbad, CA 92008
PRE 2025-0004 (DEV2025-0004) – 4407 PARK DR

Date:
03.06.2026

Drawn By:
RFP

Checked By:
JVP

Scale H: 1" = 10'

Scale V: 1" = 10'

No. Comment Date

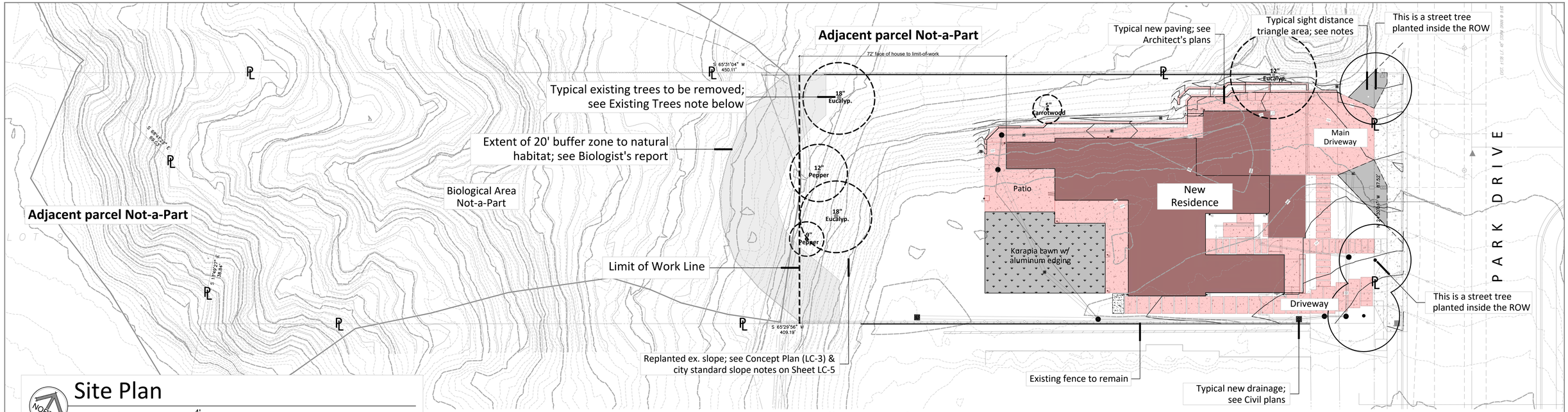
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No. RCE 72599
EXP. 6/30/2026
Civil
STATE OF CALIFORNIA

ProfileandDetails

C4.0

C:\USERS\ZJBRAM\DESKTOP\CARLSBAD\PROJECTS\4407 PARK DR\DWG\4407 PARK DR.DWG 7/1/2026 3:55:13 PM

July 1, 2026
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Site Plan

Scale: 1/16" = 1'-0"

0 4' 16' 48'

Plant & Material Photos

Trees -



Olea e. 'Swan Hill'

Shrubs, Perennials, Succulents -



Agave 'Blue Flame'



Aloe camperi



Aloe vera



Arctostaphylos d. 'Howard McMinn'



Bulbine frutescens



Chondropetalum tectorum - small



Clivia miniata



Dianella r. 'Little Rev'



Encelia californica

Shrubs, Perennials, Succulents -



Juncus patens 'Elk Blue'



Lavandula dentata candicans



Lavandula s. 'Otto Quast'



Ligustrum j. 'Texanum' - Hedge



Lomandra l. 'Platinum Beauty'



Muhlenbergia rigens

Vine -



Bougainvillea 'Purple Queen'

Ground Cover - Plants



Baccharis p. 'Pigeon Pt.'



Bougainvillea 'Imperial Thai Delight'

Ground Cover - Plants



Carex divulsa



Crassula multicava



Lantana montevidensis



Lantana 'New Gold'



Lippia - 'Kurapia' sod



Myoporum p. 'Putah Creek'



Santolina rosmarinifolia



Teucrium cham.



Westringia f.'Low Hor.'

Ground Cover - Non-living



Mojave Gold Crushed Rock

Hydrozone Note

The tree, shrub, and ground cover areas comprise Hydrozone 1; all low water-use. The Kurapia lawn is Hydrozone 2, also low water-use. Please see Sheet LC-2 for WELO calculations. Water-use classifications were determined using the WUCOLS IV - WATER USE CLASSIFICATION OF LANDSCAPE SPECIES available at; ttps://ccuh.ucdavis.edu/wucols-db

Site Calculation

Total Lot Area	36,525. sf
Lot Area less Open Space Easement	18,201. sf
Area of New Landscaping	8,701. sf
Area of Kurapia sod	1,119. sf
Total New Landscaping	9,820. sf

New Landscaping % of Developable Site 54%

Required Notes

1. Plants within the driveway site triangle shall be maintained at a maximum of height 30".
2. Any trees within the driveway site triangle shall have all limbs removed to a min. height of 6' above adjacent top of curb finish grade.
3. All landscape areas shall be graded per the civil plans, and shall at minimum shall have at least 2% slope away from all structures and toward storm water inlets.
4. All utilities shall be labeled and screened with plant materials, as noted on the plans.
5. Slope landscaping shall be refurbished where applicable, replacing any dead/missing plants as appropriate as required by Landscape Manual.

Project Notes

1. Edge open sides of Kurapia lawn with Sure-Loc aluminum edging.
2. The property owner is responsible for the maintenance of the lot areas outside of the Open Space Easement, including the planting and irrigation within the City right-of-way (ROW) to the back of the sidewalk or property line depending on area.
3. Potable water provided by CMWD shall be used for irrigation from the house meter. The site is not served by Reclaimed Water.
4. The WATER CONSERVATION FEATURES of the project include all LOW WATER-USE PLANT MATERIALS, irrigated with on-surface dripline & 3" of shredded bark mulch for all plants except the Kurapia, which shall be irrigated with sub-surface dripline.

Existing Trees

There are 6 existing trees with the Limit of Work area: 1 - Carrotwood; 2 - Pepper; & 3 Eucalyptus. All 6 trees shall be removed during the course of the work.; the Carrotwood & east Eucalyptus because they will be too close to the house, & the Pepper & rear yard Eucalyptus because they are undesirable plants within fire prone and/or natural areas

Concept Plans Sheet Index

LC-1 Site Plan, Plant Photos, Calculations, Notes
LC-2 Fuel Modification Zones
LC-3 Landscape Concept Plan, Planting Legend
LC-4 Hydrozone Plan
LC-5 City Standard Slope Notes; WUCOLS Calculations

Required Statement:

"I am familiar with the requirements for landscape and irrigation plans contained in the City of Carlsbad's Landscape Manual and Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Manual. I certify that the plan implements those regulations to provide efficient us of water."

Signature _____ Date 19 March 2026

APPROVED FOR IRRIGATION AND PLANTING ONLY, INCLUDING PRECISE LOCATION OF PLANTING AREA

"AS BUILT"

RCE_____ EXP._____ DATE

REVIEWED BY:

INSPECTOR DATE

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LICENSED LANDSCAPE ARCHITECT ROBERT V MEKJIAN No. 3183 Exp. 5-31-26 3/19/26 STATE OF CALIFORNIA

SUBMISSION HISTORY -

Date	Plan Name	Version No.	Description
5/13/25	Landscape Concept	1	Client review
5/27/25	Landscape Concept	2	Planning review
10/7/25	Landscape Concept	3	PCC
3/19/26	Landscape Concept	4	Revised due to client changes

PLAN DATE - 3/19/2026

PROJECT NO. - 2514 - Guo Residence

CLIENT INFO -

Frank Guo
6679 Tierra Vista Court
San Diego, CA 92130

CONCEPT REVIEW ONLY NOT FOR CONSTRUCTION

DATE	INITIAL		DATE	INITIAL	DATE	INITIAL
DESIGNER OF WORK		REVISION DESCRIPTION	OTHER APPROVAL		CITY APPROVAL	

SHEET 1

CITY OF CARLSBAD
PLANNING DIVISION

LANDSCAPE IMPROVEMENT PLANS FOR:

GUO RESIDENCE

4407 Park Dr., Carlsbad CA 92008
APN 206-192-48

Landscape Site Plan

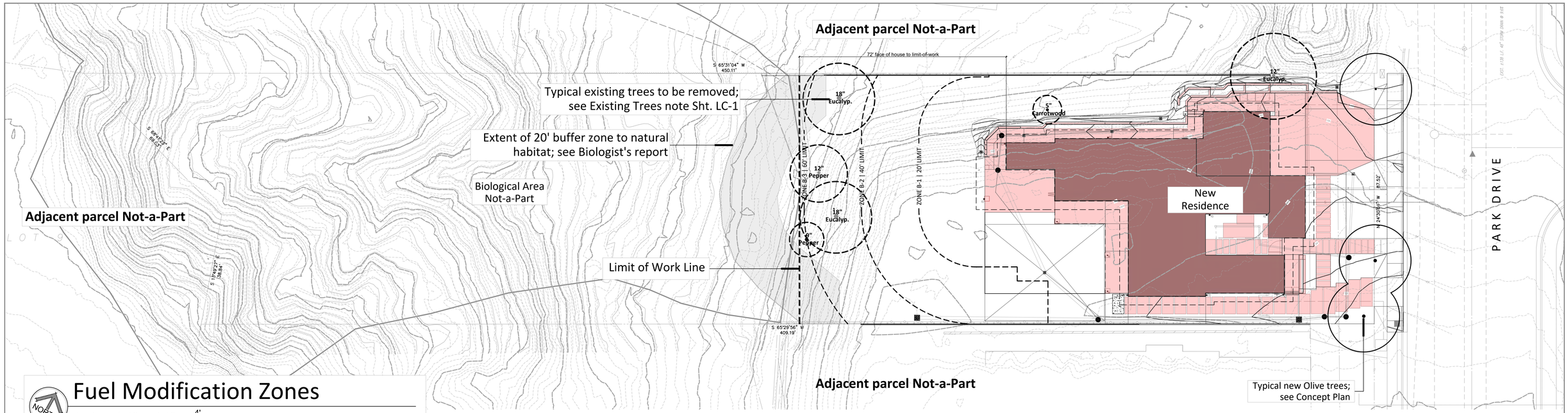
APPROVED:

PLANNING

DWN BY:
CHKD BY:
RVWD BY:

PROJECT NO. **CDP2025-0016**

DRAWING NO. -



Landscape Manual Fire Protection Requirements - Condition "B"

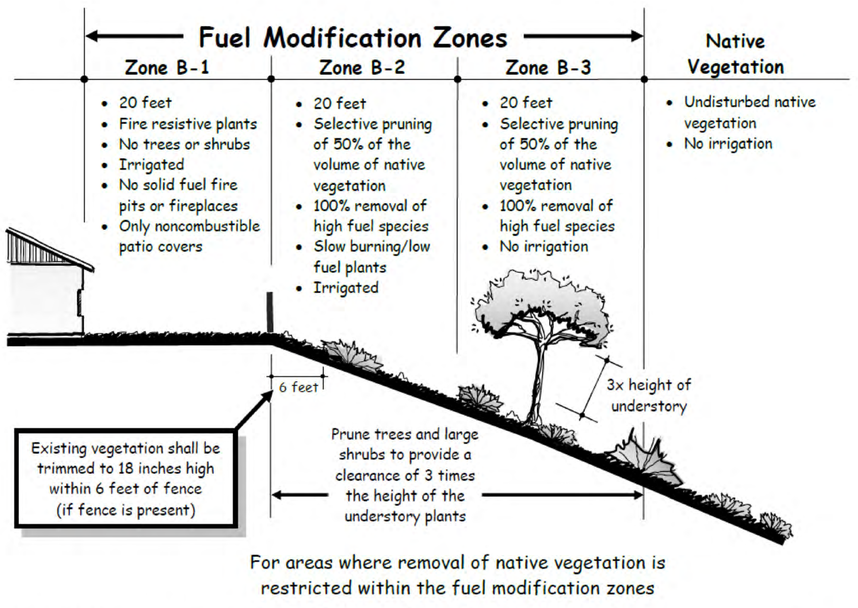
D. Condition B – Natural Slopes with Native Vegetation
Fuel modification zones for natural slopes with native vegetation where removal of native vegetation is restricted. (See Figure 5-B)

ZONE B-1
- Zone B-1 shall be measured horizontally 20 feet from the outlying edge of any habitable structure(s) toward the native vegetation or inward from the top of slope or edge of native vegetation.
- Planting within this area shall consist of ground cover or low growing shrub species (less than three (3) feet in height) known to have fire resistive qualities or as otherwise required by the City.
- No trees or shrubs (over three (3) feet in height at maturity) shall be permitted.
- Irrigation shall be required and maintained.
- All attachments to the structure shall be noncombustible.
- No solid fuel fire pits or outdoor fire places shall be permitted.

ZONE B-2
- Zone B-2 shall be measured horizontally 20 feet outward from the outlying edge of Zone B-1
- "High fuel" species, as listed in Appendix C, shall be removed.
- Up to 50% of the volume of the "moderate fuel" species, as listed in Appendix C, shall be removed by selective pruning.
- Planting within this zone shall consist of low fuel species.
- Trees and large tree-form shrubs (e.g. Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance equal to three (3) times the height of the surrounding understory plant material or six (6) feet, whichever is higher. Dead and excessively twiggy growth shall be removed.
- Irrigation shall be required and maintained.
- If Zone B-2 crosses over a fence line, a six (6) foot wide strip of modified landscaping shall be provided parallel to the fence line in order to provide access for firefighters. Plants located within the six (6) foot access area shall not exceed a height of 18 inches at maturity.

ZONE B-3
- Zone B-3 shall be measured horizontally 20 feet outward from the outlying edge of Zone B-2. The outer edge of Zone B-3 shall extend horizontally to a point at least 60 feet from structures.
- "High fuel" species, as listed in Appendix C shall be removed.
- Up to 50% of the volume of vegetation shall be thinned. Shrubs may be retained provided that they are pruned to a maximum height of four (4) feet.
- Trees and tree-like shrubs (e.g. Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance equal to three times the height of the surrounding understory plant material or six (6) feet, whichever is higher. Dead and excessively twiggy growth shall also be removed.
- Irrigation is not required.

SECTION 5: FIRE PROTECTION REQUIREMENTS



CONDITION B – NATIVE VEGETATION ON NATURAL SLOPES **Figure 5-B**

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LICENSED LANDSCAPE ARCHITECT ROBERT V MEKJIAN No. 3183 Exp. 5-31-26 3/19/26 STATE OF CALIFORNIA

SUBMISSION HISTORY -

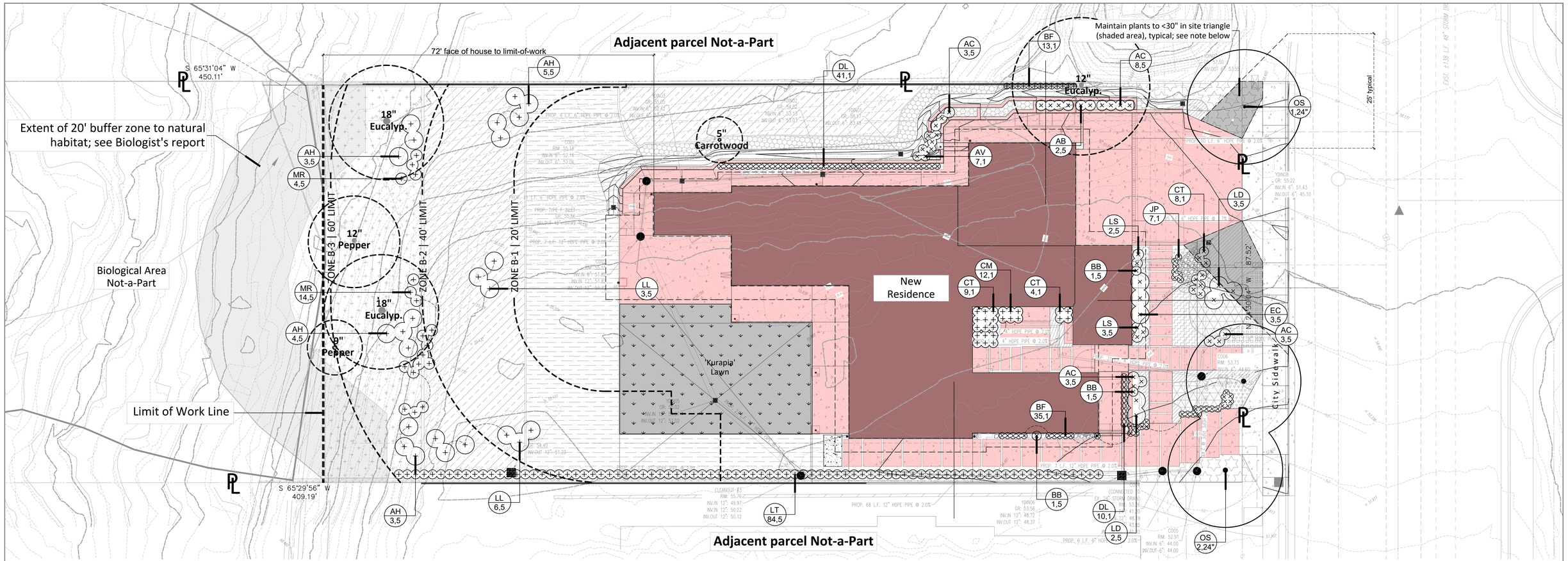
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PLAN DATE - 3/19/2026
PROJECT NO. - 2514 - Guo Residence
CLIENT INFO - Frank Guo, 6679 Tierra Vista Court, San Diego, CA 92130

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SHEET 2
CITY OF CARLSBAD
PLANNING DIVISION
LANDSCAPE IMPROVEMENT PLANS FOR:
GUO RESIDENCE
4407 Park Dr., Carlsbad CA 92008
APN 206-192-48
Fuel Modification Zones Plan
APPROVED:
PLANNING
DWN BY: CHKD BY: RVWD BY:
PROJECT NO. CDP2025-0016
DRAWING NO. -



Landscape Concept Plan

Scale: 1" = 10'

0 5' 10' 30'

Planting Legend

Sym	Botanical Name	Common Name	Qty.	Size	WUCOLS	Mat. Size	Remarks
Trees -							
OS	Olea europaea 'Swan Hill'	Fruitless Olive	3	24"b.	Low	25'h. x 25'w.	Standard
Shrubs, Perennials, Succulents, Vine -							
AB	Agave 'Blue Flame'	Fox-tail Agave	2	5 gal.	Low	2.5' x 2.5'	
AC	Aloe camperi	Nubian Aloe	17	5 gal.	Low	2.5' x 3'	
AV	Aloe vera	Medicinal Aloe	7	1 gal.	Low	2' x 2'	
AH	Arctostaphylos d. 'Howard McMinn'	Manzanita	15	5 gal.	Low	4' x 5'	
BB	Bougainvillea 'Purple Queen'	Bougainvillea	3	5 gal.	Low	20'	Staked; attach to wall
BF	Bulbine frutescens	Bulbine	48	1 gal.	Low	2' x 2.5'	
CT	Chondropetalum tectorum	Small Cape Rush	21	1 gal.	Low	3' x 2'	
CM	Clivia miniata	Kaffir Lily	12	1 gal.	Low	2.5' x 2'	
DL	Dianella r. 'Little Rev'	Black Anther Flax Lily	51	1 gal.	Low	2' x 1.5'	
EC	Encelia californica	CA Brittlebush	3	5 gal.	Low	3' x 4'	
JP	Juncus patens 'Elk Blue'	CA Grey Rush	7	1 gal.	Low	2' x 1.5'	
LD	Lavandula dentata candicans	French Lavender	5	5 gal.	Low	3' x 4'	
LS	Lavandula stoechas 'Otto Quast'	Spanish Lavender	5	5 gal.	Low	2.5' x 3'	
LT	Ligustrum j. 'Texanum'	Texas Privet	84	5 gal.	Mod.	Hedge at 12'	Staked
LL	Lomandra l. 'Platinum Beauty'	Variegated Mat Rush	9	5 gal.	Low	2.5' x 4'	
MR	Muhlenbergia rigens	Deer Grass	18	5 gal.	Low	2.5' x 2.5'	

AB 3,5 ← Symbol ← Qty.,Size

PLANT CALL-OUT SYMBOL

Ground Cover -

Hatch Pat.	Botanical Name	Common Name	Size	Spaced	WUCOLS	Mat. Size	(Area)
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	1 gal.	3'-0"o.c.	Low	1.5' x 8'	(1782sf)
	Bougainvillea 'Imperial Thai Delight'	Bougainvillea	5 gal.	3'-0"o.c.	Low	1.5' x 6'	(146sf)
	Carex divulsa	Berkeley Sedge	1 gal.	1'-6"o.c.	Low	1' x 1.5'	(225sf)
	Crassula multicava - Red	Fairy Crassula	1 gal.	1'-6"o.c.	Low	1' x 3'	(289sf)
	Lantana montevidensis	Purple Lantana	1 gal.	2'-0"o.c.	Low	1.5' x 8'	(79sf)
	Lantana 'New Gold'	New Gold Lantana	5 gal.	4'-0"o.c.	V. Low	1.5' x 8'	(255sf)
	Lippia - 'Kurapia'	Kurapia	Sod	Sod	Low	Sod	(1119sf)
	Myoporum p. 'Putah Creek'	Ncn	1 gal.	4'-0"o.c.	Low	1' x 8'	(2041sf)
	Santolina rosmarinifolia	Lavender Cotton	1 gal.	3'-0"o.c.	Low	2' x 3'	(58sf)
	Teucrium chamaedrys	Bush Germander	1 gal.	1'-6"o.c.	Low	.5' x 2'	(46sf)
	Westringia 'Low Horizon'	Coast Rosemary	5 gal.	4'-0"o.c.	Low	1' x 5'	(2531sf)
	Crushed Rock: 'Mojave Gold', 3/8" available at Southwest Boulder & Stone; install 3" min. depth on Mirafi non-woven landscape fabric, see notes						(40sf)

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"AS BUILT"

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REVIEWED BY:

INSPECTOR DATE

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LICENSED LANDSCAPE ARCHITECT ★ ROBERT V MEKJIAN ★ No. 3183 Exp. 5-31-26 3/19/26 ★ STATE OF CALIFORNIA ★

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SHEET 3

CITY OF CARLSBAD
PLANNING DIVISION

LANDSCAPE IMPROVEMENT PLANS FOR:

GUO RESIDENCE

4407 Park Dr., Carlsbad CA 92008
APN 206-192-48

Landscape Concept Plan

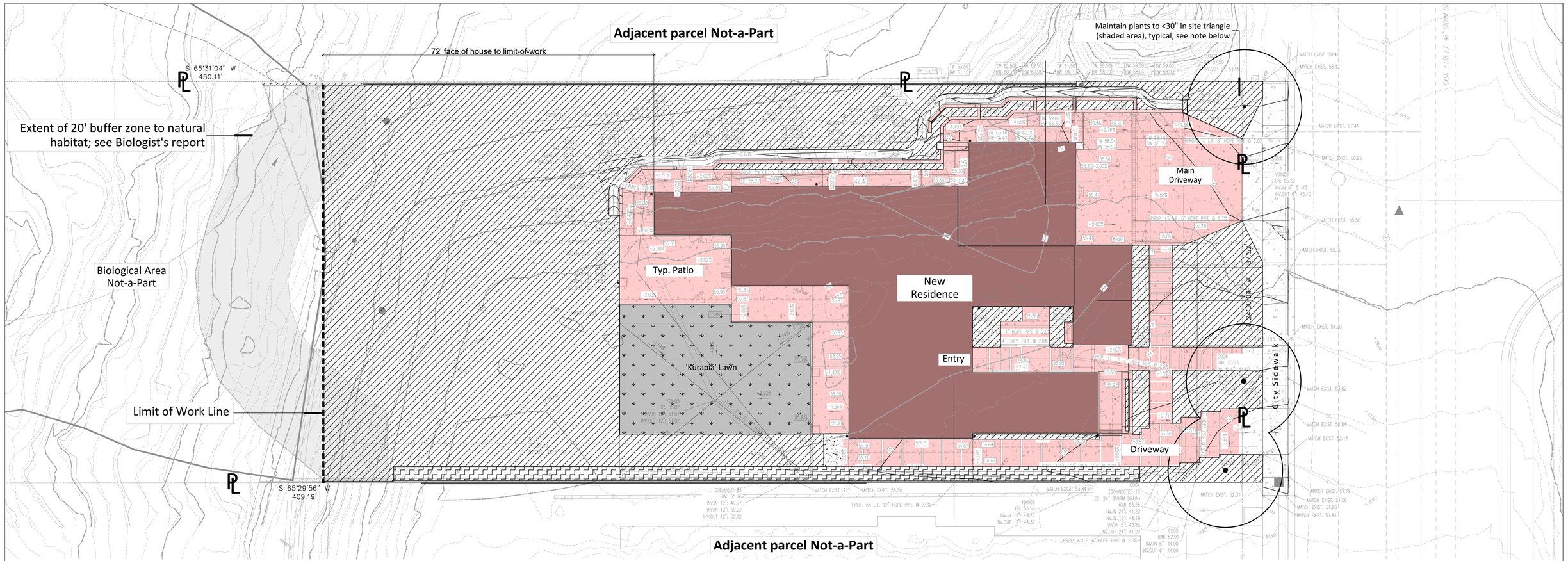
APPROVED:

PLANNING

DWN BY: _____
CHKD BY: _____
RVWD BY: _____

PROJECT NO. **CDP2025-0016**

DRAWING NO. -



Hydrozone Plan

Scale: 1" = 10'

0 5' 10' 30'

Legend

	Drip irrigated low water-use plants	8,193sf
	Spray irrigated low water-use Kurapia	1,119sf
	Drip irrigated Moderate water-use hedge	508sf
	Total	9,820sf

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SHEET 4

CITY OF CARLSBAD
PLANNING DIVISION

LANDSCAPE IMPROVEMENT PLANS FOR:

GUO RESIDENCE
4407 Park Dr., Carlsbad CA 92008
APN 206-192-48

Hydrozone Plan

APPROVED:

PLANNING

DWN BY: _____
CHKD BY: _____
RVWD BY: _____

PROJECT NO. **CDP2025-0016**

DRAWING NO. -

Slope Erosion Control Measures City Notes

Slopes 6:1 or steeper requiring erosion control measures as specified herein shall be treated with one or more of the following planting standards:
a. Standard 1 – Cover Crop/And Erosion Control Matting:
Cover crop shall be a seed mix typically made up of quick germinating and fast covering grasses, clovers, and/or wild flowers. Submit the specific seed mix for City approval prior to application. The cover crop shall be applied at a rate sufficient to provide 90% coverage within thirty (30) days.
The type of erosion control matting shall be as approved by the city and affixed to the slope as recommended by the manufacturer. On slopes 3 feet or less in vertical height where adjacent to public walks or streets:
When planting occurs between August 15 and April 15, erosion control matting shall be required.
During the remainder of the year, the cover crop and/or erosion control matting may be used.
On slopes greater than 3 feet in height, erosion control matting shall be required and a cover crop shall not be used, unless otherwise approved by the City.
b. Standard #2 – Ground Cover
One hundred (100%) percent of the area shall be planted with a ground cover known to have excellent soil binding characteristics (planted from a minimum size of flatted material and spaced to provide full coverage within one year).
c. Standard #3 – Low Shrubs
Low spreading woody shrubs (planted from a minimum of 1-gallon containers) shall cover a minimum of seventy (70%) percent of the slope face (at mature size).
d. Standard #4 – Trees and/or Large Shrubs
Trees and/or large shrubs shall be (planted from a minimum of 1-gallon containers) shall be installed at a minimum rate of one (1) plant per two hundred (200) square feet.
Slopes – 6:1 or steeper and:
a. 3' or less in vertical height and adjacent to public walks or streets require at a minimum Standard #1 (cover crop or erosion control matting).
b. 3' to 8' in vertical height require Standards #1 (erosion control matting shall be installed in lieu of a cover crop), #2 and #3.
c. In excess of 8' in vertical height require Standards #1 (erosion control matting shall be installed in lieu of a cover crop), #2, #3, and #4.
Areas graded flatter than 6:1 require a cover crop per Standard #1 with temporary irrigation when they have one or more of the following conditions:
a. Sheet graded pads not scheduled for improvements within 6 months of completion of rough grading.
b. A potential erosion problem as determined by the City.
c. Identified by the City as highly visible areas to the public or have special conditions that warrant immediate treatment.

WELO Worksheets

Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Controller #	Hydrozone *	Zone or Valve	Irrigation Method**	Plant Type/Factor *** (PF)	Hydrozone Area (Sq. Ft.)	% of Total Landscaped Area
1 - 1	LOW	-	DRIP	0.30	8193	83
1 - 2	LOW	-	SPRAY	0.30	1119	11
1 - 3	MOD	-	DRIP	0.50	508	6
		Total			9820	100%

** Hydrozone*
VLW - Very Low Water Use Plants
LW - Low Water Use Plants
MW - Moderate Water Use Plants
HW - High Water Use Plants

***Irrigation Method*
MS = Micro-spray
S = Spray
R = Rotor
B= Bubbler
D= Drip
O = Other

****Plant Factor from WUCOLS IVor list as water feature as appropriate*

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

CITY OF CARLSBAD ESTIMATED TOTAL WATER USE (ETWU)		Hydrozone Number (1 – 5 with SLA Zone Below – use as many tables as necessary to complete all hydrozones)					
	Process Step No. (Below)	1	2	3	4	5	SLA
Evapotranspiration Rate (ETo)*	1	44.0					
Conversion Factor	2	0.62					
(Step 1 x Step 2)	3	27.28					
Plant Factor (PF)** (From WUCOLS) (VLW – HW) (0.1 - 0.8)	4	0.30	0.30	0.50			
Area of Hydrozone (sq. ft.) (HA)	5	8193	1119	508			
(Step 4 x Step 5)	6	2458	336	254			
Irrigation Efficiency (IE)***	7	0.80	0.75	0.80			
(Step 6 ÷ Step 7)	8	3072	448	318			
(Total All Step 8 + Total SLA sq. ft. in Step 5)	9	3838					
(Step 3 x Step 9) Estimated Total Water Use in gallons per year (ETWU) - Total shall not exceed MAWA	10	3838 x 27.28 = 104,701 GPY					

*ETo**
West of I-5 = 40.0
East of I-5 and West of El Camino Real = 44.0
East of El Camino Real = 47.0
Applicant may provide a different ETo if supported by documentation subject to approval by the City Planning Division

****IE*
Micro-spray = .80
Spray = .72
Rotor = .72
MP Rotator = .75
Bubbler = .75
Drip = .80

*** Plant Factor & Water Use*
0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.5 = MW - Moderate Water Use Plants
0.8 = HW - High Water Use Plants

Maximum Applied Water Allowance

A landscape project subject to the Water Efficient Landscape Ordinance shall include the MAWA for the plans, including the calculations used to determine the MAWA. A landscape project shall not exceed the MAWA. The MAWA for a landscape project shall be determined by the following equation:

Residential: MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]
Non-Residential: MAWA = (ETo)(0.62)[(0.45 x LA) + (0.55 x SLA)]

The abbreviations used in the equation have the following meanings:

MAWA	Maximum Applied Water Allowance in gallons per year.
ETo	Evapotranspiration in inches per year.
0.62	Conversion factor to gallons per square foot.
0.55 or 0.45	ET adjustment factor (ETAF) for plant factors and irrigation efficiency.
LA	Landscaped area includes special landscaped area in square feet.
0.45 or 0.55	The additional ET adjustment factor for a special landscaped area (1.0 - 0.55 = 0.45 or 1.0 – 0.45 = 0.55)
SLA	Special landscaped area in square feet.

Show Calculation:

MAWA (44.0) x (0.62) [(0.55 x 9820)
= 27.28 x 5401
= **147,339 GPY**

Maximum Applied Water Allowance = _____ gallons per year

Estimated Total Water Use

A landscape project subject to the Water Efficient Landscape Ordinance shall include the ETWU for the plans, including the calculations used to determine the ETWU. The ETWU for a proposed project shall not exceed the MAWA. The following equation shall be used to calculate the ETWU for each landscaped area and the entire project:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

The abbreviations used in the equation have the following meanings:

ETWU	Estimated total water use in gallons per year.
ETo	Evapotranspiration in inches per year.
0.62	Conversion factor to gallons per square foot.
PF	Plant factor from WUCOLS
HA	Hydrozone Area in square feet. Each HA shall be classified based upon the data included in the landscape and irrigation plan as high, moderate, low, or very low water use.
IE	Irrigation Efficiency of the irrigation method used in the hydrozone.
SLA	Special landscaped area in square feet.

ETWU (44.0) x (0.62) [(0.30 x 8193)] = 3072
0.80

(44.0) X (0.62) [(0.30 X 1119)] = 448
0.75

(44.0) X (0.62) [(0.50 X 508)] = 318
0.80

3072 + 448 + 318 = 3838

27.28 x 3774 = **104,701 GPY**

ETWU IS LESS THAN MAWA.

Note

There are no SPECIAL LANDSCAPE AREAS

APPROVED FOR IRRIGATION AND PLANTING ONLY, INCLUDING PRECISE LOCATION OF PLANTING AREA

"AS BUILT"

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STATE OF CALIFORNIA

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PROJECT NO. - 2514 - Guo Residence

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SHEET 5

CITY OF CARLSBAD
PLANNING DIVISION

LANDSCAPE IMPROVEMENT PLANS FOR:
GUO RESIDENCE
4407 Park Dr., Carlsbad CA 92008
APN 206-192-48
Slope Notes; WUCOLS

APPROVED:
PLANNING

DWN BY: _____
CHKD BY: _____
RVWD BY: _____

PROJECT NO. **CDP2025-0016**

DRAWING NO. -

PLANNING COMMISSION

Staff Report

Meeting Date:	July 1, 2026 (3)
To:	Planning Commission
Staff Contact:	Mackenzie VanZyverden, Assistant Planner; 442-339-5301; mackenzie.vanzyverden@carlsbadca.gov
Subject:	VanderWeit Addition & Remodel: A 377-square-foot second-story addition, reaching a height of 27 feet, and a 434-square-foot first-floor addition to Unit 3462 of an existing 1,628-square-foot duplex. The project also includes widening the driveway to add one visitor parking space and the construction of a detached 436-square-foot storage shed with a height of 13 feet.
Location:	3460-3462 Garfield St. / APN 204-150-24-00 / District 1
Case Numbers:	SDP2025-0011 / CDP2025-0020 (DEV2025-0007)
Applicant/Representative:	Kristin Von Zweck / (760) 479-0537 / kristinvonzweckarchitect@gmail.com
CEQA Recommendation:	☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR ☐ Other:
Permit Type(s):	☒ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ ZC ☐ LCPA ☐ Other
Commission Action:	☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** the Planning Commission Resolution (Exhibit 1), **APPROVING** a California Environmental Quality Act (CEQA) exemption determination, Minor Site Development Plan, SDP 2025-0011, and Coastal Development Permit, CDP 2025-0020, based on the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The 0.18-acre (7,840 square feet) project site is located at 3460-3462 Garfield Street on the east side of Garfield Street, southeast of the intersection of Maple Avenue (see Exhibit 2).

The lot is currently developed with a 1,628-square-foot single-story duplex that was constructed in 1948 by an unknown builder. The duplex is Vernacular in style and is roughly H-shaped. Each unit consists of an 814-square-foot unit and a 172-square-foot garage. There is also a 120-square-foot shed in the rear yard of Unit 3460.

Site Map



No public beach access or coastal resources are identified nearby or onsite. While the site is in the Coastal Zone, it is not located within the appeals jurisdiction of the California Coastal Commission.

Table "A" below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 19-23 du/ac (R-23)	Multiple-Family Residential Zone (R-3)	Multiple-Family Residence
North	R-23	R-3	Multiple-Family Residence
South	R-23	R-3	Single-Family Residence
East	R-23	R-3	Multiple-Family Residence
West	R-23	R-3	Multiple-Family Residence

General Plan



Zoning Designation



Proposed Project

The project involves a Minor Site Development Plan and Coastal Development Permit for the remodel and expansion of an existing 1,628-square-foot, one-story duplex, along with the addition of a detached storage shed. The project proposes an 811-square-foot addition and remodeled space to the existing residence at 3462 Garfield Street. The remodel to Unit 3462 includes the conversion of an existing bedroom into living room space and stairs to a new second story. There will be first-floor additions to Unit 3462 consisting of a 195-square-foot addition for a playroom and a 239-square-foot addition for a new covered patio. The second-story addition to Unit 3462 consists of a 377-square-foot addition for a bathroom, bedroom, and balcony. A 109-square-foot front patio is also proposed to provide covered entry to the first-floor addition (future garage conversion). The 436-square-foot detached storage shed is proposed to be in the rear yard.

The maximum height of the residence with the proposed additions is 27 feet to the peak of the roof, with an architectural projection at 30 feet. The maximum height of the detached storage shed is 13 feet. Building materials for the proposed additions will match those of the existing duplex. Siding is composed of overlapping wooden planks in Sherwin-Williams' "Carlsbad Yellow" with the trim for doors, windows, and roof in white. The roof consists of grey composite asphalt shingles. The property will continue to have a six-foot-tall white, vinyl fence, except for portions of it that will be removed due to their location in the front yard setback. Grading for the proposed project includes 10.2 cubic yards of cut, resulting in 10.2 cubic yards of export. A grading permit is not required for the project.

Separate from the proposed project, the applicant intends to convert the garage to an accessory dwelling unit. The ADU portion of this project is not a part of the project to be considered by the Planning Commission. References for the ADU are included within this staff report for informational purposes only. A separate building permit is required for the conversions but are not included as part of the scope of the Coastal Development Permit (CDP). Related to that request, two replacement parking spots and one visitor parking space will be provided in the driveway with EV charging equipment.

As noted previously, there is a 120-square-foot shed in the rear yard of Unit 3460. The site plan indicates that the detached accessory structure is located 1.2 feet from the rear property line (west) and 2.9 feet from the side property line (north). However, the city has no record of a building permit and thus may treat it as non-permitted construction. Any unpermitted structures or uses must either be removed or legalized as part of this application. Without proof of compliance of its construction and legal non-conforming status, the city may not be able to "grandfather" the detached accessory structure and may require its removal or relocation. A condition has been added to the draft resolution that states that it shall be the responsibility of the property owner to prove to the City Planner that such structure was lawfully established, or it must be removed or relocated to comply with zoning and building codes.

Public Outreach & Comment

The Applicant completed the Early Public Notice procedures pursuant to City Council Policy No. 84 (Development Project Public Involvement Policy). A notice of project application was mailed on Nov. 4, 2025, to all owners of property located within a 600-foot radius and all occupants of property located within a 100-foot radius of the project site. The notice of project application was mailed to a total of 221 addresses. A two-foot-tall by three-foot-wide yellow sign was posted at the project site on Sept. 22, 2025, notifying all pass-by traffic of the Project, which provides the project name, application numbers, description of the project, as well as both applicant and city staff contact information. The project, consisting of additions to a duplex, is not subject to the enhanced stakeholder outreach procedures outlined in City Council Policy No. 84.

Response to Public Comment & Project Issues

No comments were received and staff has not identified any issues with respect to the additions.

Project Analysis

General Plan Consistency

The City of Carlsbad's General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad's Municipal Code, most notably Tile 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Mello II Segment), including goals and policies of the General Plan and zoning code standards, as referenced above. Additional information on the Coastal Development Permit and Local Coastal Program findings is included in Exhibit 1.

Inclusionary Housing Ordinance

Pursuant to CMC Section 21.85.030 (D)(1), a project is exempt from the inclusionary housing requirement for existing residences which are altered, improved, restored, repaired, expanded or extended, provided that the

number of units is not increased. Since there will not be an increase in the number of units on the property, the project will be exempt from the inclusionary housing requirement.

Discretionary Actions & Findings

The proposed Project requires approval of a Minor Site Development Plan and a Coastal Development Permit, both of which are discussed below.

Coastal Development Permit (CDP 2025-0020)

Approval of a Coastal Development Permit (CDP) is required because the project site is located within the Mello II Segment of the Coastal Zone and the building valuation exceeds $60,000.00. Staff finds that the required findings for this application can be met as described in Exhibit 1. The project site is not located within the Coastal Commission's appeals jurisdiction of the Coastal Zone; therefore, the CDP is not appealable to the California Coastal Commission.

Minor Site Development Plan (SDP 2025-0011)

Pursuant to CMC Section 21.82.040, approval of a Minor Site Development Plan (SDP) is required in the Beach Area Overlay Zone. The Minor SDP shall be processed pursuant to Chapter 21.06 of the Zoning Code and ensures that the site layout, configuration, and site development standards comply with all relevant city standards. Staff finds that the required findings for this application can be met (Exhibit 1).

The project's discretionary applications are all within the purview of the Planning Commission per the Carlsbad Municipal Code. The Planning Commission's action on the project will be an approval or denial, with an appeal available to the City Council.

Environmental Review

Prior to final action by the decision-making body on the project, an environmental determination shall be made by the appropriate decision-makers as part of the approval action to ensure agency compliance with the California Environmental Quality Act (CEQA).

Staff has reviewed the scope of the project and applicable studies provided by the applicant and finds that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to CEQA in accordance with CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures. This exemption applies to duplexes and associated accessory structures. In addition, pursuant to the results of 3460-62 Garfield Street – Historical Analysis Report (PanGIS, Nov. 11, 2025), the existing home is not historic, and none of the exceptions to the categorical exemptions apply.

A draft Notice of Exemption is included as Exhibit 5. This must be reviewed and considered prior to approval of the project. The draft Notice of Exemption demonstrates that the project qualifies for the exemption – and that none of the exceptions to categorical exemptions listed in the CEQA Guidelines Section 15300.2 or Chapter 19.04 of the Municipal Code have been triggered. As part of an additional and optional public disclosure, the draft Notice of Exemption was posted on the city's website on June 1, 2026, and an email was sent to all interested parties that have expressed interest in this project or have signed up to receive environmental notices.

Conclusion

Considering the information above and in the referenced Exhibits, staff has found that the proposed project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facilities Management Zone 1. All required public improvements and utilities are available to serve the proposed development. In addition, there are no environmental issues associated with the project.

The project is conditioned to ensure its compatibility with the surrounding properties and that the public health, safety, and welfare of the community are maintained. The project is required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolution, approving the proposed project as described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Draft Notice of Exemption
6. List of Acronyms and Abbreviations
7. Reduced Exhibits

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A CEQA EXEMPTION DETERMINATION, MINOR SITE DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR A 377-SQUARE-FOOT SECOND STORY ADDITION WITH A MAXIMUM HEIGHT OF 27 FEET, AND A 434-SQUARE-FOOT FIRST FLOOR ADDITION TO UNIT 3462 OF AN EXISTING 1,628-SQUARE-FOOT DUPLEX INCLUDING WIDENING THE DRIVEWAY TO ADD ONE VISITOR PARKING SPACE AND CONSTRUCTING A DETACHED 436-SQUARE-FOOT STORAGE SHED WITH A HEIGHT OF 13 FEET ON AN APPROXIMATELY 0.18-ACRE LOT, LOCATED AT 3640-3642 GARFIELD STREET WITHIN THE MELLO II SEGMENT OF THE CITY'S LOCAL COASTAL PROGRAM AND LOCAL FACILITIES MANAGEMENT ZONE 1

CASE NAME: VANDERWEIT ADDITION & REMODEL
CASE NO: SDP 2025-0011 / CDP 2025-0020 / (DEV2025-0007)

WHEREAS, **Henry VanderWeit**, "Developer/Owner," has filed a verified application with the City of Carlsbad regarding property described as

THE SOUTHEASTERLY 26 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK "P" OF PALISADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1747, FILED IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEB. 5, 1923.

("the Property"); and

WHEREAS, said verified application constitutes a request for a Minor Site Development Plan and Coastal Development Permit as shown on Exhibit(s) "**A" – "I"** dated **July 1, 2026**, on file in the Carlsbad Planning Division, **SDP 2025-0011/CDP 2025-0020 (DEV2025-0007) – VANDERWEIT ADDITION & REMODEL**, as provided in Chapters 21.06, 21.16, 21.82, 21.201 and 21.203 of the Carlsbad Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code section 21000 et. seq.) and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the city is the Lead Agency for the project, as the public agency with the principal responsibility for approving the proposed project; and

WHEREAS, the Planning Commission did, on **July 1, 2026**, hold a duly noticed public hearing as prescribed by law to consider said request;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Minor Site Development Plan and Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

A) That the above recitations are true and correct.

B) Compliance with CEQA. The proposed action is to add a 377-square-foot second story, reaching a height of 27 feet, and a 434-square-foot first-floor addition to Unit 3462 of an existing 1,628-square-foot duplex. The project also includes widening the driveway to add one visitor parking space and constructing a detached 436-square-foot storage shed with a height of 13 feet on an existing developed 0.18-acre lot. The project is categorically exempt from environmental review under CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, allowing for the addition to the duplex and the construction of accessory structures such as the proposed storage shed.

The project development consists of a remodel and addition to an existing duplex and proposed storage shed, all of which are located on a residentially zoned property (Multiple-Family Residential (R-3) Zone) surrounded by similarly developed residential land uses. No exceptions to the categorical exemption as set forth in CEQA Guidelines Section 15300.2 or Carlsbad Municipal Code Section 19.04.070(C) apply. Specifically, the duplex was built in 1948. Pursuant to the results of 3460-62 Garfield Street – Historical Analysis Report (PanGIS, November 11, 2025), the duplex is not listed or eligible to be listed in any national, state, or local landmark or historic district programs. Therefore, none of the Class 1 exclusions apply. The notice of exemption will be filed with the Recorder/County Clerk within five days after project approval by the decision-making body.

C) That based on the evidence presented at the public hearing, the Planning Commission **APPROVES** the project referred to as **SDP 2025-0011/CDP 2025-0020 (DEV2025-0007) – VANDERWEIT ADDITION & REMODEL**, based on the following findings and subject to the following conditions:

Findings:

Minor Site Development Plan (SDP 2025-0011)

1. That the proposed development or use is consistent with the General Plan and any applicable master plan or specific plan, complies with all applicable provisions of Chapter 21.06 of the Carlsbad Municipal Code, and all other applicable provisions of this code **in that the proposed remodel and addition to an existing duplex and the addition of a detached shed in the rear yard are consistent with the requirements of the Beach Area Overlay Zone and all other development standards in Title 21, including height, parking and setbacks, and lot coverage. In addition, the project is consistent with all the applicable elements of the General Plan.**

2. That the requested development or use is properly related to the site, surroundings and environmental settings, will not be detrimental to existing development or uses or to

development or uses specifically permitted in the area in which the proposed development or use is to be located, and will not adversely impact the site, surroundings or traffic circulation, in that **the project consists of a remodel and additions to an existing duplex and a new detached accessory structure on a 0.18-acre lot located at 3460 and 3462 Garfield St. The site is surrounded by a mix of existing single-family, duplex, and multiple-family residential developments. The project is consistent with the various elements and objectives of the General Plan as discussed in the findings below and Section "A" of the Project Analysis. The proposed remodel will not be detrimental to existing uses or to uses specifically permitted in the area in which the use is located, in that the proposed duplex, is a permitted use within the Multiple-Family Residential (R-3) Zone and is compatible with the other residential uses surrounding the project site, including single-family, duplex, and multi-family residential buildings. The proposed remodel to the existing duplex will not adversely impact the site, surroundings, or traffic circulation, as the project will not generate any additional average daily trips. The project complies with all minimum development standards of the Carlsbad Municipal Code, including but not limited to the R-3 Zone and the Beach Area Overlay Zone.**

3. That the site for the intended development or use is adequate in size and shape to accommodate the use, in that **as demonstrated in the project staff report, the remodel and additions to the duplex comply with all development standards (i.e. front, side and rear setbacks, lot coverage, parking, and height restrictions) of the Multiple-Family Residential (R-3) Zone and the Beach Area Overlay Zone.**

4. That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested development or use to existing or permitted future development or use in the neighborhood will be provided and maintained, in that **as demonstrated in the project staff report, the duplex remodel and additions comply with all applicable development standards (i.e. setbacks, lot coverage, parking, and height restrictions) of the Multiple-Family Residential (R-3) Zone and the Beach Area Overlay Zone (BAOZ). The curb, gutter, and sidewalk at the project frontage on Garfield Street will be maintained.**

5. That the street systems serving the proposed development or use is adequate to properly handle all traffic generated by the proposed use, in that **the duplex remodel and additions will not generate additional traffic since no additional units are proposed.**

6. That the proposed development or use meets all other specific additional findings as required by Title 21 and **as detailed in the subject Resolution.**

Coastal Development Permit (CDP2025-0020)

7. That the proposed development is in conformance with the Certified Local Coastal Program (Mello II Segment) and all applicable policies, **in that the site is designated R-23 in the Mello II Segment of the Local Coastal Program and the remodel to the duplex is consistent with the R-23 designation. The project proposes ground floor and second story additions to an existing duplex and a new detached accessory structure in the rear yard. No agricultural activities, sensitive resources, geological instability, flood hazard or coastal access opportunities exist onsite. Given that the project is in a residentially zoned neighborhood where most dwellings are one- and two-story structures, the addition of a second story to the existing duplex will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone.**

8. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act **in that the property is not located adjacent to coastal shores; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**

9. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) **in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation is located on the subject property, and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

General

10. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan, **in that the proposed project entails a remodel to an existing duplex on a site that is legal nonconforming with respect to density. The General Plan Land Use designation for the property is R-23, Residential 19-23 du/acre. The existing density is 10 du/ac. To comply with the minimum density of 19 du/ac, two additional units would need to be constructed. Pursuant to Land Use Element Policy 2-P.7(C), when a legal lot is developed with one or more residential units that existed as of Oct. 28, 2004, the existing units are to remain and it is not feasible to construct the number of additional units needed to meet the minimum density without requiring the removal of the existing units, the project is consistent with the R-23 General Plan Land Use designation. The existing duplex was constructed in 1948 on a lot that was created in 1923 (Lot 10 of Map No. 1747, Feb. 5, 1923). As the duplex meets the above-noted criteria, the project is consistent with R-23 General Plan Land Use designation.**

11. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for **Zone 1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the **Carlsbad Unified School District** that the project has satisfied its obligation for school facilities.

    b. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of a building permit.

12. That the project is consistent with the city's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50) **in that a landscape plan is not required.**

13. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of the building permit**.

Planning Division:

1. Approval is granted for **SDP 2025-0011 / CDP 2025-0020 (DEV2025-0007) – VANDERWEIT ADDITION & REMODEL** as shown on **Exhibits "A" – "I"** dated **July 1, 2026**, on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.

2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Minor Site Development Plan and Coastal Development Permit.**

3. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Minor Site Development Plan and Coastal Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

5. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Minor Site Development Plan and Coastal Development Permit**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

7. Prior to submitting the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner a 24" x 36" copy of the site plan or other,

conceptual grading plan and preliminary utility plan reflecting the conditions approved by the final decision-making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.

8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

9. This project shall comply with all conditions and mitigation measures which are required as part of the **Zone 1** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

10. This approval shall become null and void if building permits are not issued for this project and substantial work has been performed with at least one major inspection (foundation, underfloor, frame, or final) conducted by the city within **24 months** of project approval.

11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

12. Prior to issuance of the **Building Permit**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Minor Site Development Plan and Coastal Development Permit** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

13. **Developer shall list the following condition on all building permit construction plans.** Construction activities shall take place during the permitted time and day per Carlsbad Municipal Code Chapter 8.48. Developer shall ensure that construction activities for the proposed project are limited to the hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays; no work shall be conducted on Sundays or on federal holidays.

14. **Within 30 days of discretionary approval, Developer shall remove early public notice signage from the project site.**

15. **Any unpermitted structures or uses must either be removed or legalized before occupancy. It shall be the responsibility of the property owner to prove to the City Planner that the existing 120-square-foot detached accessory structure, shown on the approved site plan, is legal non-conforming or it must be removed or relocated to comply with zoning and building codes. A Certificate of Occupancy will not be issued until the detached accessory structure meets all applicable building codes, zoning laws, and safety regulations.**

Code Reminders:

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

16. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable city ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.

17. Prior to issuance of a building permit, Developer shall pay a Public Facility fee as required by Council Policy No. 17.

18. Prior to the issuance of a building permit, Developer shall pay the Local Facilities Management fee for Zone 1 as required by Carlsbad Municipal Code Section 21.90.050.

19. Developer shall pay planned local area drainage fees in accordance with Section 15.08.020 of the City of Carlsbad Municipal Code to the satisfaction of the City Engineer.

20. Developer shall pay traffic impact and sewer impact fees based on Chapter 18.42 and Chapter 13.10 of the City of Carlsbad Municipal Code, respectively. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the site plan are for planning purposes only.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a) and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **July 1, 2026**, by the following vote, to wit:

AYES:

NAYES:

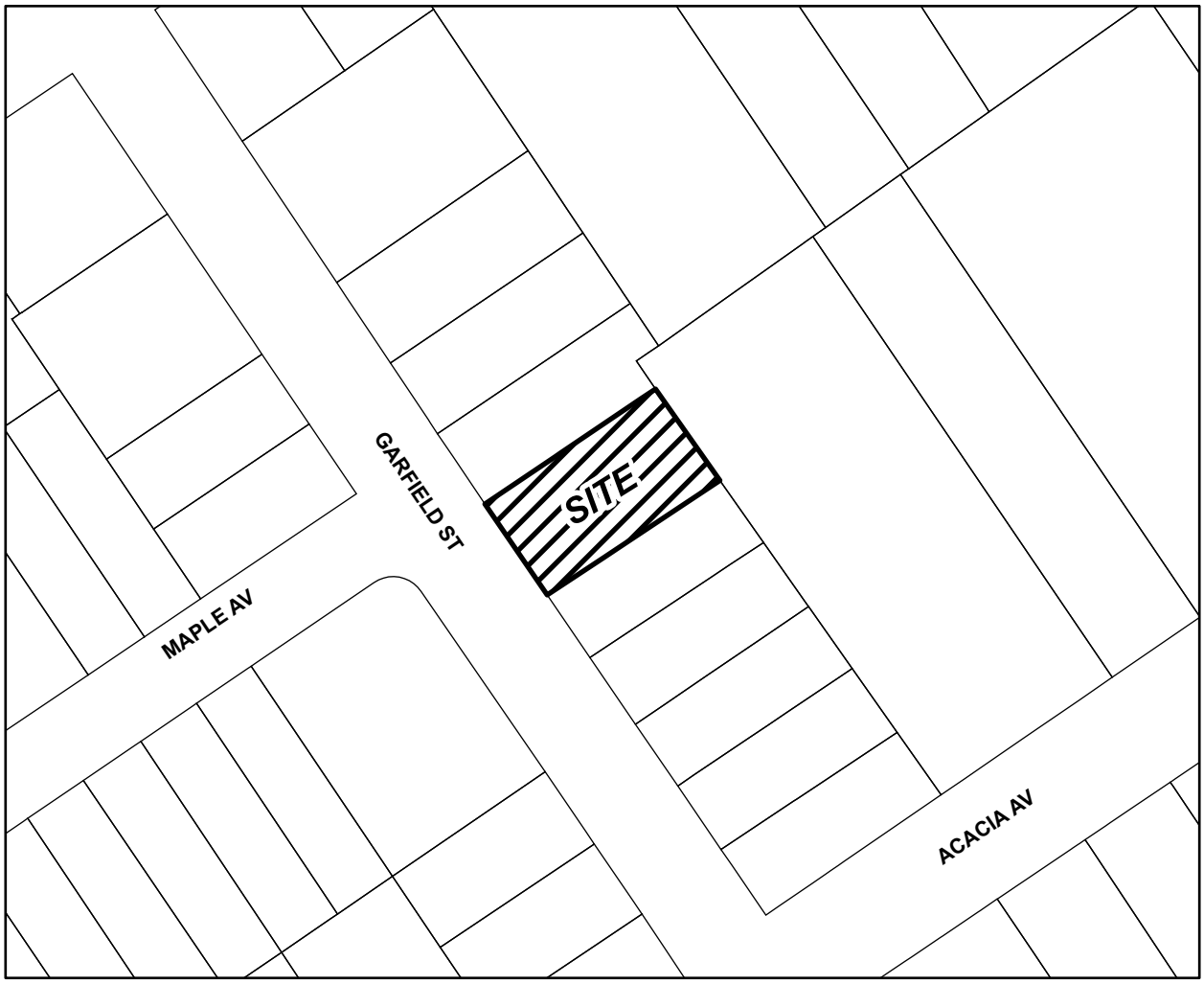
ABSENT:

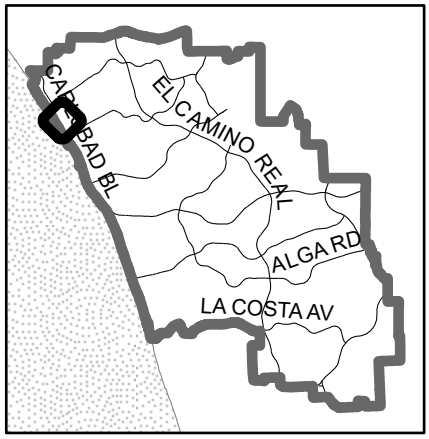
ABSTAIN:

ROY MEENES, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

ERIC LARDY,
Assistant Director of
Community Development





SITE MAP

NOT TO SCALE

VANDERWEIT ADDITION & REMODEL

CDP2025-0020 / SDP2025-0011 / DEV2025-0007

Map generated on: 4/1/2026

PROJECT ANALYSIS

The project is subject to the following regulations:

A. General Plan (R-23 Residential) Land Use Designation
B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) and Beach Area Overlay (BAO) Zone (CMC Chapter 21.82)
C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)
D. Inclusionary Housing Ordinance (CMC Chapter 21.85)
E. Growth Management (CMC Chapter 21.90)
F. California Environmental Quality Act Exemption (Environmental Statement)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan R-23 Residential Land Use Designation

The project site has a General Plan Land Use designation of R-23, which allows for the development of multiple-family residences at a density of 19-23 dwelling units per acre (du/ac). The project consists of a remodel and addition to a duplex on a 0.18-acre site with an existing density of 10 du/ac. To comply with the minimum density of 19 du/ac, two additional units would need to be constructed. Pursuant to Land Use Element Policy 2-P.7(C), when a legal lot is developed with one or more residential units that existed as of Oct. 28, 2004, the existing units are to remain and it is not feasible to construct the number of additional units needed to meet the minimum density without requiring the removal of the existing units, the project is consistent with the R-23 General Plan Land Use designation. The existing duplex was constructed in 1948 on a lot that was created in 1923 (Lot 10 of Map No. 1747, Feb. 5, 1923). As the duplex meets the above-noted criteria, the project is consistent with R-23 General Plan Land Use designation.

The project also complies with the other Elements of the General Plan as outlined in Table "A" below:

TABLE A – GENERAL PLAN COMPLIANCE

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY
Mobility	Policy 3-P.5 – Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the Mobility Element, the Growth Management Plan, and specific impacts associated with their development.	The proposed project has been designed to meet all circulation requirements, including vehicular access to and from Garfield Street. In addition, the applicant will be required to pay any applicable traffic impact fees, prior to issuance of a building permit, that will go toward future road improvements.	Yes

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE, OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY
Public Safety	Goal 6-G.1 – Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters. Policy 6-P.6 – Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions. Policy 6-P.34 – Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures. Policy 6-P.39 – Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities.	The proposed structural improvements will be required to be designed in conformance with all seismic design standards. In addition, the proposed project is consistent with all the applicable fire safety requirements. Furthermore, the proposed project is not located in an area of known geologic instability or flood hazard, and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.	Yes
Sustainability	Policy 9-P.1 – Enforce the Climate Action Plan (CAP) as the city's strategy to reduce greenhouse gas emissions.	The project requires a building permit and will be required to comply with the Green Building Code and the city's CAP, where applicable.	Yes

B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) and Beach Area Overlay Zone (BAOZ) (Chapter 21.82)

The proposed project is required to comply with all applicable land use and development standards of the Carlsbad Municipal Code (CMC), including the Multiple-Family Residential Zone (R-3) (CMC Chapter 21.16) and the Beach Area Overlay Zone (BAOZ) (CMC Chapter 21.82).

The duplex project meets or exceeds the requirements of the R-3 Zone and the BAOZ as outlined in Table "B" below.

TABLE B – BAOZ AND R-3 COMPLIANCE

BAOZ Standards	Required	Proposed	Comply?
Building	Duplex: 30 feet for roof pitch ≥3:12;	Duplex: 27 feet (w/ 3:12 pitch);	Yes

Height	or 24 feet for roof pitch <3:12 Accessory Structure/Shed: 14 feet for <3:12	architectural feature up to 30 feet Accessory Structure/Shed: 13 feet	
Visitor Parking	0.30 space per unit (1 space rounded up)	One visitor parking space will be provided in the driveway.	Yes
R-3 Standards	**Required**	**Proposed**	**Comply?**
Setbacks	Front (Garfield Street): 20' Interior Side - Duplex: 10% Lot Width – 7'2" Interior Side - Shed: 5' Rear- Duplex: 14'4" Rear- Shed: 5'	Front: 20' Interior Side: 11'1" (duplex) Interior Side- Shed: 7'2" Rear - Duplex: 46' Rear – Shed: 18'6"	Yes
Lot Coverage	60%	34%	Yes
Parking	6 parking spaces: - 4 garage spaces, 2 per unit - 1 Visitor Space (0.30 space per unit) - 1 ADU parking space	3 spots, all uncovered **Garage Spaces:** The existing duplex consists of 2 existing garage spaces, which will be converted to an ADU under a separate permit, after the action of the subject Minor SDP and CDP. Pursuant to California Government Code § 63314(11), the conversion of a garage into an ADU does not require additional parking, the existing units do not need to be brought into conformance, and additional discretionary permits are not required. However, CMC § 21.10.030(9)(C)(i) states the existing garaged parking spaces converted to an ADU shall be replaced in-kind when the ADU conversion is in the designated replacement parking area – on property west of the railroad tracks. This section also states the replacement parking spaces may be uncovered and located in the front yard setbacks, permitting the parking area is an improved surface. There will be 2 parking	Yes

		spaces located in the front yard setback on an improved surface to replace the two garage spaces converted to an ADU. **ADU Parking:** Per Government Code § 66322(a)(1), if the ADU is located within one-half mile walking distance of a public transit stop (e.g. Carlsbad Village Station, Poinsettia Station or bus stops) an ADU parking space is not required. This project site is located within one-half mile of the Carlsbad Blvd. & Chestnut Ave. bus stop; therefore, no ADU spot is required. **Visitor Parking:** One visitor spot, as required by the Beach Area Overlay Zone CMC § 21.82.060, will remain located in the existing driveway.	

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program but is outside of the Coastal Commission's appeal jurisdiction. The site is also located within and subject to the Coastal Resource Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies.

The Local Coastal Program (LCP) Land Use designation for the property is Residential, R-23. The R-23 LCP Land Use designation allows for residential development at a density range of 19 to 23 dwelling units per acre. As discussed in Section "A" above, the proposed addition to an existing duplex is consistent with the General Plan pursuant to Land Use Element Policy 2-P.7(C). Therefore, the project is consistent with the Mello II Segment of the LCP. The policies of the Mello II Segment also emphasize topics such as preservation of agriculture and scenic resources, protection of environmentally sensitive resources, provision of shoreline access and prevention of geologic instability and erosion.

The project proposes a remodel and addition to an existing duplex. The development is consistent with the LCP Mello II R-23 land use designation as discussed above. Additionally, no agricultural activities, sensitive resources, geological instability, flood hazard or coastal access opportunities exist onsite.

Given that the project is in a multi-family residential neighborhood where most dwellings are one- and two-story structures, the addition of a second story to the duplex will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone. Also, given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site; however, the project does benefit from being in proximity (486 feet) to beach access along Carlsbad Boulevard.

2. Coastal Resource Protection Overlay Zone

The development is subject to the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203). The Coastal Resource Protection Overlay Zone identifies areas of protection: a) preservation of steep slopes and vegetation; b) drainage, erosion, sedimentation, habitat; c) seismic hazards, landslides, and slope instability; and d) floodplain development. The project's compliance with each of these areas of concern is discussed below:

a. *Preservation of Steep Slopes and Vegetation*. Slopes greater than 25% and possessing endangered plant/animal species and/or coastal sage scrub and chaparral plant communities are considered "dual criteria" slopes and are protected in the Coastal Zone. The project does not support any "dual criteria" slopes.

b. *Drainage, Erosion, Sedimentation, Habitat*. The project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants, and soil erosion.

c. *Seismic Hazards, Landslides and Slope Instability*. The site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.

d. *Flood Plain Development*. No structures or fill are being proposed within a one-hundred-year floodplain area as identified by the FEMA Flood Map Service Center.

D. Inclusionary Housing Ordinance (CMC Chapter 21.85)

Since the proposed project proposes a remodel to an existing duplex and no additional units are proposed, the project is exempt from the inclusionary housing requirement.

E. Growth Management (CMC Chapter 21.90)

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact on public facilities because there will be no net increase in the number of dwelling units on site, which will remain at two.

F. Environmental Review (California Environmental Quality Act)

The California Environmental Quality Act ("CEQA"), and its implementing regulations ("CEQA Guidelines") adopted by the Secretary of the California Natural Resources Agency, list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. City staff completed a review of the project and potential environmental impacts associated with the project pursuant to CEQA and

concluded that the project qualified for an exemption pursuant to CEQA Guidelines Sections 15303(a), Existing Facilities, allowing for additions up to 10,000 square feet if the project is in an area where all public services and facilities are available, and the project site is not located in an environmentally sensitive area and 15303(e), New Construction or Conversion of Small Structures, allowing for the construction of accessory structures such as the proposed storage shed.

The project development consists of a remodel and addition to an existing duplex and proposed storage shed, all of which are located on a residentially zoned property (Multiple-Family Residential (R-3) Zone) surrounded by similarly developed residential with. No exceptions to the categorical exemption as set forth in CEQA Guidelines Section 15300.2 or Carlsbad Municipal Code Section 19.04.070(C) apply. Specifically, pursuant to the results of 3460-62 Garfield Street – Historical Analysis Report (PanGIS, November 11, 2025), the duplex, which was constructed in 1948, is not listed or eligible to be listed in any national, state, or local landmark or historic district programs. The notice of exemption will be filed with the Recorder/County Clerk within five days after project approval by the decision-making body.

A notice of intended decision regarding the environmental determination was advertised on June 1, 2026, and posted on the city's website. The notice included a general description of the project, the proposed environmental findings, and a general explanation of the matter to be considered. The findings and determination contained in that notice was declared as final on the date of the noticed decision, unless appealed as provided by the procedures commencing in Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance.

During the 10-day public review period, the city received no comment letters from the public regarding the prospective environmental determination. Since no appeal was filed and no substantial evidence was submitted that would support a finding that the exemption requirements would not be satisfied, the project was determined by the city planner to not have a significant effect on the environment. The CEQA Determination letter is attached to this staff report as Exhibit 5 and demonstrates that the project is categorically exempt from further environmental review. The city planner's written decision is final and the CEQA determination is not within the Planning Commission's purview. With the appropriate environmental clearances in place, all the city's procedural requirements and relevant aspects of CEQA have been satisfied. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines and Chapter 19.04 of the Municipal Code do not apply to this project.

City of Carlsbad

AUTHORIZATION, CONSENT, AND DISCLOSURE STATEMENT P- 1(A)

Development Services
Planning Division
1635 Faraday Avenue
442-339-2600
www.carlsbadca.gov

CITY OF CARLSBAD
JUN 23 2025
PLANNING DIVISION

APPLICATION AND ACKNOWLEDGEMENT INFORMATION

This submittal form (Part A through Part F) must be completed as part of your application with the City of Carlsbad. Your project cannot be reviewed until this information is completed.

PART A. Owner Authorization and Consent

NOTE: This Consent and Disclosure Form must list the name of the principal owners (10% or greater) and attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable. Provide name(s) of the person(s) authorized to sign on behalf of the organization. (A separate page may be attached if necessary.) IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NOT-APPLICABLE (N/A) IN THE SPACE BELOW.

This is to certify under penalty of perjury that the undersigned is/are the record owner(s) of the property known as:

Assessor's Map Book, Page and Parcel (APN/APNs): 204-150-2400

and

Street Address (if applicable): 3460 & 3462 Garfield +lw Street, Carlsbad, Ca

that I/we (full legal name of all record owners) consent to the filing of the Land Use Review Application on our property for processing by the City of Carlsbad Planning Division. I/We declare under penalty of perjury that I/we have reviewed this Affidavit and the information is true and correct.

1. Name: Henry VanderWeit Signature: Henry VanderWeit
   Signature: Henry VanderWeit
   Phone Number: 760-814-7618 Email: hvanderweit@ucsd.edu
   Contact Address: 3460 Garfield St., Carlsbad, CA 92008
2. Name: Marilyn R. VanderWeit Signature: Marilyn R. VanderWeit
   Phone Number: 760-450-5771 Email: mvweit@yahoo.com
   Contact Address: 3460 Garfield St, Carlsbad, CA 92008

NOTE: For additional names, please use a separate sheet of paper.

IMPORTANT: A Grant Deed is required if the ownership does not match city records. Ownership on the deed must correspond exactly with the ownership listed. If the owner noted on the Grant Deed does not match the person signing as Property Owner, provide paperwork documenting the person signing is authorized to sign as a Property Owner.

Whenever any excavation, fill, or other project-related improvement requires entry onto adjacent property for any reason, the Land Use Review Application shall include the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall include such consent with the application package. The application will not be deemed complete unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the City Planner. If the proposed improvements on the adjacent property change the nature of the property's development rights (or implied bundle of rights), the city might require recordation of a Covenant and Agreement for Offsite Improvements and Release of Liability as a condition of project approval.

Does the project's limits of disturbance encroach on property not owned by the Property Owner?

☐ Yes ☑ No If yes, attach adjacent owner authorization.

PART B. Owner Declarations (to be signed by Property Owner)

I/We hereby certify that I/we have read the information below and that:

1. I/We understand that it is the responsibility of the Applicant to substantiate the request through the requirements of the application.

2. I/We understand that if there is a zoning violation on the property, application review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application.

3. I/We understand that if this application is approved, I/we may be required to record a covenant with the County Recorder's Office, the form and content that is satisfactory to the City and its City Attorney, to notify future owners of the project approval and restrictions.

4. If this Land Use Review Application is approved or conditionally approved, I/we hereby certify that I/we will comply with all conditions attached to the approval action. I/We understand that the failure to comply with any conditions shall constitute grounds for the revocation or modification of the approval, permit, or other authorizations provided.

5. Prior to any use of the project site pursuant to the permit issued, all conditions of approval (if any) will be completed or secured in the manner as stated or required.

Property Owner Signature(s): Henry VanderWeit

Name(s): Henry VanderWeit Date: 5/21/25

PART C. Project Team Information (complete all applicable fields)

Applicant: ☐ Same as Owner x Different from Owner

Name (if different from Owner): Kristin von Zweck

Company or Firm: Kristin von Zweck Architect, Inc.

Phone Number: 760-479-0537 Email: kristinvonzweckarchitect@gmail.com

Contact Address: 760 Saxony road City: Encinitas State: Ca. Zip Code: 92024

Agent or Representative: x Same as Applicant ☐ Different from Applicant ☐ N/A

Name (if different from Applicant): _____

Company or Firm:

_____ Phone Number:

_____ Email: _____

Contact Address: _____ City: _____ State: _____ Zip Code: _____

Other (specify Architect, Engineer, CEQA Consultant, etc.):

_____ Name:

_____

Company or Firm:

_____ Phone Number:

_____ Email: _____

Contact Address: _____ State: _____ Zip Code:

~~PART D.~~ Single "Point of Contact" Designation

NOTE: A Letter of Authorization (LOA) from the Property Owner empowering a person or persons to act on the behalf of the Property, is required if anyone other than the Property Owner signs the Land Use Review Application as the Applicant or Agent. The authorized person (Applicant or Agent) on the LOA must correspond with the name and signature, above.

A single "point of contact" is an individual that handles all communications with the city and its review team for the purposes of sending and receiving application materials, information, reports, etc. The point of contact is to be the single individual elected on the Land Use Review Application form for all communications and to remain as the primary contact for all status updates relating to the Land Use Review Application.

Single Point of Contact: x Applicant ☐ Property Owner ☐ Agent ☐ Other _____

PART E. Contribution Disclosure

Has the Property Owner, Applicant, or Agent had more than $900 worth of business transacted with any member of city staff, Boards, Commissions, Committees and/or Council within the past 12 months?

☐ Yes x No If yes, indicate person(s): _____

NOTE: Attach additional sheets if necessary.

PART F. Applicant Declarations (to be signed by Applicant)

I hereby certify that I have read the information below and that:

1. I have carefully reviewed and prepared the application and plans in accordance with the instructions.

2. I understand that the specific information needed to initiate planning case processing corresponds to those items listed in the application form's **"Minimum Submittal Intake Requirements Checklist."** I also understand that even if the application is duly filed and accepted for intake processing, each application submitted to the Planning Division is **required** to have specified information included in the application packet **before** it is **determined to be complete**. The specific information to determine completeness is in **"Completeness Determination Requirements Checklist."**

3. The Planning Division has developed policies to help ensure that discretionary permit applications are timely processed. The Permit Streamlining Act shot clock starts on the intake date the Planning staff accepts a duly filed application.

4. I understand that once an application is determined to be complete, project or design changes that will increase the number of units, add uses that were not previously listed, substantially change the site plan, or other changes that trigger the need for additional discretionary approvals will require a new application, or the filing of other application permit types, which would restart the review "clock" and extend processing timelines.

5. I understand that upon city review, additional information, documents, reports, entitlements and fees might be required, including any referral fees. I understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances, regulations, or policies in effect at the time of the application submittal.

6. I certify that the description of the development and all the plans and supporting documentation are accurate in all material respects as of the date when made. I understand that it is my responsibility to ensure that statements and representations are not misleading. Furthermore, I agree to promptly remove, correct, or add information as needed to correct any misleading or materially inaccurate information. I understand that any misstatement or omission of the requested information or of any information subsequently requested might be

grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as deemed appropriate by the City of Carlsbad.

7. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that authorizes construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.

8. I understand that all materials submitted in connection with this application might become public record subject to inspection and copying by the public. I acknowledge and understand that the public might inspect and copy these materials and that some or all of the materials might be posted on the city website or elsewhere online, outside of the city's control.

9. I understand there are no assurances at any time, implicitly or otherwise, whether provided to me in writing or by oral communications regarding final staff recommendations to the decision-making body about this application or the determination of any decision-making body.

10. I understand that the overall design process consists of several steps, each with increasingly more detail. The planning phase is one of the first steps in the design process. A Land Use Review Application (or "planning application") consists only of a schematic design package. If the project is approved or conditionally approved, the schematic design phase is immediately followed by a design development phase (with construction drawings). Construction drawings, such grading and drainage plans, are much more comprehensive and provide additional detail, specificity, and instructions on how to build and implement the project.

    Review comments, statements, or approvals from the City of Carlsbad concerning a Land Use Review Application are based on the representations of the intent of design and construction. City comments and statements are believed to be accurate; however, such accuracy is not guaranteed when implementing the intended design solution. I understand that the approval or conditional approval of a Land Use Review Application does not replace the more thorough review of the construction drawings by the city or another agency during the design development phase; or services or recommendations provided by design professionals, such as architects, engineers, code professionals, etc. Furthermore, the approval or conditional approval of a Land Use Review Application does not relieve the Applicant of the obligation from complying with all applicable regulations, standards, policies, and guidelines applicable to the design development phase. Therefore, the ultimate design solutions required in construction drawings may differ from the project's initial schematic design.

    The approved plan set of project drawings, civil plans/grading, sections, site plans, floor plans, architectural elevations, and landscape plans shall not be altered without express authorization by the City Planner. Once a permit has been issued, the Applicant may request permit modifications. "Minor" modifications might be granted if found by the City Planner to be in substantial conformity with the approved plan set, including all exhibits and permit conditions.

Modifications beyond the scope described in the approved plan set might require submittal of an amendment to the permit and approval by the authorized review body.

11. Should any proponent of the project fail to file a timely and valid appeal of the permit within the applicable appeal period, such inaction shall be deemed to constitute acceptance of the permit by the Applicant; and agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of the issued permit or other approval.

12. As part of this application, the Applicant hereby agrees to defend, indemnify, and hold harmless the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Carlsbad, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the city, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, city, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the city for all of the city's costs, attorneys' fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The Applicant shall pay to the city upon demand any amount owed to the city pursuant to the indemnification requirements prescribed.

By signing below, I acknowledge that I have completely read, understand, and agree to the declarations above and accept all terms set forth herein.

Applicant Signature: kristin von Zweck

Name: Kristin von Zweck Date: 4/20/2025

This form must be stapled/attached to the application and shall be effective until replaced or revoked in writing.

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: **CITY OF CARLSBAD**
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: SDP 2025-0011/CDP 2025-0020 (DEV2025-0007) – VANDERWEIT ADDITION & REMODEL

Project Location - Specific: 3460-3462 Garfield Street

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Addition of a 377-square-foot second story, reaching a height of 27 feet, and a 434-square-foot first-floor addition to Unit 3462 of an existing 1,628-square-foot duplex. The project also includes widening the driveway to add one visitor parking space and constructing a detached 436-square-foot storage shed with a height of 13 feet.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: KRISTIN VON ZWECK

Name of Applicant: KRISTIN VON ZWECK

Applicant's Address: 760 Saxony Rd., Encinitas, CA 92024-2350

Applicant's Telephone Number: (760) 479-0537

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: New Construction or Conversion of Small Structures – Section 15303(e)
- ☐ Statutory Exemptions - State code number:
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: CEQA Section 15303(e) allows for the construction of accessory residential structures. CEQA Section 15301(e)(2) allows for additions to existing structures under 10,000 square feet where all public services are available, and the area in which the project is located is not environmentally sensitive.

Lead Agency Contact Person: Mackenzie VanZyverden **Telephone:** 442-339-5301

Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

a. **Location**. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. This project is eligible for a Class 3 exemption.

   Response – The project location is not considered to be a particularly sensitive environment due to the following reasons:

   The site is not located within an Existing or Proposed Hardline Conservation Area or Standards Area of the Habitat Management Plan, and the project site is currently developed. Therefore, the project will not have an impact on an environmental resource of hazardous or critical concern.

b. **Cumulative Impact** - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

   Response – There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts associated with construction air quality, noise, transportation, or water quality in the area surrounding the proposed Project. The Project, and all future projects, will be required to comply with all applicable local, regional, and state laws, regulations, and guidelines, and as described above, any potential impact caused by the Project's construction and operation would continue to be less than significant and would not contribute significantly to regional cumulative impact in the broader project region. Therefore, this exception does not apply.

c. **Significant Effect** - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources."

   Response – There are no unusual circumstances that would have a significant impact on the environment due to the project. The Project does not involve any unusual circumstances. The project site has been previously developed and is not located within an existing or proposed Hardline Conservation Areas or Standards Areas of the Habitat Management Plan. In addition, there are no historic resources onsite.

d. **Scenic Highway** - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR."

   Response – The area of proposed development is not located within the viewshed of a state scenic

highway or any state highway that is designated as eligible for listing as a scenic highway. The project site is surrounded entirely by existing residential structures. Therefore, implementation of the Project will result in similar visual conditions compared with a no-project scenario.

e. **Hazardous Waste Site** - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."
Response – The project site is not listed on the California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substance Site (CORTESE) List.

f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."
Response – The existing duplex was constructed in 1948. A Historic and Cultural Resources Report, dated November 11, 2025 (Attachment A), was prepared by Doug Mengers, M.A. (PanGIS), and was provided by the applicant to determine if the Project would impact any historical resources pursuant to CEQA**.** The report concluded that the house on the Project site is not listed or eligible to be listed in any national, state, or local landmark or historic district programs, and that no cultural resources were found on site. As such, development of the Project would not cause a substantial adverse change in the significance of a historical resource, and this exception does not apply.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;
Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)
Response – The Project site is in a developed part of the city and is surrounded by residential uses. The Project site is developed with a duplex and contains only non-native and ornamental vegetation with no value as habitat for endangered, rare, or threatened species. Furthermore, the site is not within mapped areas of potential critical habitat as depicted in the City's General Plan[1].
The existing duplex was constructed in 1948. A Historic and Cultural Resources Report, dated November 11, 2025 (Attachment A), was prepared by Doug Mengers, M.A. (PanGIS), and concluded that the duplex is not listed or eligible to be listed in any national, state, or local landmark or historic district programs

[1] City of Carlsbad. 2015 City of Carlsbad General Plan – Open Space, Conservation, and Recreation Element. Adopted September 2015. https://www.carlsbadca.gov/home/showpublisheddocument/3424/637434861099030000

(Exhibit 5(a)). Furthermore, the likelihood that intact archaeological or cultural resources exist on the Project site is low due to previous site disturbance and small amount of grading required to execute the project. Therefore, earth-moving activities associated with the Project would not affect archaeological or cultural resources from either historic or prehistoric periods.

Hazardous materials, unstable soils or other factors requiring special review do not apply or are not found within this project location.

Lead Agency Contact Person: Mackenzie VanZyverden **Telephone:** 442-339-5301

Date received for filing at OPR:

DRAFT

November 11, 2025

Mackenzie VanZyverden, Assistant Planner
Community Development Department
City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008

RE: 3460-62 Garfield Street – Historical Analysis Report

Dear Ms. VanZyverden:

PanGIS, Inc. (PanGIS) was contracted by Mr. VanderWeit to conduct a historic resource evaluation of their property within the City of Carlsbad. Alterations to the property require a discretionary permit from the City of Carlsbad. A preliminary review indicated that, due to its date of construction, the property at 3460-62 Garfield Street requires evaluation of its significance pursuant to the California Environmental Quality Act (CEQA) guidelines.

PanGIS was contracted to conduct the historic evaluation and write a letter of professional opinion for the property. This letter report details the methods and results of the archival and background research, field survey, and historic resource assessment and California Register of Historical Resources (CRHR) eligibility evaluation for the historic-era buildings at the 3460-62 Garfield Street property. **In summary, the property at 3460-62 Garfield Street does not meet the criteria for listing on the CRHR and therefore does not qualify as a Historic Resource under CEQA guidelines. Therefore, the project will have no effect to historic properties.**

Introduction

This historical assessment was prepared to determine the historical and architectural significance of potential historic resources located at 3460-62 Garfield Street in the City of Carlsbad, San Diego County, California (Figure 1). Section 21084.1 of CEQA defines a historic resource as any resource listed in, or eligible for listing in, the CRHR. This resource is not listed in the CRHR; is not a California Historical Point of Interest (CHPI); is not a California State Historical Landmark (CSHL); is not listed on the National Register of Historic Places; is not listed on a local register of historic resources; and is not a component of a historic district. The potential historic resources at 3460-62 Garfield Street were evaluated in accordance with CEQA and CRHR guidelines.

Project description

The owner of the property, Mr. Henry VanderWeit, has applied to the City of Carlsbad Planning Department for discretionary permits to perform work on the duplex currently on the property. A remodel is planned, along with an addition to the subject building.

8745 Aero Drive, Suite 101
San Diego, California 92123
Phone: 760.683.8335 Fax: 760.884.3763

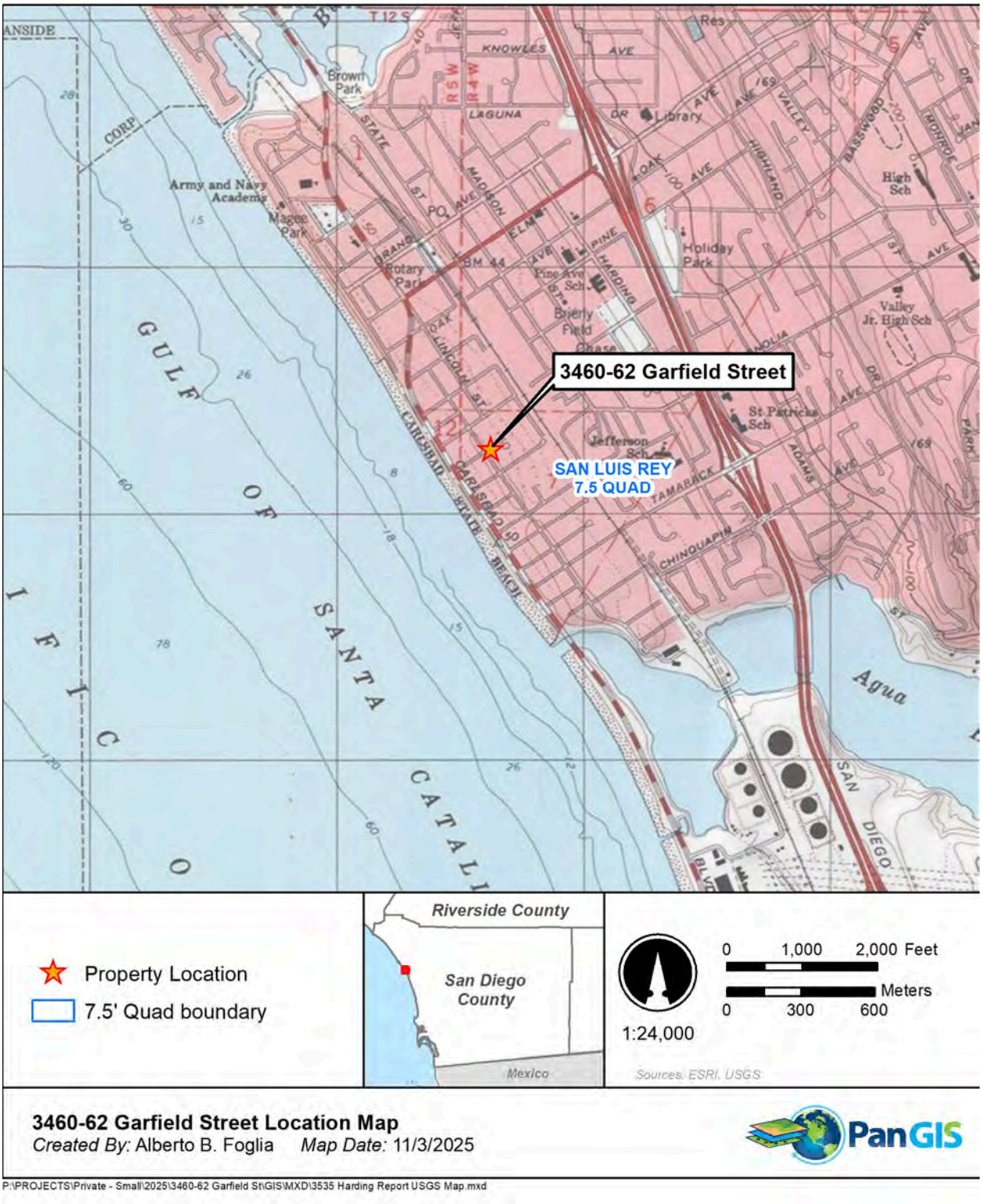


FIGURE 1. 3460-62 GARFIELD STREET LOCATION MAP

Historical Context

The property is located in the City of Carlsbad. A detailed historic context of the City of Carlsbad, including Spanish, Mexican, and Early American periods, was developed as part of the Envision Carlsbad program and is included in *Working Paper #4: History, the Arts and Cultural Resources; High Quality Education and Community Services* (Dyett & Bhatia and Dudek 2011). Additional information on the history of Carlsbad was obtained from the *Regional Historic Preservation Study: Carlsbad, CA* (WESTEC 1980) and the Carlsbad Historical Society.

American-period development in the area surrounding the property began in the 1860s when a general store and stagecoach stop were built on the former Los Encinitas Rancho, on the road between San Diego and Mission San Luis Rey. In 1868 Matthew Kelly, a San Diego merchant, established a homestead known as "Los Kiotes" on Rancho Agua Hedionda, where he and his children conducted dry farming and ranching through the 1890s. The California Southern Railroad was constructed down the coast in the 1880s, leading to the development of Frazier's Station, named for John Frazier, who developed mineral and artisanal wells in the area. A townsite was laid out in 1886 and was named Carlsbad after similar springs in Karlsbad, Bohemia. Homes and small farms expanded from the station through the decade (Dyett & Bhatia and Dudek 2011).

Drought and a national depression severely limited development in the area during the 1890s and 1900s but picked up in the 1910s. This began with agriculture, including the introduction of avocados in 1916 and flower production shortly after, and eventually included resorts and suburban development. Steady growth continued even through the Depression, though most residential development remained west of Highland Drive and north of Agua Hedionda Lagoon. Post-war development included construction of Interstate 5 (1950), incorporation (1952) and annexation, and expansion of single-family residential construction into formerly agricultural areas (WESTEC 1980).

Regulatory Framework

The historical resources assessment described in this report was conducted in accordance with CEQA Guidelines and using CRHR eligibility criteria, as directed by the City of Carlsbad.

California Environmental Quality Act (CEQA) and the California Register of Historical Resources (CRHR)

Under CEQA Guidelines, section 15064.5 defines "historical resource" as:

- a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (mandatory significance); or
- a resource included in a local register of historical resources or identified as significant in an historical resource survey unless the preponderance of evidence suggests it is not significant (presumptive significance).

An historical resource still may be considered significant in the absence of a federal, state, or local listing if substantial evidence demonstrates its significance (discretionary significance). This includes any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be historically significant if it is:

a) associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States
b) associated with the lives of persons important to local, California, or national history
c) embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values
d) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Critical to the eligibility of a resource for the CRHR is its integrity. The Office of Historic Preservation (OHP) offers the following guidance for assessing the integrity of a resource under CEQA:

> In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under criterion 4, it maintains the potential to yield significant scientific or historical information or specific data (OHP 2006:3).

Project Methods

In accordance with CEQA requirements, CRHR guidelines, and direction from the City of Carlsbad Planning Department, PanGIS focused on resources that were constructed in 1975 or earlier within the project area. Property research was conducted by the property owner and documents were provided to PanGIS. PanGIS Senior Historian Douglas Mengers carried out the CRHR eligibility evaluation and integrity assessment of the property; and co-authored this report. Mr. Mengers is listed on the County of San Diego CEQA Consultants List for Historic Resources, the Directory of Professionals in Public History, and meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History (36 CFR Part 61). His resume is attached as Appendix A. Senior Archaeologist Alberto B. Foglia performed archival and background research; conducted the architectural survey of the property; assisted with the CRHR eligibility evaluation and integrity assessment of the property; and co-authored this report.

Archival and Background Research

Research was focused on the evaluation of historic-era resources. To determine the legal history of the property, documents from the Offices of the County Assessor, Recorder and Tax Collector were provided by the property owner, including the Residential Building Record. Additional research conducted by PanGIS included review of County parcel data, U.S. Census records, and historic map review. Aerial photographs consulted include 1938, 1947, 1953, and 1964, and 1967 (NETROnline 2025). Dates of construction were provided on the Residential Building Record. Occupant history was provided by the property owner. PanGIS then conducted research on the individuals to determine if any of them were important to local, California, or national history. A Records Search was also ordered from the Southern California Information Center (SCIC) to determine whether any historic or archaeological resources were present in the vicinity of the property.

To develop the historical context of Carlsbad, secondary resources were consulted including government publications and the Carlsbad Historical Society website. To assist in the evaluation of the building, historical contexts related to residential development at the regional level were consulted. This included the *San Diego Modernism Historic Context Statement* (City of San Diego 2007). Assessment of building materials and condition was informed by the digital research library of the Getty Conservation Institute (2025).

Historic Resources Survey

Alberto B. Foglia, PanGIS Senior Archaeologist, visited the property on October 16, 2025, to conduct an intensive survey to document the historic-era structures at 3460-62 Garfield Street. The exterior of the structure was examined and photographed; an interior examination was not conducted. Field notes included information on architectural style and features, construction methods, modifications, and property condition.

Evaluation and Assessment

Several factors were considered in the assessment of the property at 3460-62 Garfield Street, including: the construction history of the property; the property's relationship to local history; the property's association with important people or events; the design, style, and construction of the structure and whether it is the work of a master architect or craftsman or possesses high artistic value; whether and to what degree the structure has been modified since construction; and the current condition of the property.

Results

Archival and Background Research Results

The Residential Building Record (RBR) indicates that the single-family home on 3460-62 Garfield Street was completed in 1948 on parcel 204-150-24-00 (Appendix B). The building is listed as a single-story duplex residence of standard wood frame construction, with a concrete foundation, gabled composite shingle roof, and wood siding. The 1948 footprint was approximately 1614 square feet for the duplex. No architect or builder are listed, and the property is not listed on the Carlsbad Historic Resources Inventory.

The legal description of the property is Lot 9 and 10 in Block "P" of the Palisades subdivision in the City of Carlsbad. The Property was last purchased on April 24, 1989, by the current owner, Mr. Henry VanderWeit, from Mr. Robert Merrill. Full known occupant history is summarized below in Table 1.

TABLE 1. 3460-62 GARFIELD STREET OCCUPANT HISTORY

Name	Date	Address	Source
No information	1948-1949	3460-3462 Garfield St.	--
Davis, Albert H.	1950	3460 Garfield St.	1950 Census (37-222B, Sheet 11)
Davis, Margaret E.	1950	3460 Garfield St.	1950 Census (37-222B, Sheet 11)
Levin, Isaac S.	1950	3460 Garfield St.	1950 Census (37-222B, Sheet 11)
Wright, Harold B.	1950	3462 Garfield St.	1950 Census (37-222B, Sheet 11)
Wright, Drusilla A.	1950	3462 Garfield St.	1950 Census (37-222B, Sheet 11)
Wright, Steven M.	1950	3462 Garfield St.	1950 Census (37-222B, Sheet 11)
No information	1951-?	3460-3462 Garfield St.	--
Robert Merrill	?-1988	3460-3462 Garfield St.	Owner
Henry VanderWeit	1989-Present	3460-3462 Garfield St.	Owner

The original owners are unknown. The earliest known occupants of 3460 Garfield Street were Albert H. Davis (b1878 in Indiana), his wife Margaret Davis (b1883 in Ohio), and his partner Isaac Levin (b1873 in Lithuania), all retired. An obituary indicates Albert Davis died late 1950 in Indiana. No other information was available about his wife or partner or their length of residency at 3460 Garfield Street.

The earliest known occupants of 3462 Garfield Street were Harold Bell Wright (b1927 in Oregon), a truck driver and clerk for a home builders store; his wife Drusilla Ann Wright (b1928 in California), and their son Steven M (b1950 in California). The Wright's later had another son and daughter, but by 1962 had relocated to Maricopa County, Arizona. No other information was available about their length of residency at 3462 Garfield Street.

Aerial photography confirms the general construction timeline and neighborhood context: the 1938 image shows mainly undeveloped open space, and agricultural development in the form of orchards. Garfield Street appears to have already been paved at this date, with concrete sidewalks already present along it. The streets leading southwest towards the ocean are also paved with sidewalks. However, the streets off it to the northeast remained unpaved. There is already some residential development in the surrounding area. The 1947 aerial shows 3460-62 Garfield Street as an empty lot still, with further housing development elsewhere in the neighborhood. Additional housing development is visible in 1953 and 1964, including the construction of the duplex at 3460-62 Garfield Street and subdivision of the orchard surrounding it. All the orchards are gone by 1964, and by 1967 all the streets have been paved and the neighborhood has essentially taken on its modern appearance, with the exception of a few still undeveloped lots (NETROnline 2025).

The Records Search at the SCIC identified two cultural resources in the general vicinity of the project. Both are mid-20th century historic properties, 147 Maple Avenue (P-37-040689) and a series of eight duplexes along Harding Street (P-37-029981). None of these are near enough to be affected by the proposed project.

Survey Results

3460-62 Garfield Street is a vernacular duplex residence, very roughly H-shaped in plan. It is sited on a rectangular lot split down the middle: the two units of the duplex are mirrored along this central split line (Figure 2; Plate 1). Each unit has an integral one-car garage set on either side of the centerline, a front yard, and a spacious backyard.



PLATE 1. SOUTHWEST FAÇADE VIEWED FROM ACROSS GARFIELD STREET, FACING EAST, 10/20/2025

The structure is of light wood frame construction built on a raised concrete foundation. The terrain slopes downwards to the east-northeast, down from the level of Garfield Street. The top of the concrete foundation, however, remains level across the entire footprint of the structure. This means that the approximately16-inch rise of the foundation at the street frontage increases to roughly 52 inches at the rear. The floor is carried across the foundation on joists, according to the building record. The substantial height of the foundation at the rear then leaves room for a sizeable crawlspace beneath the floor of each unit, which is accessed by wooden doors set in the foundation at the rear of each unit.

Both the foundation and the siding of overlapping wooden planks are painted a cream color. All the trim for the windows, doors, and roof are painted white. The paint is all in immaculate condition, with no signs of wear or flaking. All the windows are modern double-glazed, white acrylic replacements done in period style – including imitation mullions attached to the outside of the glazing to better mimic the look of an early-to-mid 20th-century multi-pane window. The owner informed us that when he moved into the property in the early 1990's a full remodel of both units was done, which included replacing all the windows and doors. The roof was also redone at this time. It is a hipped roof of grey composite asphalt shingles, with projecting rafters and an exposed wooden tongue-and-groove soffit. Both the rafters and soffit are painted white.

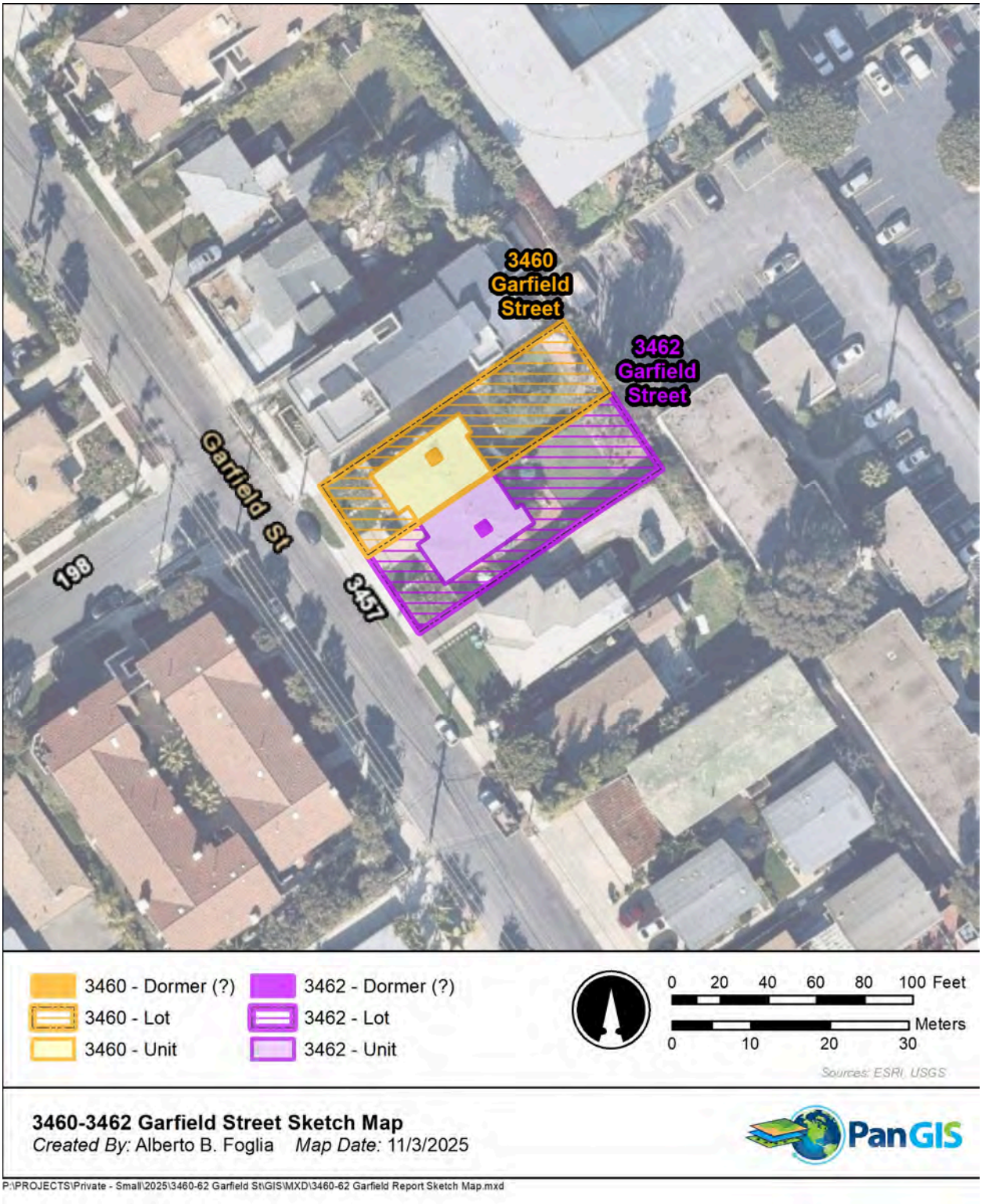


FIGURE 2. 3535 HARDING ST. SKETCH MAP

Multiple metal roof vents project from the roof. The roof of each unit also has a projecting square element with its own hipped roof of unknown function – possibly a dormer or roof vent.

The property is accessed from the southwest façade, which faces onto Garfield Street (Plate 2). A PVC white picket fence closes off the front yards of both units, with a white trellis arch providing foot access through the fence for each unit. Paths of concrete pavers lead through the front yard lawns to the concrete path leading up to the front porches. Both front yards are well landscaped and manicured. The two front yards are separated by a double wide concrete driveway, which provides access to the two garages set into the main mass of the building. Both garage doors are modern metal rolling shutter doors, painted white, with double central windows with shades. Front doors to each unit, painted white, with large windows at the top half, are set into a projecting mass on either side of the garage, at the corners nearest to the garages. Concrete porches with two steps on either side lead up to the front doors. The porches appear to be part of the original foundation of the building. Overhanging shed porch roofs cover the front doors and porches, and single triple-light picture windows, with a large central light and two narrower single-hung sash windows, fill up the majority of the remaining spaces on either side of the façade. Each of the faces of the projecting masses that look onto the driveway on both units have a narrow single-hung window.

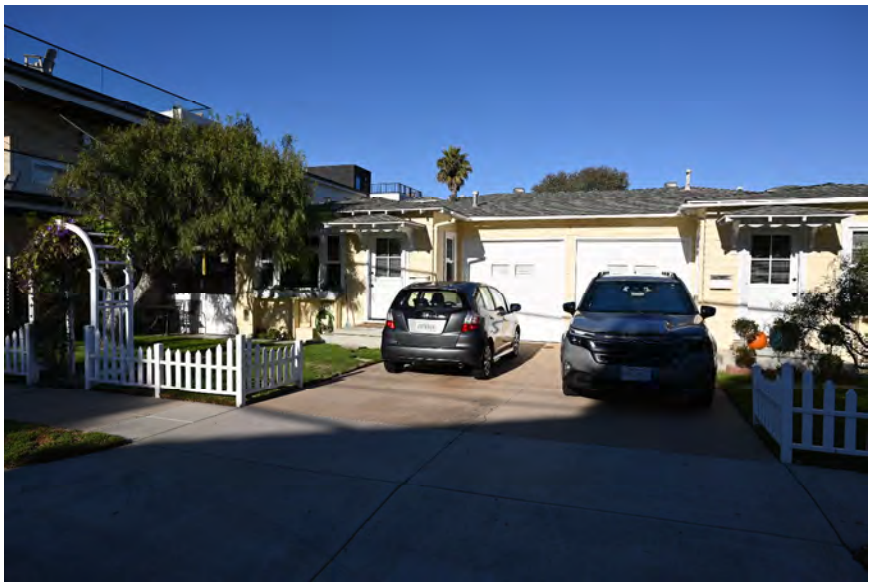


PLATE 2. SOUTHWEST FAÇADE VIEWED FROM DRIVEWAY, FACING EAST, 10/20/2025

The northwest and southeast façades are nearly identical, due to the mirrored layout of the building. The terrain slopes downward to the backyard on either side of the building, with red concrete pavers forming a hardscaped path to the backyard. Both façades had three rectangular single-hung sash windows, roughly evenly spaced, with the central window being shorter and nearly square (Plate 3). Between the last two windows to the northeast is a side door, accessed by a concrete porch with four steps (Plate 4). A shed porch roof overhangs the doors on either façade. The main difference between the two façades is a large wooden deck added off of the entire northwest façade, which the owner informed us was constructed in 2010 (Plate 5). The original concrete porch and steps were left in place beneath the deck. Additionally, the last window before the backyard was replaced with a door at that time. To the rear of the concrete porch on the southeast façade, an outdoor shower was added, closed in on all sides by a wooden fence with a wooden door facing northeast (Plate 6). A small shed roof covers half of the shower, pitched to the southwest. Both side yards have landscaping along the fencing, with the vegetation being much more extensive along the southeast fence.



PLATE 3. SOUTHEAST FAÇADE VIEWED OVER THE SIDE GATE, FACING EAST, 10/20/2025



PLATE 4. SOUTHEAST FAÇADE PORCH, FACING EAST, 10/20/2025

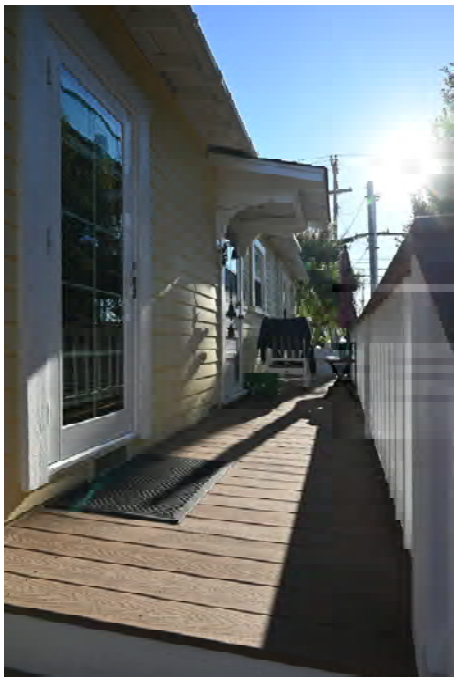


PLATE 5. NORTHWEST FAÇADE DECK, FACING WEST, 10/20/2025



PLATE 6. OUTDOOR SHOWER OFF THE BACK OF THE SOUTHEAST PORCH, FACING WEST, 10/20/2025

The northeast façade is the rear of the building. A fence divides the back into separate yards for each unit: however, both units are currently inhabited by members of the same extended family so there is a gate that connects both yards near the façade, as well as a hole through the fence with a slide halfway down the

fence. Two play structures cover about a third of the back yard of the south unit, with one third being grass, and the third nearest the façade a patio of red concrete pavers (Plate 7). A similar patio of red concrete pavers, about two rows of pavers shorter, covers the same area of the yard of the north unit. A large tree is located in the southeast corner of the northern yard, with a small shed opposite it and oriented parallel to the rear fence line in a northwest to southeast direction (Plate 8).



PLATE 7. BACKYARD OF SOUTH UNIT (3462 GARFIELD STREET), FACING EAST, 10/20/2025



PLATE 8. BACKYARD OF NORTH UNIT (3460 GARFIELD STREET), FACING EAST, 10/20/2025

This rear façade is where the foundation is the highest, and two small wooden doors centered on each unit lead to crawlspaces within the foundation and under the floor. At each corner of the rear façade are two

bays that project from above the level of the foundation, supported by posts at each corner. The space underneath is being used as storage for both units. There are no windows on either bay. The north unit has two windows – a portrait aspect single hung sash window to the northwest and a large landscape aspect picture window with three lights of equal dimension. The center light is a single pane, while the flanking windows have single-hung sashes. This is probably a modification and not a direct replacement. The south unit has three portrait aspect single hung sash windows, in what is probably the original layout (Plates 9-10).



PLATE 9. REAR OF SOUTH UNIT (3462 GARFIELD STREET), FACING WEST, 10/20/2025



PLATE 10. REAR OF NORTH UNIT (3460 GARFIELD STREET), FACING WEST, 10/20/2025

Modifications and additions

The exterior footprint of the structure appears wholly intact. The only modern structural addition appears to be the deck added to the northwest façade in 2010. All the windows and doors are modern replacements, with a window on the northwest façade being modified into a door, and two windows in the northeast façade of the northern window being modified into a large triple-light picture window. Electrical, gas, and water utility pipes are mounted on the exterior of both units of the building. Modern lighting fixtures and a satellite dish are surface mounted to the building exterior. Modern metal gutters and downpipes have been mounted to the eaves and sides of the house.

Condition

The entire building is in great condition, despite having few original elements. It has quite clearly been well maintained at regular intervals. All the paint is in good condition, as are all of the wooden elements. The owner confirmed that extensive remodeling was carried out in the early 1990's, and it is likely that when the deck was installed in 2010 further touchups, including repainting, may have been done.

Resource Importance and Impact Identification

Resource Importance

The NRHP guidelines for requirements of age, criteria of significance, and historic integrity were used to assess the eligibility of surveyed resources, with reference to the California Office of Historic Preservation's *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (OHP nd). The NRHP eligibility evaluation was conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, and Historical Documentation* (NPS 1983) and National Register Bulletin 15 *How to Apply the National Register Criteria for Evaluation* (NPS 2002), as established in 36 CFR 800.4. As set forth in Bulletin 15, the process of evaluation includes the following steps:

1) Categorize the property. A property must be classified as a district, site, building, structure, or object.
2) Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archaeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3) Determine whether the property is significant under the National Register Criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
4) Determine if the property represents a type usually excluded from the National Register. If so, determine if it meets any of the Criteria Considerations.
5) Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

As a duplex residence, the historic-era structure at 3460-62 Garfield Street is best classified as a building. As a vernacular residence in suburban Southern California, the property can best be evaluated in the context of 1940s-1950s suburban residential development.

The historic-era building at 3460-62 Garfield Street does not represent a property type usually excluded from the National Register. It is not a religious property; has not been removed from its original location; is not the birthplace or grave of a historical figure; is not a cemetery; is not a reconstructed building; is not commemorative in intent; and has not achieved significance within the past 50 years. Significance and integrity aspects for the historic-era buildings at 3460-62 Garfield Street are addressed in detail below.

California Register of Historical Resources Significance Evaluation

Eligibility

While the property has played a general role in suburban residential development in Carlsbad, it does not appear to be directly associated with events that have made significant contributions to the history of the area. Therefore, the historic-era building at 3460-62 Garfield Street is recommended ineligible for the CRHR under Criterion 1.

No information was found to indicate that specific individuals associated with the property were known to have influenced the history of the area. Therefore, historic-era buildings at 3460-62 Garfield Street are recommended ineligible for the CRHR under Criterion 2.

The property is a modest example of local vernacular architecture and is not a unique or outstanding example of its type. It does not appear to be the work of a master architect or craftsman or possess high artistic value. Therefore, the historic-era building at 3460-62 Garfield Street is recommended ineligible for the CRHR under Criterion 3.

The structure is a common property type that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research. Therefore, the historic-era building at 3460-62 Garfield Street are recommended ineligible for the CRHR under Criterion 4.

Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Evaluation of integrity for the historic-era building at 3460-62 Garfield Street is detailed below.

LOCATION: The building retains integrity of location. The building is in its originally constructed location.

DESIGN: The building mostly retains integrity of design. The structure appears to have always been residential and the property's original historic function is apparent. The basic layout of the building is still intact, including the trim and position of most doors and windows – even if the latter have been replaced over time, and some changes in the position of windows and doors have been made. The wooden deck off of the northwest façade is modern, but does not detract from the original design of the building.

SETTING: The building does not retain integrity of setting. When constructed, the area surrounding the building was mixed rural-residential development. All the other surrounding fields and orchards that originally existed when 3460-62 Garfield Street was built were gone by 1964.

MATERIALS: The building does not retain integrity of materials. While the building still reveals the construction preferences of those who built it and some of the materials available during the period of significance, all of the doors are modern replacements and the windows are modern double-paned glass windows with acrylic framing.

WORKMANSHIP: The building retains integrity of workmanship. Even with modern additions and material replacements, the structure still presents evidence of 1940s-1950s construction methods.

FEELING: The building does not retain integrity of feeling. The surrounding empty and agricultural lands have been replaced by modern apartment buildings and single-family homes. The aesthetic and historic sense of a mid-20th century mixed agricultural and residential area is no longer present.

ASSOCIATION: The building is not associated with any important historic events or persons.

In summary, while the historic-era buildings at 3460-62 Garfield Street retain a measure of historical integrity, it is recommended ineligible for the CRHR under Criterion 1 through 4. Therefore, it is not considered a historic resource per CEQA guidelines.

California Environmental Quality Act Significance Criteria Evaluation

The historic-era buildings at 3460-62 Garfield Street do not qualify as a historical resource under the terms of CEQA, as they do not meet any of the definitions set forth by CEQA. The historic-era buildings at 3460-62 Garfield Street Drive are not listed, or determined to be eligible for listing, on the CRHR; are not included in a local register or identified as significant in an historical resource survey; nor have they been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Impact Identification/Project Assessment of Effect

The project proposes the extension and modification of the duplex at 3460-62 Garfield Street. The historic-era building at 3460-62 Garfield Street is recommended as not eligible for listing in the CRHR. Moreover, it does not qualify as a historic resource under CEQA provisions. As such, no historic properties (i.e., resources eligible for listing in the CRHR) have been identified, and the project will have no effect on historic properties. A DPR form for the property is attached as Appendix C.

If you have any questions or concerns, please do not hesitate to contact me at (619) 218-9724 or at dmengers@pangis.com. Thank you.

Regards,



Douglas Mengers, M.A., RPA, DPPH

Director of Cultural Resources

PanGIS, Inc.



Alberto Bello Foglia, M.A., RPA

Architectural Historian

PanGIS, Inc.

Attachments

Appendix A: Douglas Mengers resume

Appendix B: Residential Building Record

Appendix C: DPR Form

References

City of San Diego

2007 *San Diego Modernism Historic Context Statement*. City of San Diego for State of California Office of Historic Preservation, Sacramento, CA.

Dyett & Bhatia and Dudek

2011 *Envision Carlsbad, Working Paper 4: History, the Arts and Cultural Resources; High Quality Education and Community Services*. Dyett & Bhatia Urban and Regional Planners and Dudek for City of Carlsbad. Accessed at: https://www.carlsbadca.gov/home/showpublisheddocument/784/637429374151630000.

Getty Conservation Institute

2025 *AATA Online*. Getty Conservation Institute. Accessed at https://aata.getty.edu/primo-explore/search?vid=AATA.

National Park Service (NPS)

1983 *The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*. National Park Service: Washington, D.C.

2002 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin. National Register of Historic Places, National Park Service: Washington, D.C.

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Office of Historic Preservation (OHP)

nd *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*. Office of Historic Preservation, Department of Parks and Recreation: Sacramento, California.

2006 *Technical Assistance Series #3: California Register of Historical Resources: Questions and Answers*. Office of Historic Preservation, Department of Parks and Recreation: Sacramento, California.

WESTEC

1980 *Regional Historic Preservation Study*. WESTEC Services, Inc. for the Comprehensive Planning Organization of the San Diego Region. Accessed at: http://www.carlsbadhistoricalsociety.com/.

APPENDICES

Appendix A

Resume

Education

M.A., Applied Anthropology, San Diego State University 2014

B.A, History, University of California at San Diego 2012

B.A, Anthropology, University of California at San Diego 2012

Professional Certifications & Registrations

Secretary of Interior Standards for History, Architectural History, and Archaeology
Caltrans PQS Equivalent for Archaeology, History and Architectural History
SANDAG Architectural Historian II
County of San Diego CEQA Archaeological and Historic Resources Consultant List
County of San Diego Directory of Professionals in Public History
CEQA Practices Certificate - UCSD
Bureau of Land Management (BLM) Principal Investigator
CPUC Qualified Archaeologist
MCTD Rail Safety Training
Hazwoper 40 Hour

Areas of Expertise

CEQA/NEPA /Section 106 Compliance Archaeological Field Studies
Historic–Era Structure Evaluations
Historic Artifact Analysis Historic Publications
Environmental Contract/Project Management
SB 18/ AB 52
ESRI ArcGIS
Resource Agency Coordination
Cultural/Tribal EIR Sections

Doug Mengers M.A., RPA #39693945, DPPH Architectural Historian/Principal Investigator Cultural Resources

Mr. Mengers is an Architectural Historian and Principal Investigator for cultural and historic resources and the built environment with extensive project experience for Planning and Public Works throughout the County of San Diego. With 17 years as a professional Cultural Resource Manager, he has a deep understanding of CEQA and NEPA, NHPA Section 106/110, NRHP and ARPA compliance services relevant to Federal, State, County, and City regulations and guidelines. He meets the Secretary of the Interior's Standards (SOI) for History, Architectural History, and Archaeology qualified professionals.

He services include preparation of 100's of Mitigated Negative Declarations, EIRs, Mitigation, Monitoring and Reporting Programs, Response to Comments and CEQA Findings; Preparation of documents pursuant to the NEPA, Environmental scoping and research, site evaluations, and environmental constraints assessments; CEQA and permit strategy development; development and maintenance of project schedules and budgets; historical resource evaluations, Notice of Determinations with the State Clearinghouse, management of project mitigation monitoring and reporting, including construction.

Select Project Experience:

Caltrans D-11 Environmental On-Call Contract Cultural Resources, SR-67 Widening, San Diego County, CA (2024 – 2025) PanGIS has been subcontractor for cultural resources on the Caltrans D11 environmental on-call for many years performing studies for architectural history, archaeology, and GIS for various transportation projects. For the current on-call, PanGIS is performing archaeological and architectural historian studies for the expansion of SR-67. Project tasks include delineation of the APE, Records search, calls to landowners, survey of ROW for archaeology, built-environment surveys, recording resources, DPR forms, Archaeological Survey Report (ASR), Historical Resources Evaluation Report (HRER), Historic Property Survey Report (HPSR), and GIS mapping and databases. Mr. Mengers is the Principal investigator for the built environment resources for structures over 45 years that are within the ROW are being evaluated for the NRHP.

City of San Diego Design of Los Peñasquitos Lagoon Restoration Project, San Diego, CA (2019-2024) Architectural Historian and Cultural Resources Principal Investigator Mr. Mengers with staff have conducted records searches, requested a NAHC Sacred Lands File Search, authored Native American outreach letters, performed intensive linear ground surveys, completed historic research, managed the paleontology and archaeology study, updated DPR forms, wrote Historical Resources Technical reports

with recommendations, al sections for the EIR. PanGIS coordinated with State Parks for a testing permit, wrote a testing plan and report, conducted testing at two archaeological sites to determine their depth and geographic extent with additional GIS mapping for the Los Peñasquitos Lagoon Design Phase 1 Project. Recent tasks included testing archaeological sites that may be impacted by the construction. PanGIS coordinated with State Parks for a testing permit, wrote a testing plan and report, conducted testing at two archaeological sites to determine their depth and geographic extent with additional GIS mapping created for the Los Peñasquitos Lagoon Design Phase 1 Project. DPR forms GIS updates were authored and submitted to SCIC. This includes recording the remains of a historic-era ranch. The purpose is to perform an evaluation for eligibility per CRHR and City of San Diego register. The goal of this project is to restore the historic coastal salt marsh habitat, wetland functions, and increase climate resiliency, in the Los Peñasquitos Lagoon.

City of San Diego Chollas Creek Multi-Use Path & Barrio Logan Improvements 1, San Diego, CA (2024-2025) PanGIS Principal Investigator for Cultural Resources will manage the cultural resource services for 4 Projects. Project A - Barrio Logan Sewer Improvements - Staff will conduct a record search and order the NAHC SLF search and letters will be sent to the Tribal groups listed on the SLF search. Results of the records search, and Native American outreach will be incorporated into a report for the City. Project B - Barrio Logan Water Improvements - Staff will conduct a record search and order the NAHC SLF search and letters will be sent to the Tribal groups listed on the SLF search. Results of the records search, and Native American outreach will be incorporated into a report for the City. Project C - Chollas Creek Multi-Use Path (West) - Staff will conduct a record search and order the NAHC SLF search and letters will be sent to the Tribal groups listed on the SLF search. Results of the records search, and Native American outreach will be incorporated into a report for the City. Project D - Chollas Creek Multi-Use Path (East) - PanGIS will provide archaeological resource services for the Project. PanGIS will update the Phase I Cultural Resources study completed in 2014. PanGIS will conduct a
record search and order the NAHC SLF search and letters will be sent to the Tribal groups listed on the SLF search. A PanGIS Senior Archaeologist and Archaeologist (or Native American Monitor) will survey the project area recording any finds. Results of the survey, records search, and Native American outreach will be incorporated into a report for the City. The reports will be CEQA plus documents, that will address NEPA compliance (Section 106) due to the possibility of federal funding. The reporting will allow the City to update the IS/MND.

City of San Diego As-Needed Stormwater Design and Engineering Services For The Engineering & Capital Projects Department, San Diego, CA -
Task #1 - Bayview Terrace/Skyline (2024) Principal Investigator for Cultural Resources, Mr. Mengers managed a team required to prepare a historic resources survey letter report to assist the geotechnical consultant and City staff. He worked with City staff to prepare a testing plan map and manage archaeological testing plans or activities Deliverables include a Cultural Resources Inventory Report to identify cultural, historical, and or paleontological resources in the area and to evaluate the potential impact the project might have on these resources. PanGIS staff conducted literature and archival research, the NAHC outreach, a pedestrian survey and evaluations to determine if any located resources meet any qualified criteria for eligibility.

Task #2 City of San Diego As-Needed Stormwater Design & Engineering Services North Park SD Replacement (North) (2024) Principal Investigator for Cultural Resources, Mr. Mengers prepared a Cultural Resources Inventory Report to identify cultural, historical, and/or paleontological resources in the area and to evaluate the potential impact the project might have on these resources. He managed the literature and archival research and staff conducting a pedestrian survey of the site for archaeological resources and environmental monitoring during possible geotechnical tasks. He will provide support to the City throughout coordination with EPA and the State Historic Preservation Officer, to complete the Section 106 process.

DPR 523 form for 2178 Cambridge Avenue, Cardiff-by-the-Sea, Encinitas, CA 92007 (2024) PanGIS was contracted to provide historic cultural services for the project. Architectural historian Mr. Mengers authored the DPR Form and provided resource evaluation per City of Encinitas Local Register.

DPR 523 form 2215 Edinburg Avenue, (also referred to as the Bergmann-Rivers Project Cardiff-by-the-Sea, Encinitas, CA 92007 (2024) PanGIS was contracted to provide historic cultural services for the project. Architectural historian Mr. Mengers authored the DPR Form and provided resource evaluation per City of Encinitas Local Register.

County of San Diego Department of General Services HCDS Affordable Housing Initiative Project – 3177 Ocean View Boulevard Historic Resource Assessment, San Diego, CA (2023) PanGIS was subcontracted to conduct the historic evaluation and write a letter of professional opinion for the property. PanGIS Director of Cultural Resources Douglas Mengers performed archival and background research; conducted the architectural survey of the property; carried out the CRHR, Local Register, and County RPO eligibility evaluation and integrity assessment of the property; and authored this report.

DPR 523 form 1023-1025 Bonita Drive, Encinitas, CA 92024 (2023) PanGIS was contracted to provide historic cultural services for the 1023-1025 Bonita Drive project. Architectural historian Mr. Mengers authored the DPR Form and provided resource evaluation per City of Encinitas Local Register.

DPR 523 form 1005 Wotan Dr. Encinitas, CA – Historic Resource Evaluation, (2023) PanGIS was contracted to provide Historic-era Cultural Services for the property. The structures are over 50 years old and therefore the City of Encinitas is requesting a DPR 523 form for City staff review. To meet the City's requirement, Architectural historian Mr. Mengers conducted background research, performed a field recording of the structures on the property and prepared a DPR 523 form.

DPR 523 form 730-732 Snapdragon, Encinitas, CA – Historic Resource Evaluation, (2023) PanGIS was contracted to provide Historic-era Cultural Services for the property. The structures are over 50 years old and therefore the City of Encinitas is requesting a DPR 523 form for City staff review. To meet the City's requirement, Architectural historian Mr. Mengers conducted background research, performed a field recording of the structures on the property and prepare a DPR 523 form.

4152 Bachman Place – Historic Resource Evaluation, San Diego, CA (2023) PanGIS was contracted to conduct the historic evaluation and write a letter of professional opinion for the property. Architectural historian Mr. Mengers authored a letter report which details the methods and results of the archival and background research, field survey, and historic resource assessment and City of San Diego Historical Resources Register eligibility evaluation for the historic-era structure at 4152 Bachman Place.

DPR 523 from 2087-2089 Edinburg Avenue Historic-Era Architectural Evaluation, Cardiff-by-the-Sea, CA, (2023) PanGIS was contracted to conduct the historic Resource Assessment and write a letter of professional opinion for the property. Architectural historian Mr. Mengers performed a field survey and photography documentation, created GIS deliverables (DPR maps), and wrote the DPR form.

Federal Highway Administration (FHWA) and County of San Diego Department of Public Works Bridge Upgrade and Maintenance Projects, San Diego County, CA (2017-2025) The County is conducting preventative maintenance and upgrades for bridges funded by the Federal Highway Administration (FHWA). Caltrans is the review agency and documents are prepared in compliance with NEPA, Section 106 of the National Historic Preservation Act, and County CEQA Guidelines. Cultural Resources Director Mr. Mengers has managed staff

conducting archaeological, historical, and GIS services for six separate bridge projects: • County of San Diego Sunrise Hwy Bridge Project (2024-2025) • County of San Diego Live Oak Park Road Bridge Project (2021-2023) • County of San Diego Scour Mitigation for Willows Road Bridge Project, Alpine, CA (2019-2021) • Caltrans FNAE and Historic Properties Action Plan for Cottonwood Creek Bridge Widening Project (2020) • County of San Diego Lawson Valley West Bridge Replacement Project, San Diego County, CA (2020) • County of San Diego/Caltrans-Pamo Road North Bridge (2018) Staff have prepared FNAE (Finding of No Adverse Effect) & Action Plans for NRHP eligible properties, conducted record search, Class III archaeological survey, DPR form update, ASR (Archaeological Survey Report), and GIS mapping for archaeology and biological resources (vegetation, sensitive species, jurisdictional delineation for Waters of the State and Waters of the U.S, location). PanGIS provides archaeological monitoring during geotechnical testing, archival record search, field surveys, HPSR technical reports, and plans for the Phase 1 and Phase III data recovery.

Historic Resources Evaluation for the Cottonwood Sand Mine Project, San Diego County, California (2019) As San Diego County CEQA Consultant – Historic Resources, Mr. Mengers performed archival and background research, carried out an eligibility evaluation and integrity assessment of the historic resources observed in the project area, and authored the final report. PanGIS staff evaluated the Cottonwood Golf Club and a single-family residence and its associated outbuildings at the project site that were potentially historically significant because of their age. The resources at 3121 and 3629 Willow Glen Drive are recommended not eligible for the CRHR and the Local Register, nor do they meet the qualifications as historical resources pursuant to CEQA or the RPO. As these resources are not recommended as historically important, the Project will not result in a significant adverse impact, and therefore the effects of the Project on the built environment resources addressed in this report are proposed as not significant. The results of this evaluation will assist the County in determining the direct construction impacts to these resources. The evaluation of the built environment resources at 3121 and 3629 Willow Glen Drive in the Valle De Oro Community Planning area in unincorporated San Diego County, California, was performed for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historic Resources (Local Register), and the County of San Diego Resource Protection Ordinance (RPO). The report has been prepared in accordance with the California Environmental Quality Act (CEQA) prior to the redevelopment of 24 parcels covering 277 acres which would result in the demolition of the Cottonwood Golf Club and a single-family residence and its associated outbuildings. This report follows the County of San Diego Guidelines for Determining Significance (County of San Diego 2007a) and Report Format and Content Guidelines (County of San Diego 2007b). The results of this evaluation will assist the County in determining the direct construction impacts to resources.

County of San Diego DGS HHSA Affordable Housing Initiative Project – Historic Resource Assessment 5001 73rd Street, San Diego, County of San Diego, CA (2022) Architectural Historian Mr. Mengers conducted an evaluation of the built environment resource potentially historically significant because of its age, for eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), San Diego County Local Register of Historic Resources (Local Register), and the County Resource Protection Ordinance (RPO). The report has been prepared in accordance with the CEQA. He conducted the historic evaluation and authored a letter of professional opinion for the property.

County of San Diego DGS HHSA Affordable Housing Initiative Project –Historic Resource Assessment 6255 Mission Gorge Road, San Diego, CA (2021) Architectural Historian Mr. Mengers conducted a historic resource evaluation of County-owned property within the City of San Diego. The property is being considered for redevelopment as part of an affordable housing initiative. Due to its date of construction the structure required an evaluation of its significance pursuant to CEQA guidelines and the County of San Diego Resource Protection Ordinance (RPO). He conducted the historic evaluation and authored a letter of professional opinion for the

property. The report details the methods and results of the archival and background research, field survey, and historic resource assessment and California Register of Historical Resources.

Caltrans D-11 Environmental On-Call Contract (2014 – 2025) PanGIS has been subcontractor for cultural resources on the Caltrans D11 environmental on-call for many years performing studies for architectural history, archaeology, and GIS for various transportation projects. For the current on-call, PanGIS' Principal Investigator for cultural resources is performing archaeological studies for the expansion of SR-15. The key purpose of project is to improve the preferred highway commercial access route for the Port of San Diego's marine terminals as well as access to other working waterfront terminals at the San Diego Naval Station between the Chollas Creek Channel and the Seventh Street Channel. Mr. Mengers is PanGIS' cultural lead for this project, providing record search, Sacred Lands File Search with the NAHC, drafting AB-52 (CEQA) letters for Caltrans, the lead agency, and writing the technical reports. Tasks will include: Supplemental records search, Native American Contact Program, archaeological survey including on Naval Facilities, and Archaeological Survey Report (ASR), Extended Phase I investigation, lab analysis, and reporting, and write a Discovery and Monitoring Plan (PRDMP).

Caltrans D-11 Historic District SR-163 Bridge Rail Upgrade Project San Diego, CA (2018-2019) Four bridges over SR-163 are part of a Historic District and must be upgraded to meet current safety standards. Senior Historical Archaeologist worked with a team of architectural historians to conduct research and make recommendations. He surveyed the bridges, took photos, produced a photo appendix, completed site inventory forms, and was responsible for creating APE maps for direct and indirect effects. He was responsible for completing two Historic Property Survey Reports (HPSR) and the Finding of Effect or Finding on No Effect (FOE/FONE), along with GIS deliverables and exhibits.

City of San Diego, 2100 Kettner Redevelopment (2018-2020) Principal Investigator Mr. Mengers provided on-site project management for archaeological testing and data recovery of cultural material. He managed 3-5 archaeologists excavating a series of trenches across one full city block of Little Italy. House foundations, privys, and historic trash deposits were found at the project site. He wrote the testing plan and report and the Historical Resource Technical Report.

County of San Diego DGS HHSA Affordable Housing Initiative Project –Historic Resource Assessments, San Diego, CA (2021-2025) PanGIS was contracted by the Prime to conduct historic resource evaluations of County of San Diego owned properties, some located in the City of San Diego. The properties are being considered for redevelopment. Preliminary reviews indicate that, due to its date of construction, the buildings require evaluation of its significance pursuant to the California Environmental Quality Act (CEQA) guidelines and the County of San Diego Resource Protection Ordinance (RPO). PanGIS' Architectural Historian and Principal Investigator for archaeological resources conducts the historic evaluations and writes a letter of professional opinion (LPO) and (HRER) for the properties. This letter reports detail the methods and results of the archival and background research, field survey, and historic resource assessment and California Register of Historical Resources (CRHR) and RPO eligibility evaluation for the historic era buildings. Properties include Health Services Complex located on Rosecrans, which include building evaluations and archaeological studies; 6225 Mission Gorge Road/Grantville; 73rd Street; 200 S. Magnolia Ave, 3177 Ocean View; 4588 Market Street with an HRER; 5202 University Ave; Ramona Sherriff substation (County land) with additional archaeological resources investigation.

City of Carlsbad Cultural Resources Survey For The Carlsbad Boulevard And Tamarack Avenue Pedestrian Improvements Project, Carlsbad, CA (2022-2023) Senior archaeologist and architectural historian Mr. Mengers led the cultural resources services. He managed staff conducting background research with a records search and a Sacred Lands File with the Native American Heritage Commission (NAHC) for the project area. He managed

staff conducting the pedestrian reconnaissance archaeological and architectural survey of the study area and documented existing conditions, relocated previously identified resources and documented newly observed cultural resources including the California State Parks Tamarack Comfort Station that has been determined eligible for listing on the CRHR and NRHP. He authored the archaeological and historic resources survey report of a Cultural Resources Technical Report per CEQA Guidelines.

Caltrans D-11 Historic District SR-163 Bridge Rail Upgrade Project San Diego, CA (2018-2019) Four bridges over SR-163 are part of a Historic District and must be upgraded to meet current safety standards. Senior Historical Archaeologist worked with a team of architectural historians to conduct research and make recommendations. He surveyed the bridges, took photos, produced a photo appendix, completed site inventory forms, and was responsible for creating APE maps for direct and indirect effects. He was responsible for completing two Historic Property Survey Reports (HPSR) and the Finding of Effect or Finding on No Effect (FOE/FONE), along with GIS deliverables and exhibits.

County of San Diego Dep't of Planning and Land Use - Historic Resources Evaluation Report for the 1118 N Anza Street Townhomes Project, El Cajon, San Diego County, CA (2018) Senior Historical Archaeologist Mr. Mengers authored the report on an evaluation of the built environment resources at 1104, 1112, 1118, 1132, and 1136 N Anza Street in the Bostonia neighborhood of El Cajon, San Diego County, California, for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historic Resources (Local Register), and the County of San Diego Resource Protection Ordinance (RPO). The report has been prepared in accordance with CEQA. The report follows the County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines. Mr. Mengers evaluated five single-family residences and their associated outbuildings at the project site that were potentially historically significant because of their age. The evaluation assisted the County in determining the direct construction impacts to these resources.

SANDAG/NCTD Del Mar Bluffs Stabilization Projects 4/5 (DMB5) San Diego County, CA (2017-2024) Architectural Historian/Senior Archaeologist Mr. Mengers managed the cultural resources investigations to determine potentially significant prehistoric and historic resources including water features and historic structures within the project boundaries. Study included an archival record search, a Sacred Lands File Search, information requests from local Native American tribal representatives, and an intensive pedestrian survey of the project area. He prepared a report documenting archaeological and historical resources and potential for impacts, including NRHP evaluations with SHPO concurrence. This project is subject to NEPA review for Section 106 compliance with USACE as the lead Federal agency. During the survey, PanGIS staff recorded or updated sixteen archaeological sites, most associated with the 1910 construction of the AT&SF railway, including historic retaining walls, drainage systems, foundations, pilings, and trash scatters.

San Diego High School Constraints Analysis, Phase 1, San Diego, CA (2019) PanGIS provided due diligence and constraints analysis services for cultural resources sensitivity analysis for historical (built) resources (historic-era structures and landscape features) for Whole Site Modernization Improvements and Long-Range Facilities Master Plan at San Diego High School. Initial research indicated that many of the existing structures were constructed prior to 1970, therefore requiring an assessment due to age and potential status as historic resources. Project Architectural Historian Mr. Mengers authored the historic constraints analysis. The goal of the historic-era structures and landscape features analysis is to determine if any built environment resources within the project area are likely to be considered historic resources under State guidelines and, if so, to determine if any built environment resources are likely to be or are potentially eligible for listing on the NRHP or Local Registers. Mr. Mengers performed a reconnaissance survey to identify resources likely to require a full evaluation. The results of the analysis will assist the San Diego Unified School District in determining direct construction impacts to historic resources and guide future historic resource evaluations.

Historic Resources Survey and Section 106 Evaluation for the La Salina Wastewater Treatment Plant Decommissioning Project, Oceanside, San Diego County, CA (2018) Senior Historian Mr. Mengers conducted an historic structures evaluation for NEPA and CEQA compliance. The project site is adjacent to Loma Alta Creek and came under review by the Army Corp of Engineers, section 106 of the National Historic Preservation Act. Historic era storage tanks and related features on the property were recorded and a DPR form for the storage tanks was produced and included a preliminary evaluation for eligibility under section 106. Mr. Mengers was the primary author for a report section about the storage tanks including a historic context of 20th century wastewater treatment in San Diego County, that is included in the final cultural report. The evaluation is associated with a proposal to convert plant from waste water treatment to storm water treatment, including demolition and removal of several modern structures at south end of property.

Lyons Valley Environmental Studies, Jamul, San Diego County, CA (2020) The County of San Diego required the property owner to conduct environmental studies, including cultural resources. The project site is 2.6-acres and falls under San Diego County (County) jurisdiction, therefore, the County guidelines for cultural resources must be followed. PanGIS Principal Investigator Mr. Mengers, who meets the Secretary of the Interior's Professional Qualifications Standards in history (36 CFR Part 61), managed the archaeological study. He conducted a site visit to collect information about the property necessary for any DPR forms and preliminary site evaluation. Mr. Mengers is on the County CEQA list for both Archaeology and Historic Resources and as Principal Investigator, he summarized the record search findings, evaluated the record search findings in support of the project's County of San Diego and CEQA obligations, documented the results, analysis, and conclusions of the archaeological survey and authored the Archaeological Technical Cultural Report that conforms to the County's Archaeological Technical Report guidelines. Mr. Mengers managed PanGIS staff conducting the records search at South Coastal Information Center (SCIC), sending Native American Heritage Commission (NAHC) Sacred Land Search letters to tribes, and performing an archaeological survey.

Cultural Resource Services for Historic Properties for the Gold Rush Multi-Use Trail Project in the City of Sonora, CA (2025) PanGIS is a subcontractor to Wood Rogers, Inc. for this project. The proposed Project is the construction of a multi-use trail in the City of Sonora along SR-49 by the Tuolumne County Transportation Council. PanGIS conducted background research, conducted a pedestrian survey and documentation of historic-era built environment buildings and objects within the project ROW, and will write the HPSR, HRER, and associated DPR forms. Doug Mengers, PanGIS Senior Archaeologist and Historian, meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and history (36 CFR Part 61) and will be the Project Lead Cultural Resource Specialist for this effort. Mr. Mengers is highly qualified and has many years of experience conducting resource evaluations and writing Section 106 and CEQA-compliant reports for historic and archaeological resources.

Appendix B

Residential Building Record

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

ADDRESS 3460 - 62 GARFIELD St

PARCEL ~~35-91-6~~ 204-150-24
SHEET 1 OF 1 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
~~D5-0~~ ~~D5-0+H~~	Light	X Frame	Stucco on	Flat Pitch	Wiring	X Heating Cooling
	Sub-Standard	" x "		Gable 1/4	K.T. Conduit	Forced Clean'g
ARCHITECTURE	X Standard	Sheathing	X Siding " x "	X Hip 4/4 M	B.X. Cable	Gravity Humid.
	Above-Standard	Concrete Block		Shed 1/4	Fixtures	2 Wall Unit
1 Stories	Special	B.& B. T.& G.		Cut Up	Few Cheap	
TYPE		Brick	Shingle	Dormers	X Avg. X Med.	Floor Unit
Use Design	FOUNDATION	Adobe	Shake	Roft. " x " "	Many Special	Zone Unit
Single	X Concrete	X Floor Joist:	B.& B. T.& G.	Gutters		Central "
Double	Reinforced	1st: " x " "			PLUMBING	
X Duplex X	Brick	2nd " x " "	Brick	Shingle	Poor X Std. Spec	
Apartment	Wood	Sub-Floor	Stone	Shake		Oil Burner
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	2 Sink	
Motel			X D.H. X Casement	Tile Trim	2 Laundry	M-B.T.U.
		Insulated Ceilings	Metal Sash	Compo.;	2 Water Htr.-Auto.	Fireplace
2 Units	Light Heavy	Insulated Walls	Screens	X Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All		X		HW	F-	S	P1	
Ent. Hall								
Living		2						
Dining								
Bed		4						
Bed								
Kitchen		2		Lino	A.			
Drain Bd.	Material: Tile				Lgth:	Ft.	Splash:	

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space Cupb'd	Closet	Work-m'nshp
28962	D+G	10,000	9/19 67	1948	1960	10	45	R-55	88	A	A	A	A	F	F	F
				1943	1965	17	44	R60	87	A	A-	-	A	-	-	A
				1943	1968	25	32	R55	64	A	A	-	A	-	-	A
				1948	1972	24	32	R55	71	A	A	-	A			
					1978					A	A-		A-			

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	Lo.	Tub	Type	Grade	SHOWER St.	Q.T.	G.D.	Finish
1	2	Lino	P1+En	2	2	2	MOD	FA	1	1		T,Bd

SPECIAL FEATURES

Book Cases		Built in Refrig.	Venetian Blinds
Shutters		" " Oven & Plate	
Vent Fan		" " Dishwasher	

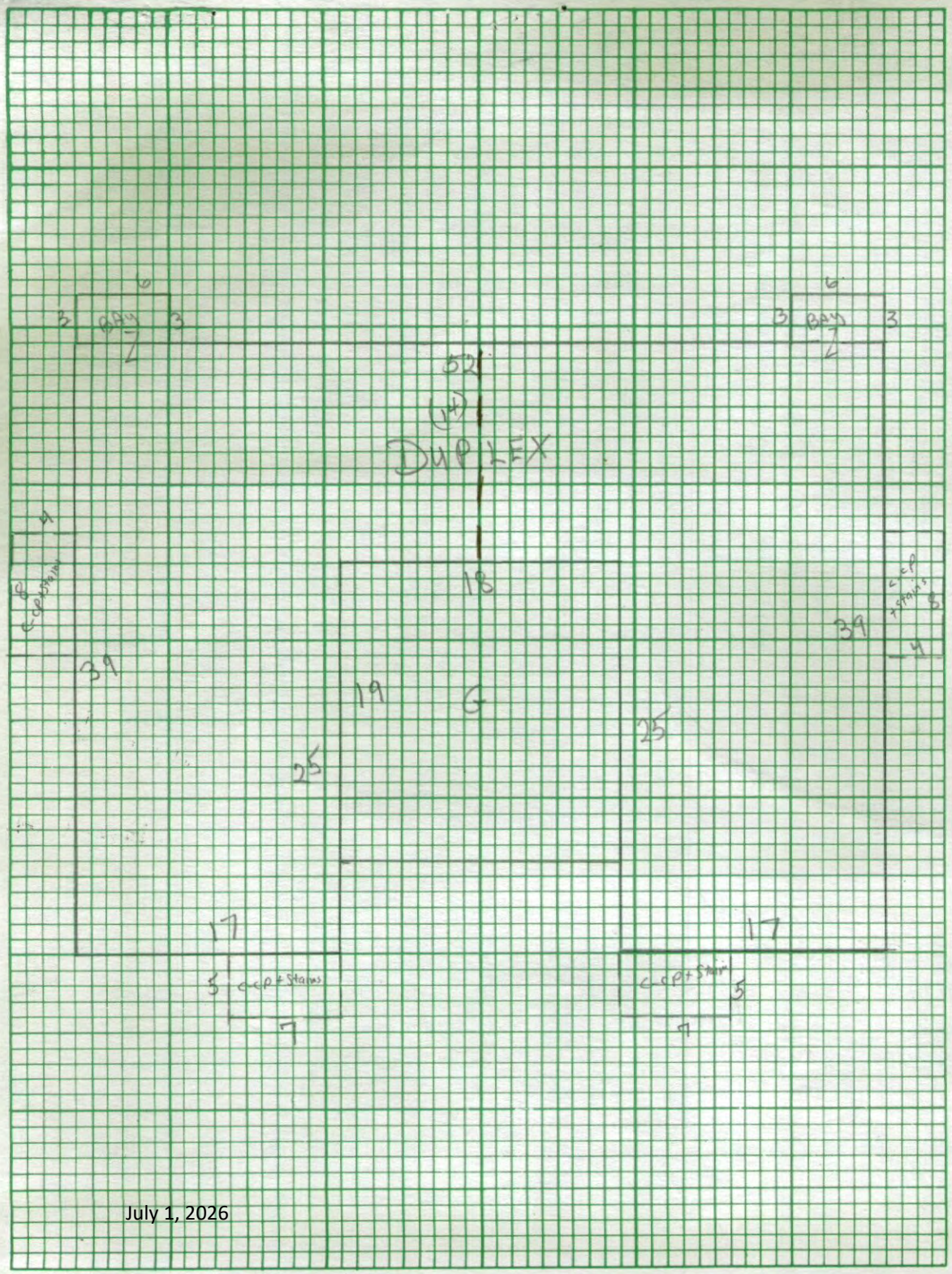
COMPUTATION

Appraiser & Date		RDA 7-7-59		C Ricker 1-5-64		D Finch 10/31/67		R Silva 10-4-71									
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
DUPLEX	1614	8.20	13235	7.90	12751	8.20	13235	10.10	16301								
AC			260		240		240		300								
C-CP+Stairs (2)	70	2.00	140	2.00	140		140	2.50	175								
C-CP+Stairs (2)	64	2.20	141	2.00	128		128	2.50	160								
G III	342	2.50	855	1.90	650		650	Per Upper 3.00	1026								
Fence			120		120		120		120								
LH			100		100		100		100								
TOTAL			14851		14129		14613		18182								
NORMAL % GOOD			88		87		64		71								
R.C.L.N.D			13069		12292		9352		12969								

A-11 8-58 A 3-54

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.



COMPUTATIONS

Area

2 x (17 x 25) = 850

52 x 14 = 728

2 x (6 x 3) = 36

1614

1614 ÷ r = 80.7

Per. 258 ÷ r = 129

B.F. 8.05

Cor. 4 @ .34 .12

8.17

B.F. = 7.80

+ 4 Cors @ .03 .12

7.92

Remarks:

① Owner apt. No entry. RDA 7-7-59

Appendix C

DPR 523 Form

State of California ♄ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 15 ***Resource Name or #:** 3460-3462 Garfield Street, Carlsbad
P1. Other Identifier: APN 204-150-24-00

***P2.Location:** ☐**Not for Publication** ☒**Unrestricted**
***a. County** San Diego **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Luis Rey **Date** 1997 **T** 12S ; **R** 4W ; NW **of** NW **of Sec** 7 ; S.B. **B.M.**
c. Address 3460-3462 Garfield Street City Carlsbad Zip 92008
d. UTM: (Give more than one for large and/or linear resources) Center Zone 11N , 467,627 mE/ 3,668,261 mN
e. Other Locational Data:
Lot on the east side of Garfield Street, at the three-way junction with Maple Avenue.

***P3a. Description:**
This is a single-story Vernacular style duplex residence. It is sited on a rectangular lot split down the middle: the two units of the duplex are mirrored along this central split line. Each unit has an integral one-car garage set on either side of the center line, a front yard, and a spacious backyard. The residence is roughly H-shaped in plan, approximately 52 feet wide by 39 feet deep. It is of wood frame construction built on a raised concrete foundation, under a hipped roof of grey composite asphalt shingles. Modern modifications include all windows and doors, external fixtures, and new roof. Recommended NOT ELIGIBLE for listing on the California Register of Historical Resources (CRHR). See Continuation Sheet for detailed description.

***P3b. Resource Attributes:**
HP3. Duplex Residential
***P4.Resources Present:**
☒Building ☐Structure ☐Object
☐ Site ☐ District ☐ Element of District ☐Other (Isolates, etc.)
P5b. Description of Photo:
Street view facing east (10/16/2025)
***P6. Date Constructed/Age & Source:**
☒Historic ☐Prehistoric ☐Both
1948 (Building Record)
***P7. Owner and Address:**
Henry VanderWeit
3460 Garfield St.
Carlsbad, CA 92008
***P8. Recorded by:**
Alberto Foglia
PanGIS, Inc.
San Diego, CA
***P9. Date Recorded:** 10/16/2025
***P10. Survey Type:**
Intensive
***P11. Report Citation**



Mengers, Douglas, and Alberto Bello Foglia (2025) *3460-62 Garfield Street – Historical Analysis Report*. PanGIS, Inc. for City of Carlsbad, Community Development Department.

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, & Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☒ Other: DPR 523k Sketch Map:

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3460-3462 Garfield Street, Carlsbad ***NRHP Status Code** N/A
Page 2 **of** 15

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**
Built 1948 per Residential Building Record. Major remodel of both units early 1990s, including replacement of all windows, doors, and roof. Deck addition to northwest façade in 2010.
***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Divided wood fence surrounding property, two play structures and shed in rear.
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme:** Residential Development **Area:** Carlsbad
Period of Significance: 1948 **Property Type:** Building **Applicable Criteria:** None
Historical Context
Carlsbad was established in the 1880s by John Frazier as a station and locomotive watering stop on the California Southern Railroad. Originally it was known as 'Frazier's Station', after the founder. However mineral water was discovered in the area, with similar mineral content as a famous spa in Karlsbad, Bohemia (now Karlovy Vary, Czech Republic). This prompted the village to be renamed Carlsbad (Carlsbad, California 2020).
American-period development in the area surrounding the property began in the 1860s when a general store and stagecoach stop were built on the former Los Encinitas Rancho, on the road between San Diego and Mission San Luis Rey. In 1868 Matthew Kelly, a San Diego merchant, established a homestead known as "Los Kiotes" on Rancho Agua Hedionda, where he and his children conducted dry farming and ranching through the 1890s. The California Southern Railroad was constructed down the coast in the 1880s, leading to the development of Frazier's Station, named for John Frazier, who developed mineral and artisanal wells in the area. A townsite was laid out in 1886 and was named Carlsbad after similar springs in Karlsbad, Bohemia. Homes and small farms expanded from the station through the decade (Dyett & Bhatia and Dudek 2011). <Continued>
B11. Additional Resource Attributes
None
***B12. References:**
Dyett & Bhatia and Dudek (2011) Envision Carlsbad, Working Paper 4: History, the Arts and Cultural Resources; High Quality Education and Community Services. Dyett & Bhatia Urban and Regional Planners and Dudek for City of Carlsbad.

B13.Remarks:
Evaluation completed as part of permit application
***B14. Evaluator:** A. Foglia & D. Mengers (PanGIS, Inc.)
***Date of Evaluation:** 10/16/2025

See *Page* for Sketch Map

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California ♦ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3460-3462 Garfield Street, Carlsbad

***Map Name:** San Luis Rey ***Scale:** 1:24,000 ***Date of map:** 1997



3460-62 Garfield Street Location Map
Created By: Alberto B. Foglia *Map Date:* 11/3/2025

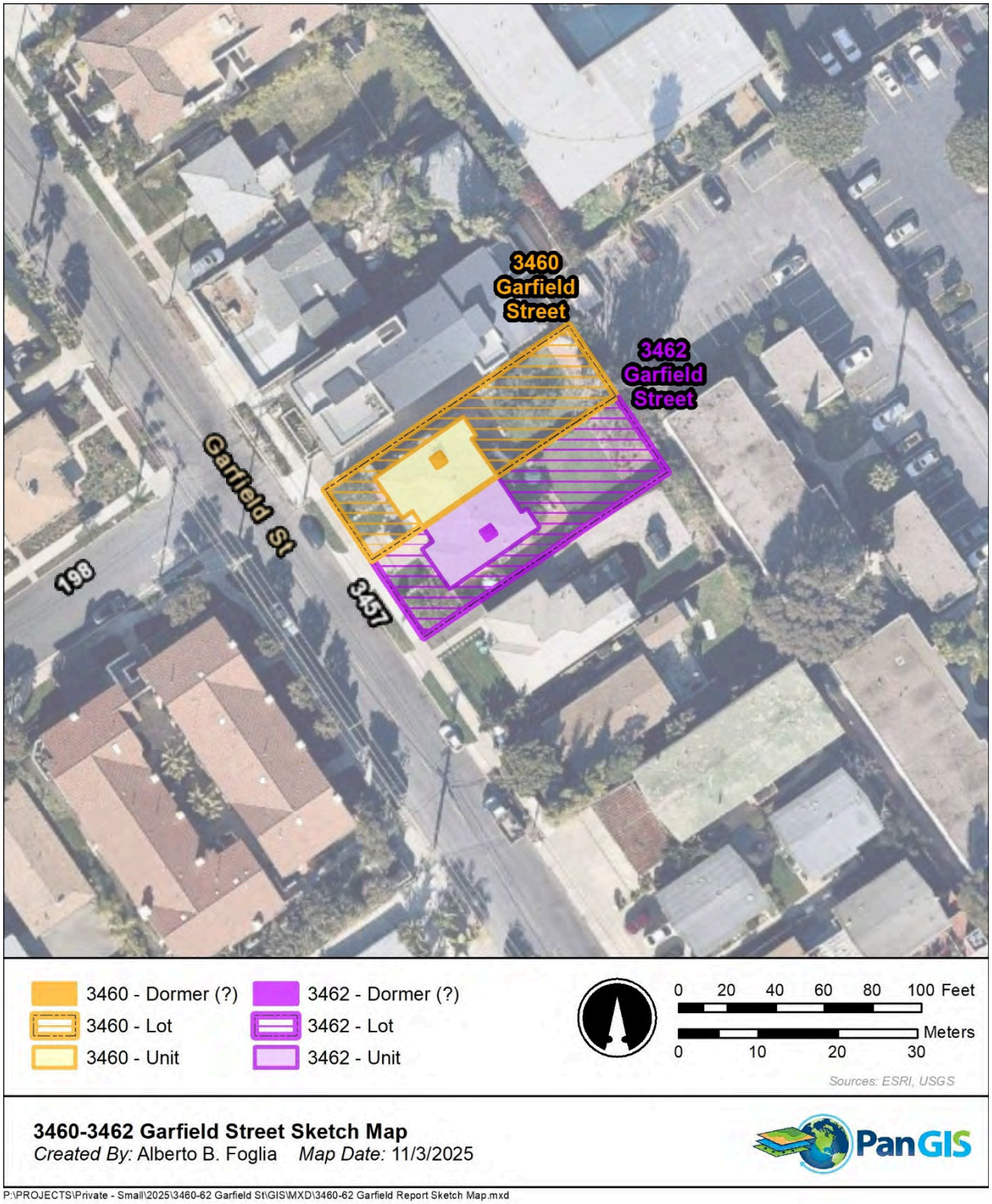
PanGIS

P:\PROJECTS\Private - Small\2025\3460-62 Garfield St\GIS\MXD\3535 Harding Report USGS Map.mxd

State of California ♦ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
SKETCH MAP
Trinomial

Page 4 **of** 15 ***Resource Name or #** 3460-3462 Garfield Street, Carlsbad

***Drawn by:** A. Foglia (PanGIS, Inc.) ***Date of map:** 11/3/2025



***P3a. Description:** <Continued>

3460-62 Garfield Street is a vernacular duplex residence, very roughly H-shaped in plan. It is sited on a rectangular lot split down the middle: the two units of the duplex are mirrored along this central split line (Figure 1). Each unit has an integral one-car garage set on either side of the centerline, a front yard, and a spacious backyard.

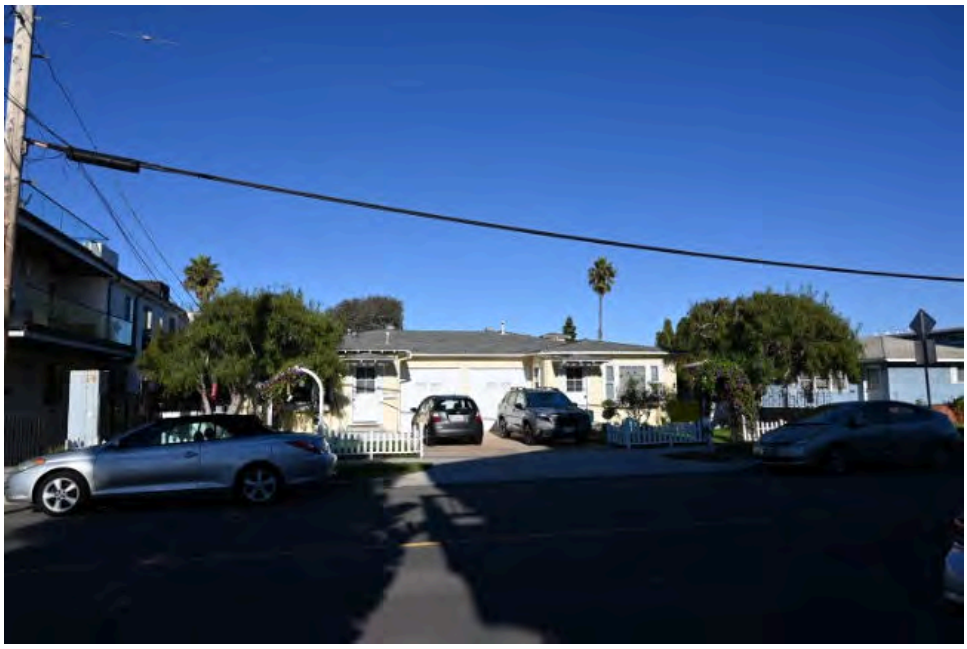


Figure 1. Southwest Façade Viewed From Across Garfield Street, Facing East, 10/20/2025

The structure is of light wood frame construction built on a raised concrete foundation. The terrain slopes downwards to the east-north-east, down from the level of Garfield Street. The top of the concrete foundation, however, remains level across the entire footprint of the structure. This means that the approximately16-inch rise of the foundation at the street frontage increases to roughly 52 inches at the rear. The floor is carried across the foundation on joists, according to the building record. The substantial height of the foundation at the rear then leaves room for a sizable crawlspace beneath the floor of each unit, which is accessed by wooden doors set in the foundation at the rear of each unit.

Both the foundation and the siding of overlapping wooden planks are painted a cream color. All the trim for the windows, doors, and roof are painted white. The paint is all in immaculate condition, with no signs of wear or flaking. All the windows are modern double-glazed, white acrylic replacements done in period style – including imitation mullions attached to the outside of the glazing to better mimic the look of an early-to-mid 20th-century multi-pane window. The owner informed us that when he moved in to the property in the

early 1990's a full remodel of both units was done, which included replacing all the windows and doors. The roof was also redone at this time. It is a hipped roof of grey composite asphalt shingles, with projecting rafters and an exposed wooden tongue-and-groove soffit. Both the rafters and soffit are painted white. Multiple metal roof vents project from the roof. The roof of each unit also has a projecting square element with its own hipped roof of unknown function – possibly a dormer or roof vent.

The property is accessed from the southwest façade, which faces Garfield Street (Figure 2). A PVC white picket fence closes off the front yards of both units, with a white trellis arch providing foot access through the fence for each unit. Paths of concrete pavers lead through the front yard lawns to the concrete path leading up to the front porches. Both front yards are well landscaped and manicured. The two front yards are separated by a double wide concrete driveway, which provides access to the two garages set in to the main mass of the building. Both garage doors are modern metal rolling shutter doors, painted white, with double central windows with shades. Front doors to each unit, painted white, with large windows at the top half, are set into a projecting mass on either side of the garage, at the corners nearest to the garages. Concrete porches with two steps on either side lead up to the front doors. The porches appear to be part of the original foundation of the building. Overhanging hipped porch roofs cover the front doors and porches, and single triple-light picture windows, with a large central light and two narrower single-hung sash windows, fill up the majority of the remaining spaces on either side of the façade. Each of the faces of the projecting masses that looks onto the driveway on both units have a narrow single-hung window.

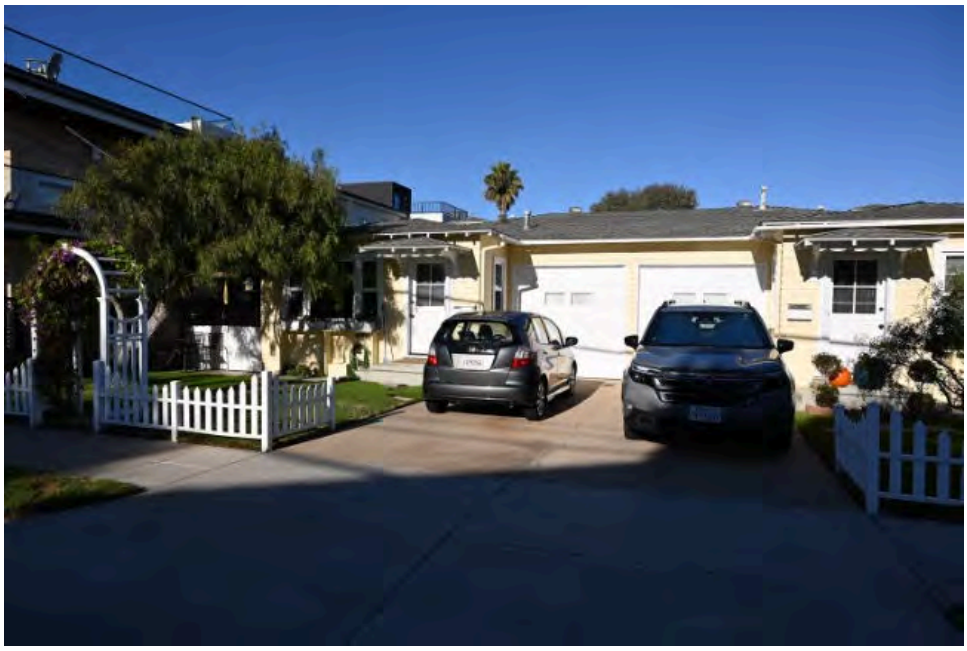


FIGURE 2. SOUTHWEST FAÇADE VIEWED FROM DRIVEWAY, FACING EAST, 10/20/2025

The northwest and southeast facades are nearly identical, due to the mirrored layout of the building. The terrain slopes downward to the backyard on either side of the building, with red concrete pavers forming a hardscaped path to the backyard. Both facades had three rectangular single-hung sash windows, roughly evenly spaced, with the central window being shorter and nearly square (Figure 3). Between the last two windows to the northeast is a side door, accessed by a concrete porch with four steps. A shed porch roof overhangs the doors on either façade. The main difference between the two facades is a large wooden deck added off of the entire northwest façade, which the owner informed us was constructed in 2010 (Figure 4). The original concrete porch and steps were left in place beneath the deck. Additionally, the last window before the backyard was replaced with a door at that time. To the rear of the concrete porch on the southeast façade, an outdoor shower was added, closed in on all sides by a wooden fence with a wooden door facing northeast (Figure 5). A small shed roof covers half of the shower, pitched to the southwest. Both side yards have landscaping along the fencing, with the vegetation being much more extensive along the southeast fence.



Figure 3. Southeast Façade Viewed Over The Side Gate, Facing East, 10/20/2025



Figure 4. Northwest Façade Deck, Facing West, 10/20/2025



FIGURE 5. OUTDOOR SHOWER OFF THE BACK OF THE SOUTHEAST PORCH, FACING WEST, 10/20/2025

The northeast façade is the rear of the building. A fence divides the back in two to separate yards for each unit: however, both units are currently inhabited by members of the same extended family so there is a gate that connects both yards near the façade, as well as a hole through the fence with a slide halfway down the fence. Two play structures cover about a third of the back yard of the south unit, with one third being grass, and the third nearest the façade a patio of red concrete pavers (Figure 6). A similar patio of red concrete pavers, about two rows of pavers shorter, covers the same area of the yard of the north unit. A large tree is located in the southeast corner of the northern yard, with a small shed opposite it and oriented parallel to the rear fence line in a northwest to southeast direction (Figure 7).



Figure 6. Backyard Of South Unit (3462 Garfield Street), Facing East, 10/20/2025



Figure 7. Backyard Of North Unit (3460 Garfield Street), Facing East, 10/20/2025

This rear façade is where the foundation is the highest, and two small wooden doors centered on each unit lead to crawlspaces within the foundation and under the floor. At each corner of the rear façade are two bays that project from above the level of the foundation, supported by posts at each corner.

The space underneath is being used as storage for both units. There are no windows on either bay. The north unit has two windows – a portrait aspect single hung sash window to the northwest and a large landscape aspect picture window with three lights of equal dimension. The center light is a single pane, while the flanking windows have single-hung sashes. This is probably a modification and not a direct replacement. The south unit has three portrait aspect single hung sash windows, in what is probably the original layout (Figures 8-9).



FIGURE 8. REAR OF SOUTH UNIT (3462 GARFIELD STREET), FACING WEST, 10/20/2025



FIGURE 9. REAR OF NORTH UNIT (3460 GARFIELD STREET), FACING WEST, 10/20/2025

Modifications and additions

The exterior footprint of the structure appears wholly intact. The only modern structural addition appears to be the deck added to the northwest façade in 2010. All the windows and doors are modern replacements, with a window on the northwest façade being modified into a door, and two windows in the northeast façade of the northern window being modified into a large triple-light picture window. Electrical, gas, and water utility pipes are mounted on the exterior of both buildings. Modern lighting fixtures and a satellite dish are surface mounted to the building exterior. Modern metal gutters and downpipes have been mounted to the eaves and sides of the house.

Condition

The entire building is in great condition, despite having few original elements. It has quite clearly been well maintained at regular intervals. All the paint is in good condition, as are all of the wooden elements. The owner confirmed that extensive remodeling was carried out in the early 1990's, and it is likely that when the deck was installed in 2010 further touchups, including repainting, may have been done.

***B10. Significance:** <Continued>

Drought and a national depression severely limited development in the area during the 1890s and 1900s but picked up in the 1910s. This began with agriculture, including the introduction of avocados in 1916 and flower production shortly after, and eventually included resorts and suburban

development. Steady growth continued even through the Depression, though most residential development remained west of Highland Drive and north of Agua Hedionda Lagoon. Post-war development included construction of Interstate 5 (1950), incorporation (1952) and annexation, and expansion of single-family residential construction into formerly agricultural areas (WESTEC 1980).

Archival Research

The original owners are unknown. The earliest known occupants of 3460 Garfield Street were Albert H. Davis (b1878 in Indiana), his wife Margaret Davis (b1883 in Ohio), and his partner Isaac Levin (b1873 in Lithuania), all retired. An obituary indicates Albert Davis died late 1950 in Indiana. No other information was available about his wife or partner or their length of residency at 3460 Garfield Street.

The earliest known occupants of 3462 Garfield Street were Harold Bell Wright (b1927 in Oregon), a truck driver and clerk for a home builders store; his wife Drusilla Ann Wright (b1928 in California), and their son Steven M (b1950 in California). The Wright's later had another son and daughter, but by 1962 had relocated to Maricopa County, Arizona. No other information was available about their length of residency at 3462 Garfield Street.

Aerial photography confirms the general construction timeline and neighborhood context: the 1938 image shows mainly undeveloped open space, and agricultural development in the form of orchards. Garfield Street appears to have already been paved at this date, with concrete sidewalks already present along it. The streets leading southwest towards the ocean are also paved with sidewalks. However, the streets off it to the northeast remained unpaved. There is already some residential development in the surrounding area. The 1947 aerial shows 3460-62 Garfield Street as an empty lot still, with further housing development elsewhere in the neighborhood. Additional housing development is visible in 1953 and 1964, including the construction of the duplex at 3460-62 Garfield Street and subdivision of the orchard surrounding it. All the orchards are gone by 1964, and by 1967 all the streets have been paved and the neighborhood has essentially taken on its modern appearance, with the exception of a few still undeveloped lots (NETROnline 2025).

Resource Importance

As a duplex residence, the historic-era structure at 3460-62 Garfield Street is best classified as a building. As a vernacular residence in suburban Southern California, the property can best be evaluated in a context of 1940s-1950s suburban residential development.

The historic-era building at 3460-62 Garfield Street does not represent a property type usually excluded from the National Register. It is not a religious property; has not been removed from its original location; is not the birthplace or grave of a historical figure; is not a cemetery; is not a reconstructed building; is not commemorative in intent; and has not achieved

significance within the past 50 years. Significance and integrity aspects for the historic-era buildings at 3460-62 Garfield Street are addressed in detail below.

CRHR Eligibility and Integrity

While the property has played a general role in suburban residential development in Carlsbad, it does not appear to be directly associated with events that have made significant contributions to the history of the area. Therefore, the historic-era building at 3460-62 Garfield Street is recommended ineligible for the CRHR under Criterion 1.

No information was found to indicate that specific individuals associated with the property were known to have influenced the history of the area. Therefore, historic-era buildings at 3460-62 Garfield Street are recommended ineligible for the CRHR under Criterion 2.

The property is a modest example of local vernacular architecture and is not a unique or outstanding example of its type. It does not appear to be the work of a master architect or craftsman or possess high artistic value. Therefore, the historic-era building at 3460-62 Garfield Street is recommended ineligible for the CRHR under Criterion 3.

The structure is a common property type that has not yielded, and is not likely to yield, important information about history or prehistory that is not available through historic research. Therefore, the historic-era building at 3460-62 Garfield Street are recommended ineligible for the CRHR under Criterion 4.

LOCATION: The building retains integrity of location. The building is in its originally constructed location.

DESIGN: The building mostly retains integrity of design. The structure appears to have always been residential and the property's original historic function is apparent. The basic layout of the building is still intact, including the trim and position of most doors and windows – even if the latter have been replaced over time, and some changes in the position of windows and doors have been made. The wooden deck off of the northwest façade is modern, but does not detract from the original design of the building.

SETTING: The building does not retain integrity of setting. When constructed, the area surrounding the building was mixed rural-residential development. All the other surrounding fields and orchards that originally existed when 3460-62 Garfield Street was built were gone by 1964.

MATERIALS: The building does not retain integrity of materials. While the building still reveals the construction preferences of those who built it and some of the materials available during the period of significance, all of the doors are modern replacements and the windows are modern double-paned glass windows with acrylic framing.

WORKMANSHIP: The building retains integrity of workmanship. Even with modern additions and material replacements, the structure still presents evidence of 1940s-1950s construction methods.

FEELING: The building does not retain integrity of feeling. The surrounding empty and agricultural lands have been replaced by modern apartment buildings and single-family homes. The aesthetic and historic sense of a mid-20th century mixed agricultural and residential area is no longer present.

ASSOCIATION: The building is not associated with any important historic events or persons.

In summary, while the historic-era buildings at 3460-62 Garfield Street retain a measure of historical integrity, it is recommended ineligible for the CRHR under Criterion 1 through 4. Therefore, it is not considered a historic resource per CEQA guidelines.

CEQA Significance Evaluation

The historic-era buildings at 3460-62 Garfield Street do not qualify as a historical resource under the terms of CEQA, as they do not meet any of the definitions set forth by CEQA. The historic-era buildings at 3460-62 Garfield Street Drive are not listed, or determined to be eligible for listing, on the CRHR; are not included in a local register or identified as significant in an historical resource survey; nor have they been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

***B12. References:** <Continued>

NETROnline (2025) *Historic Aerials*. Nationwide Environmental Title Research, LLC. Accessed at https://www.historicaerials.com.

WESTEC (1980) *Regional Historic Preservation Study*. WESTEC Services, Inc. for the Comprehensive Planning Organization of the San Diego Region. Accessed at: http://www.carlsbadhistoricalsociety.com/.

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

8. Full Size Exhibits "A" – "I" dated July 1, 2026 on file in the Planning Division

ABBREVIATIONS

AMP AMPERAGE
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITION
AC ASPHALT CONCRETE
ACC ACCESS
ADJ ADJUSTABLE or ADJACENT
AGG AGGREGATE
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
ASPH ASPHALT
A.S.T.M. AMERICAN SOCIETY FOR TESTING MATERIALS
AUTO AUTOMATIC
AWN AWNING
APPL APPLIANCE
ADDN'L ADDITIONAL
& AND
@ AT

BA BATHROOM
BD BOARD
BDRM BEDROOM
BETWN BETWEEN
BLDG BUILDING
BLK BLOCK
BLK'G BLOCKING
BLW BELOW
BM BEAM
B.M. BENCH MARK
B.N. BOUNDARY NAIL
BOT OR BOTT BOTTOM
BRG BEARING (NON)
BRM CST BROOM CLOSET
BRZ BRONZE
BTU BRITISH THERM. UNIT
BW BASE OF WALL
B.B. BOTTOM OF BEAM
B.O.B. BOTTOM OF BEAM
BUR BUR.T-UP-ROOFING
BMP BEST MANAGEMENT PRACTICES

℄ CENTER LINE
CAB CABINET (S)
CB CATCH BASIN
CDR CEDAR
CEM CEMENT
CER CERAMIC
CHAM CHAMFER
CI CAST IRON
CIRC CIRCLE/CIRCULAR
C/JS CEILING JOISTS
C.T. COOKTOP
CL OR CLOS CLOSET
CLG CEILING
CLR CLEAR
CNTRL CONTROL
C.O. CLEAN OUT
CO?G/CO?W CLEAN OUT TO GRADE/WALL
COL COLUMN
COMBO COMBINATION
COMP COMPOSITION
CONC CONCRETE
CONN CONNECT
CONST CONSTRUCTION
CONT CONTINUE/CONTINUOUS
CONTR CONTRACTOR
CRB CRUSHED ROCK BASE
CPT CARPET
CSMT CASEMENT
CST CAST
C.T. CERAMIC TILE
CNTR COUNTER

CTSK COUNTERSINK
CU FT CUBIC FEET
CU IN CUBIC INCHES
CU YD CUBIC YARDS
CW COLD WATER
COMB COMBUSTION
CMU CONCRETE MASONRY UNIT

d PENNY (NAIL)
D DRYER
DBL DOUBLE
DET DETAIL
DF DOUGLAS FIR
DF DRINKING FOUNTAIN
DG DECOMPOSED GRANITE
D/H DOUBLE HUNG
DIA OR DIAM DIAMETER
DIAG DIAGONAL
DIM DIMENSION
DIN RM DINING ROOM
DISP DISPOSAL
DN DOWN

DP DEEP
DR DOOR
DS DEEP SINK
D.S. DOWN SPOUT
DV DRYER VENT
DW DISHWASHER
DWG DRAWING
DWR DRAWER (S)
ø DIAMETER

E EAST
ELEC ELECTRICAL
EA EACH
EJ EXPANSION JOINT
ELEV ELEVATION
E.N. EDGE NAIL
ENCLOS ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EWWF ELECTRICALLY WELDED WIRED FABRIC
(E) or EXIST EXISTING
EXP EXPANSION
EXP EXPOSED
EXT EXTERIOR

FAST FASTENER
FAU FORCED AIR UNIT
FBGL FIBERGLASS
FBO FURNISHED BY OTHERS/ FURNISHED BY OWNER
FCO FLOOR CLEAN OUT
F.D. FLOOR DRAIN
FD FIRE DAMPER
FE FIRE EXTINGUISHER
F/N FLR. FINISH FLOOR
FG FIXED GLASS
FG FUEL GAS
FHMS FLATHEAD MACHINE SCREW
FHWS FLATHEAD WOOD SCREW
FIN FINISH
FJR/JST. FLOOR JOIST
FLASH FLASHING
FLUSH FLUSH BEAM
FLR FLOOR
FLUOR FLUORESCENT
F.N. FIELD NAIL
FND FOUNDATION
FOB FACE OF BRICK
FOB FACE OF BEAM
FOC FACE OF CURB
FOC FACE OF CONCRETE
FOM FACE OF MASONRY
FOS FACE OF STUD
FP FIREPLACE
FTG FOOTING

FIX FIXED
FLD FIELD
F/N N FINISH NAIL
FRZ FREEZER

G GAS
GA GAUGE
GALV GALVANIZED
GAR GARAGE
GB GRAB BAR
G.F.I. GROUND FAULT INTERRUPTER
GI GALVANIZED IRON
GL GLASS
GLU-LAM GLUED LAMINATED
GRD GRADE
GRND GROUND
GRVL GRAVEL
GTR GUTTER
GYP GYPSUM
GYP.BD. GYPSUM BOARD
GLU/LAM GLUED LAMINATED BEAM

H HIGH
HB HOSE BIBB
HC HOLLOW CORE
HD HOLDOWN
HDR HEADER
HDWD HARDWOOD
HF HEMLOCK FIR
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING/VENTILATING/AIR CONDITIONING
HW HOT WATER

IB IRONING BOARD
ICBO INTERNATIONAL CONF. OF BUILDING OFFICIALS
IIC IMPACT INSULATION CLASSIFICATION
INCAN INCANDESCENT
INCL INCLUDE
INSUL INSULATION
INT INTERIOR
INV INVERT

JAC JACUZZI
JAN JANITOR
JST JOIST
JT JOINT

KIT KITCHEN
K.P. KING POST

L LENGTH
LAB LABORATORY
LAM LAMINATE
LAV LAVATORY
LB POUND
LB LAG BOLT
LF LINEAL FEET
LIN LINEN
LIV. RM. LIVING ROOM
LNDSCP LANDSCAPE
LOC LOCATION
LP LAMINATED PLASTIC
LT LAUNDRY TUB
LTWT LIGHT WEIGHT
LUM.CLG LUMINOUS CEILING
LWC LIGHT WEIGHT CONCRETE

M MEN
MSTR MASTER
MAS MASONRY
MATL MATERIAL

MAX MAXIMUM
MB MACHINE BOLT
MBR MEMBER
M.C. MEDICINE CABINET
MDL MODEL
MECH MECHANICAL
MED MEDIUM
MEM MEMBRANE
MANUF MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MS MOP SINK
MT METAL THRESHOLD
MTD MOUNTED
MTL METAL
MTR METER &/OR LOCATION
MIL MILLIMETER
ML MICRO-LAM
MICRO MICROWAVE

N NORTH
NAT'L NATURAL
N.I.C. NOT IN CONTRACT
NO. OR # NUMBER
NOM NOMINAL
N.R.C. NOISE REDUCTION COEFFICIENT
N.T.S. NOT TO SCALE
NEC NATIONAL ELECTRICAL CODE

O/ OVER
OBS OBSCURE
O/C OR O.C. ON CENTER
OCC SEP OCCUPANCY SEPARATION
OHMS OVERHEAD MACHINE SCREW
OHWS OVERHEAD WOOD SCREW
OPG OPENING
OPP OPPOSITE
OSB ORIENTED STRAND BOARD
OVHD OVERHEAD

PL PLATE LINE
PANT PANTRY
PBD PARTICAL BOARD
PC PHOTOELECTRIC CELL
PENT PENETRATION
PERF PERFORATE
PERIM PERIMETER
PH PANIC HARDWARE
PH PAPER HOLDER
PL PLATE
PLAS PLASTER/PLASTIC
PLF POUNDS PER LINEAL FOOT
PLYWD PLYWOOD
PKT POCKET
PNL PANEL
POST POST
PR PRESSURE RELIEF
PR PAIR
PRE FAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT POINT
PT POST TENSIONED
PTD PAINTED
PT/DF PRESSURE TREATED DOUGLAS FIR
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT
PWDR POWDER ROOM
PUE PACIFIC UTILITY EASEMENT

PG&E PACIFIC GAS & ELECTRIC

R RISER
R.A. RETURN AIR
RAD RADIUS

R.D. ROOF DRAIN
REF REFRIGERATOR
REF REFERENCE
REIN REINFORCE
REQ'D REQUIRED
RES RESILIENT
RS RESAWN
REV REVISED
RHMS ROUNDHEAD MACHINE SCREW
RHWS ROUNDHEAD WOOD SCREW
RR'S ROOF RAFTERS
RM ROOM
RO ROUGH OPENING
ROS ROUGH SAWN
RDWD REDWOOD
RWL RAIN WATER LEADER
RVS REVERSE

S SEWER
S SOUTH
S&F SAFETY
S.C. SOLID CORE
SCHED SCHEDULE
S.D. STORM DRAIN
SECT SECTION
SERV SERVICE
S.F. SQUARE FEET
SHSH/LVS SHELF/SHELVES
S.H. SINGLE HUNG
SHT SHEET
SHTHG SHEATHING
SHWR SHOWER
SIL SILICONE
SIM SIMILAR
SL SLIDER (ING)
SOF SOFFIT
S&P SHELF & POLE
SPEC SPECIFICATION
SPKR OR SP SPEAKER
SPL SPLASH
SQ SQUARE
S4S SURFACED FOUR SIDES
SS STAINLESS STEEL
STC SOUND TRANSMISSION CLASS
STD STANDARD
STL STEEL
STOR STORAGE
STRUC STRUCTURE/STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRIC/SYMMETRICAL
SYS SYSTEM
SEW SEWING
SPEC.INSP SPECIAL INSPECTION
SDG&E SAN DIEGO GAS & ELECTRIC
SOAP SOAP DISH
SIN.LITE SINGLE LITE

T TREAD
TAB TABULATION
T&B TOP & BOTTOM
T.BAR TOWEL BAR
T.O.B. TOP OF BEAM
TBM TEMPORARY BENCH MARK
TC TIME CLOCK
T.C. TRASH COMPACTOR
T.O.C. TOP OF CURB
TEL TELEPHONE
TV TELEVISION
TEMP TEMPERED/TEMPERATURE
T&G TONGUE & GROOVE
T.M.E. TO MATCH EXISTING
T.O.G TOP OF GRADE
THK THICK
THRU THROUGH
TP TOP OF PAVEMENT
TR TOWEL RING
TRTMT TREATMENT
TS TOP OF SIDEWALK
TS TUBE STEEL
T.O.S. TOE OF SLOPE
TSB TOP SET BASE
T.O.W. TOP OF WALL
TYP TYPICAL
TPH TOILET PAPER HOLDER
TN TOP OF NAILER

UPPER UPPER CABINETS
UC UNDER COUNTER
UBC UNIFORM BUILDING CODE
UMC UNIFORM MECHANICAL CODE
UPC UNIFORM PLUMBING CODE
U.N.O. UNLESS NOTED OHTERWISE
UR URINAL
UTIL UTILITY

V VOLTS
VT VINYL TILE
VB VAPOR BARRIER
VERT VERTICAL
VTR VENT THRU ROOF
VTW VENT THRU WALL
VAC VACUUM

W WIDTH/WIDE/WEST
W WOMEN'WATER/WASHER
W/ WITH
W/O WITHOUT
W/A WHERE APPLICABLE
W/D WASHER/DRYER
WC WATER CLOSET
WCO WALL CLEAN OUT
WD WOOD
WG WIRE GLASS
WF WIDE FLANGE (STEEL)
W.H. WATER HEATER
W.I. WROUGHT IRON
WDW WINDOW
WP WATERPROOF/WEATHERPROOF
WR WATER RESISTANT
WSCT WAINSCOT
WWF WELDED WIRE FABRIC
WWM WELDED WIRE MESH

HERS

DEMOLITION NOTES

1.THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION , AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. THE GENERAL CONDITIONS AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.

2.THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.

3.THE FAILURE OR OMISSION OF THE CONTRACTOR TO VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO HIS BID OR TO HIS CONTRACT.

4.THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.

5.IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OR GUARANTEED, EITHER EXPRESSED OR IMPLIED, THAT THE EXISTING CONDITIONS REPRESENTED ON THE PLANS REFLECT THE ACTUAL CONDITIONS.

6.EXISTING UNDERGROUND LINES SHALL BE VERIFIED PRIOR TO START OF ANY WORK.

7.IT IS UNDERSTOOD AND AGREED THAT CERTAIN LINES CANNOT BE OR HAVE NOT BEEN LOCATED, AND NO INDICATION IS CONTAINED ON ANY OF THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS (I.E., STORM DRAINAGE, ELECTRICAL, PLUMBING, SEWER, WATER, OR GAS);THEREFORE, EXERCISE EXTREME CAUTION DURING CLEARING, GRADING, EXCAVATING, TRENCHING, AND LIKE WORK. SHOULD ANY SUCH LINES BE ENCOUNTERED, GIVE NOTICE (IN WRITING) AND DO NOT PROCEED UNTIL ADEQUATE INVESTIGATION HAS BEEN MADE, THE LINE IDENTIFIED, AND INSTRUCTIONS ARE ISSUED AS TO HOW TO PROCEED.

8.PROVIDE BARRICADE WARNINGS (SIGNS AND LIGHTING), DUST BARRIER, AND MAINTENANCE AND SUPERVISION THEREOF, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND THEIR RESPECTIVE REQUIREMENTS, OR AS MAY BE DIRECTED FROM TIME TO TIME. ALL TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTIONS OF ADJACENT PROPERTY AND EXISTING CONSTRUCTION SHALL BE IN PLACE BEFORE DEMOLITION WORK IS STARTED.

9.THE USE OF PROPER PLANT AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

10.EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.

11.DEMOLITION SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURE, PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS, AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED. ALL AREAS TO BE PATCHED TO MATCH ADJACENT AREAS.

12.ALL REMOVED MATERIAL RESULTING FROM THE WORK OF THIS SECTION, EXCEPT AS INDICATED OR SPECIFIED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED TO A LEGAL DISPOSAL AREA. ALL DEBRIS RESULTING FROM THIS WORK SHALL BE REMOVED FROM THE SITE DAILY AND SHALL NOT BE ALLOWED TO ACCUMULATE.

13.STOCKPILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL.

14.EXISTING APPURTENANCES AND IMPROVEMENTS WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO WORK UNDER THIS SECTION. SUCH DAMAGED FACILITIES SHALL BE PROMPTLY REPAIRED AND/OR REPLACED IN KIND.

15.PROVIDE AND MAINTAIN BRACING AND SHORING AS REQUIRED BY APPLICABLE REGULATIONS FOR SAFETY.

16.PROTECTION OF UTILITIES. PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES TRAVERSING OR WITHIN AND ABOUT THE SITE; PROTECT ALL SUCH PROPERTY AND ITEMS, INCLUDING BUT NOT LIMITED TO PIPING, CONDUITS, DRAINS, MANHOLES, MAINS, LATERALS, CATCH BASINS, VALVE BOXES, METERS, AND OTHER APPURTENANCES AND STRUCTURES. PROMPTLY REPAIR ANY DAMAGE TO SUCH UTILITY OR WORK DUE TO WORK UNDER THIS CONTRACT TO THE SATISFACTION OF THE OWNING UTILITY OR MUNICIPAL BODIES HAVING JURISDICTION

17.NO BLASTING OR ON-SITE BURNING WILL BE PERMITTED.

18.NOISE ABATEMENT. NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC. NOISE ABATEMENT CONTROL SHALL CONFORM TO LOCAL ORDINANCES.

19.DUST PALLIATION. DURING DEMOLITION AND SITE CLEARING, KEEP DUST, DIRT, AND POLLEN FROM VEGETATION FROM BLOWING OR SPREADING BY MEANS OFWATERING DOWN AT REGULAR INTERVALS AND AS DIRECTED.

20.AIR POLLUTION CONTROLS. CONTRACTOR SHALL COMPLY WITH SECTION 11017 OF THE GOVERNMENT CODE AND WITH THE REQUIREMENTS OF THE SAN DIEGOCOUNTY AIR POLLUTION CONTROL DISTRICT.

MISCELANEOUS NOTES

CODES & GOVERNING AGENCIES

Construction of the proposed project shall be done in accordance with the City of Carlsbad Municipal code which includes amendments to the 2022 California code of Regulations (title 24) and which also adopts the following:

* 2022 California Building Code
* 2022 California Residential Code
* City of Carlsbad, zoning ordinance; current edition
* California Mechanical Code; 2022 edition
* California Plumbing Code; 2022 edition
* California Electrical Code; 2022 edition
* California Fire Code: 2022 edition
* California Building Energy Efficiency Standards; 2022 edition
* California Green Building Standards Code, 2022 edition,

PROJECT DATA

SCOPE:
-EXISTING GARAGES CONVERTED TO ADU
-NEW ADDITION @ 2ND FLOOR FOR ADU
-NEW ADDITIONS @ 1ST & 2ND FLOOR FOR 3462 UNIT
-MINOR REMODELING TO 3462 UNIT
-(NO REMODELING OR ADDITIONS BEING DONE AT UNIT 3460)
-NEW WORKSHOP/STORAGE IN REAR YARD AT UNIT 3460

EXISTING SQUARE FOOTAGES:

EXISTING NORTH UNIT GARAGE: 3460	172 S.F.
EXISTING SOUTH UNIT GARAGE: 3462	172 S.F.
EXISTING NORTH UNIT: 3460	814 S.F.
EXISTING SOUTH UNIT: 3462	814 S.F.
TOTAL EXISTING LIVABLE AREA:	1628 S.F.
NEW DETACHED WORKSHOP/STORAGE:	426 S.F.

PROPOSED SQUARE FOOTAGES:

EXISTING NORTH UNIT: 3460	814 S.F.
EXISTING SOUTH UNIT: 3462	814 S.F.
AREA OF GARAGES CONVERTED TO ADU:	344 S.F.
ADDITION @ 2ND FLOOR FOR ADU:	351 S.F.
ADDITION TO UNIT 3462 AT 1ST FLOOR:	195 S.F.
ADDITION TO UNIT 3462 AT 2ND FLOOR:	377 S.F.
TOTAL PROPOSED LIVABLE AREA:	2895 S.F. TOTAL
LOCKABLE STORAGE AREA: UNIT 3460: (DETACHED)	160 S.F.
LOCKABLE STORAGE AREA: UNIT 3462: (DETACHED)	266 S.F.
	436 S.F. TOTAL

A.P.N.#:
204-150-2400

SITE ADRESS:
3460 & 3462 GARFIELD STREET, CARLSBAD, CA.

LEGAL DESCRIPTION:
THE REAL PROPERTY IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS:
THE SOUTHEASTERLY 26 FEET OF LOT 9 AN D ALL OF LOT 10,
"BLOCK P" OF PALISADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF N O. 1747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 5, 1923.

GENERAL PLAN DESIGNATION: EXISTING AND PROPOSED:
MULTIPLE-FAMILY RESIDENTIAL, 19-23 DWELLING UNITS/ACRES (R-23)

OVERLAY ZONES:
BEACH OVERLAY ZONE (BAO)

PARKING:
NO REPLACEMENT PARKING FOR CONVERTED GARAGE IS REQUIRED BECAUSE THE PARCEL IS IN THE AB 2097 RADIUS. HOWEVER, 2 PARKING SPACES HAVE BEEN PROVIDED IN THE FRONT YARD, PER SHEET A, AS 'VISITOR PARKING'.

LOT SIZE:
8729 S.F. GROSS
8729 S.F. NET

LOT COVERAGE:
60%
60% OF 8721 S.F. = 5,232 S.F. ALLOWED
ACTUAL:

EXISTING UNIT 3460:	814 S.F.
EXISTING UNIT 3462:	814 S.F.
EXISTING GARAGES CONVERTED TO LIVABLE FOR UNIT 3462:	344 S.F.
ADDITION TO UNIT 3462 @ 1ST FLOOR:	195 S.F.
NEW DETACHED WORKSHOP/STORAGE:	426 S.F.
NEW FRONT COVERED PATIO:	109 S.F.
NEW REAR COVERED PATIO:	239 S.F.
	2941 S.F. TOTAL (34%)

LANDSCAPING: TO REMAIN AS IS (EXCEPT AT NEW BLDG.FOOTPRINTS).
PERCENTAGE OF LANDSCAPING AFTER CONSTRUCTION: 48% OF LOT.

USE ZONE:
R3

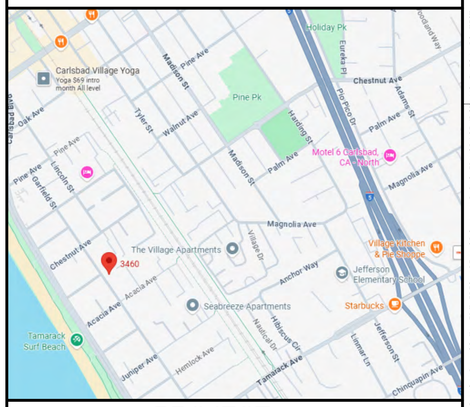
TYPE OF CONSTRUCTION:
TYPE VB-NON RATED (EXISTING RESIDENCE IS NOT SPRINKLERED)

PHOTOVOLTAIC REQUIREMENT:	436 S.F. TOTAL
SYSTEM	2.61 kWdc ROOF MOUNTED
WATER HEATING:	SINGLE 240V HEAT PUMP
WATER HEATER	
EV CHARGING STATION:	2 PROVIDED IN DRIVEWAY,
PER SITE PLAN	
EARTHWORK VOLUMES:	UNIT 3460: 0
	UNIT 3462: 5.2 CU.YDS. CUT
	WORKSHOP: 5 CU.YDS. CUT
	FILL: 0
	EXPORT: 10.2 CU.YDS.

SHEET INDEX

TS	TITLE SHEET / DEMO NOTES
AO	EXISTING CONDITIONS; BOUNDARY & TOPO SURVEY
A	SITE DEVELOPMENT PLAN
A-1	EXISTING FLOOR PLAN PROPOSED FLOOR PLANS
A-2	DIMENSION PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	SITE SECTION
A-6	WORKSHOP / STORAGE PLANS

VICINITY MAP



PROJECT CONSULTANTS

Surveyor:
Coffman Land
P.O. Box 2497
Julian, California 92036
Contact: Richard Coffman
760-520-4340

Civil Engineer:
Ardolino Coastal Engineering
p.o. Box 1226
Cardiff by the Sea, Ca. 92007
Contact: Brian Ardolino
760-334-1373

LICENCED ARCHITECT
KRISTIN VON ZWECK
C-28581
REN:5/31/2027
STATE OF CALIFORNIA

CDP2025-0020

VANDERWEIT ADDITION AND REMODEL
3460 & 3462 GARFIELD STREET
CARLSBAD, CALIFORNIA 92008

KRISTIN VON ZWECK, ARCHITECT
760 SAXONY ROAD, ENCINITAS, CALIFORNIA 92024
PHONE:760-479-0537 EMAIL: kristinvonzweckarchitect@gmail.com
WEBSITE: ARCHITECTBYTHESEA.COM

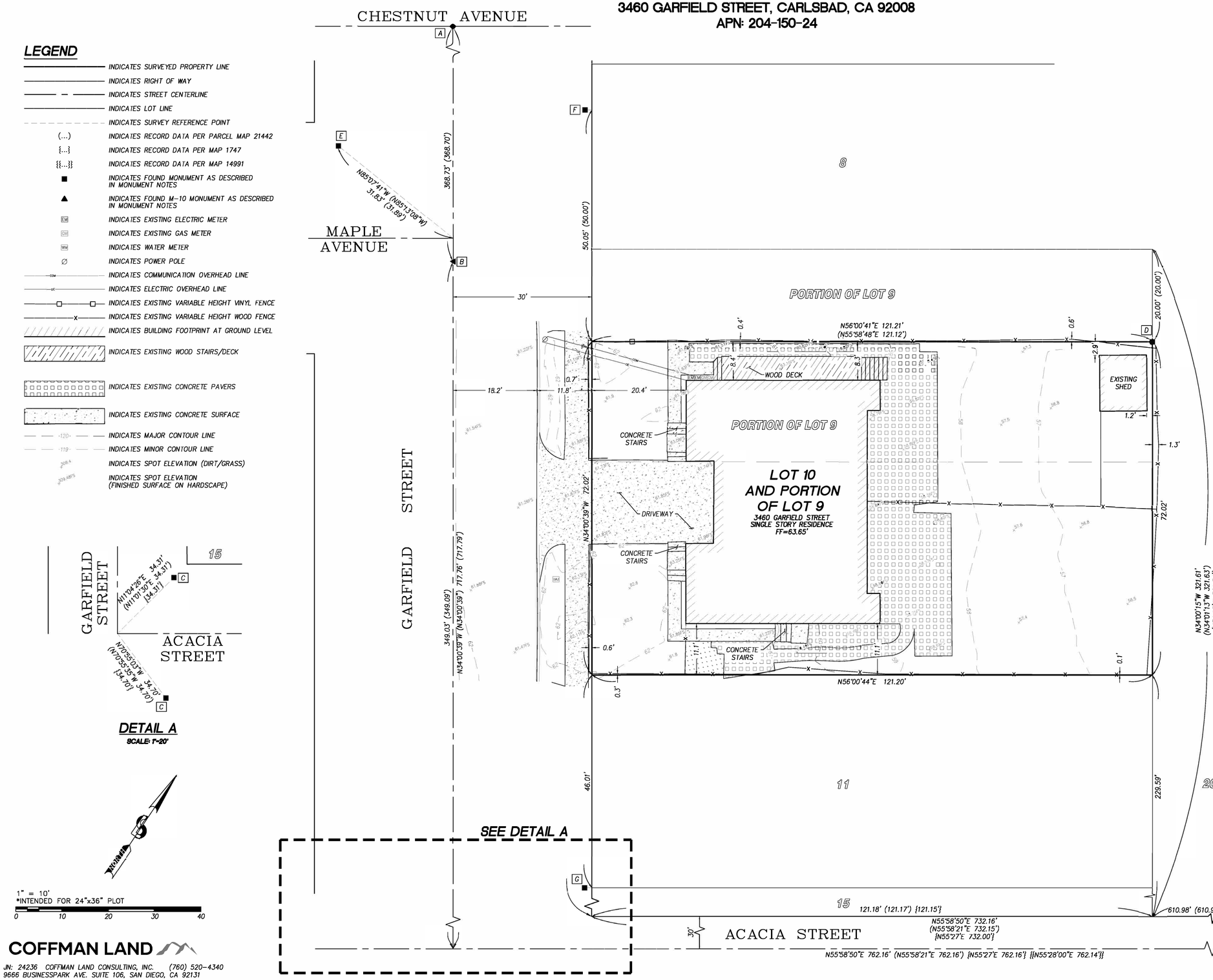
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DRAWN	KVZ
CHECKED	KVZ
DATE	5-31-2026
SCALE	-
JOB NO.	24221

TS

BOUNDARY & TOPOGRAPHIC SURVEY

3460 GARFIELD STREET, CARLSBAD, CA 92008
APN: 204-150-24



LEGEND

- INDICATES SURVEYED PROPERTY LINE
- INDICATES RIGHT OF WAY
- INDICATES STREET CENTERLINE
- INDICATES LOT LINE
- INDICATES SURVEY REFERENCE POINT
- (...) INDICATES RECORD DATA PER PARCEL MAP 21442
- {...} INDICATES RECORD DATA PER MAP 1747
- {{...}} INDICATES RECORD DATA PER MAP 14991
- ■ INDICATES FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES
- ▲ INDICATES FOUND M-10 MONUMENT AS DESCRIBED IN MONUMENT NOTES
- EM INDICATES EXISTING ELECTRIC METER
- GM INDICATES EXISTING GAS METER
- WM INDICATES WATER METER
- ∅ INDICATES POWER POLE
- COM INDICATES COMMUNICATION OVERHEAD LINE
- OE INDICATES ELECTRIC OVERHEAD LINE
- INDICATES EXISTING VARIABLE HEIGHT VINYL FENCE
- INDICATES EXISTING VARIABLE HEIGHT WOOD FENCE
- INDICATES BUILDING FOOTPRINT AT GROUND LEVEL
- INDICATES EXISTING WOOD STAIRS/DECK
- INDICATES EXISTING CONCRETE PAVERS
- INDICATES EXISTING CONCRETE SURFACE
- 120 INDICATES MAJOR CONTOUR LINE
- 119 INDICATES MINOR CONTOUR LINE
- 359.5 INDICATES SPOT ELEVATION (DIRT/GRASS)
- 359.48FS INDICATES SPOT ELEVATION (FINISHED SURFACE ON HARDSCAPE)

DETAIL A
SCALE: 1"=20'

1" = 10'
*INTENDED FOR 24"x36" PLOT
0 10 20 30 40

COFFMAN LAND
JN: 24236 COFFMAN LAND CONSULTING, INC. (760) 520-4340
9666 BUSINESSPARK AVE. SUITE 106, SAN DIEGO, CA 92131

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS:

THE SOUTHEASTERLY 26 FEET OF LOT 9 AND ALL OF LOT 10, "BLOCK P" OF PALISADES, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 5, 1923.

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

COFFMAN LAND CONSULTING AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

DATE OF SURVEY

TOPOGRAPHIC DATA AND PLANIMETRICS SHOWN HEREIN WAS OBTAINED BY TRADITIONAL GROUND SURVEY FIELD DATA COLLECTION METHODS.

DATE OF FIELD SURVEY: NOVEMBER 5, 2024

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF GARFIELD STREET AS SHOWN ON PARCEL MAP NO. 21442.

I.E. N34°00'39"E

CURRENT VESTED OWNER

THE CURRENT VESTED OWNER AT THE DATE OF THIS SURVEY IS:

HENRY VANDER WEIT AND MARILYN R VANDER WEIT, A HUSBAND AND WIFE PER GRANT DEED DOCUMENT NO. 2008-0621016

MONUMENT AND ANALYSIS NOTES

- A FOUND 2" PIPE & DISC STAMPED "LS 5819" PER CR 20928.
- B FOUND M10 MONUMENT STAMPED "RCE 16583" PER PM 16289 PER PARCEL MAP 21442.
- C FOUND LEAD & DISC STAMPED "RCE 27214" PER CR 14995.
- D FOUND 3/4" PIPE & DISC STAMPED "LS 9117" PER PM 21442.
- E FOUND 3/4" PIPE & DISC STAMPED "RCE 27214" PER CR 15010.
- F FOUND LEAD & DISC STAMPED "LS 6091" AT 1.50' OFFSET TO R/W, AS SHOWN ON CR 46785.
- G FOUND LEAD & DISC STAMPED "LS 9282" AT 1.50' OFFSET TO R/W PER CR 46785.
- H FOUND 3/4" PIPE WITH DISC STAMPED "LS 4611" AT 30' OFFSET TO R/W PER MAP 1747.

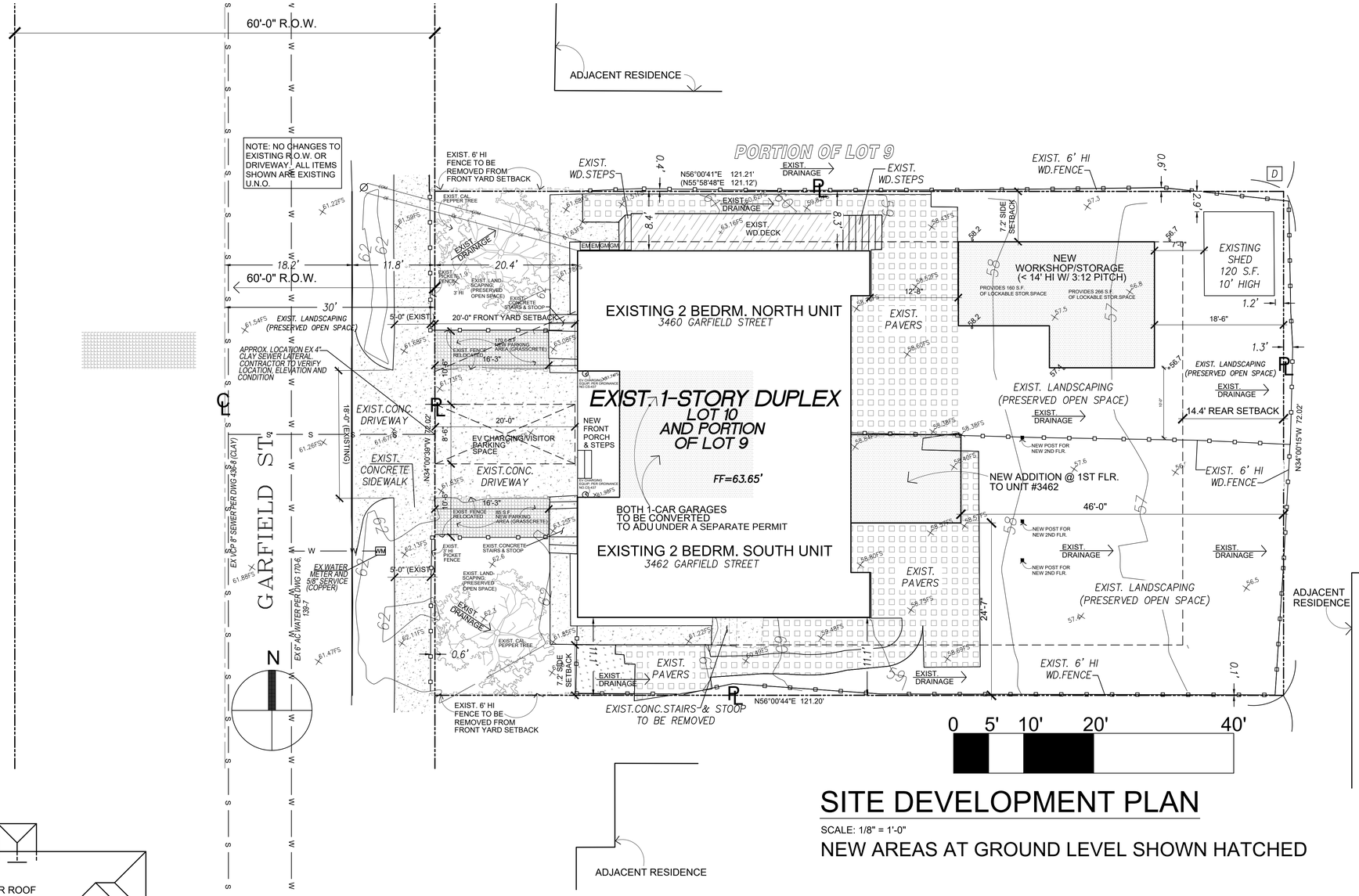
SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

PROFESSIONAL LAND SURVEYOR
RICHARD J. COFFMAN
PLS NO. 9312
STATE OF CALIFORNIA

NOVEMBER 21, 2024

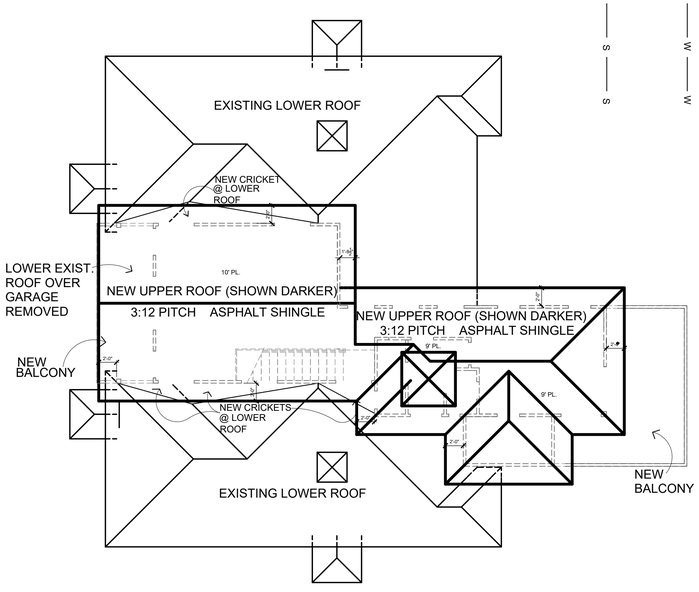
RICHARD J. COFFMAN — DATE
PROFESSIONAL LAND SURVEYOR NO. 9312, EXP. 9/30/2026



SITE DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"

NEW AREAS AT GROUND LEVEL SHOWN HATCHED



ROOF PLAN

SCALE: 1/8" = 1'-0"

-SITE DEVELOPMENT PLAN
-ROOF PLAN

LICENCED ARCHITECT
KRISTIN VON ZWECK
C-28581
REN:5/31/2027
STATE OF CALIFORNIA

CDP2025-0020

VANDERWEIT ADDITION AND REMODEL

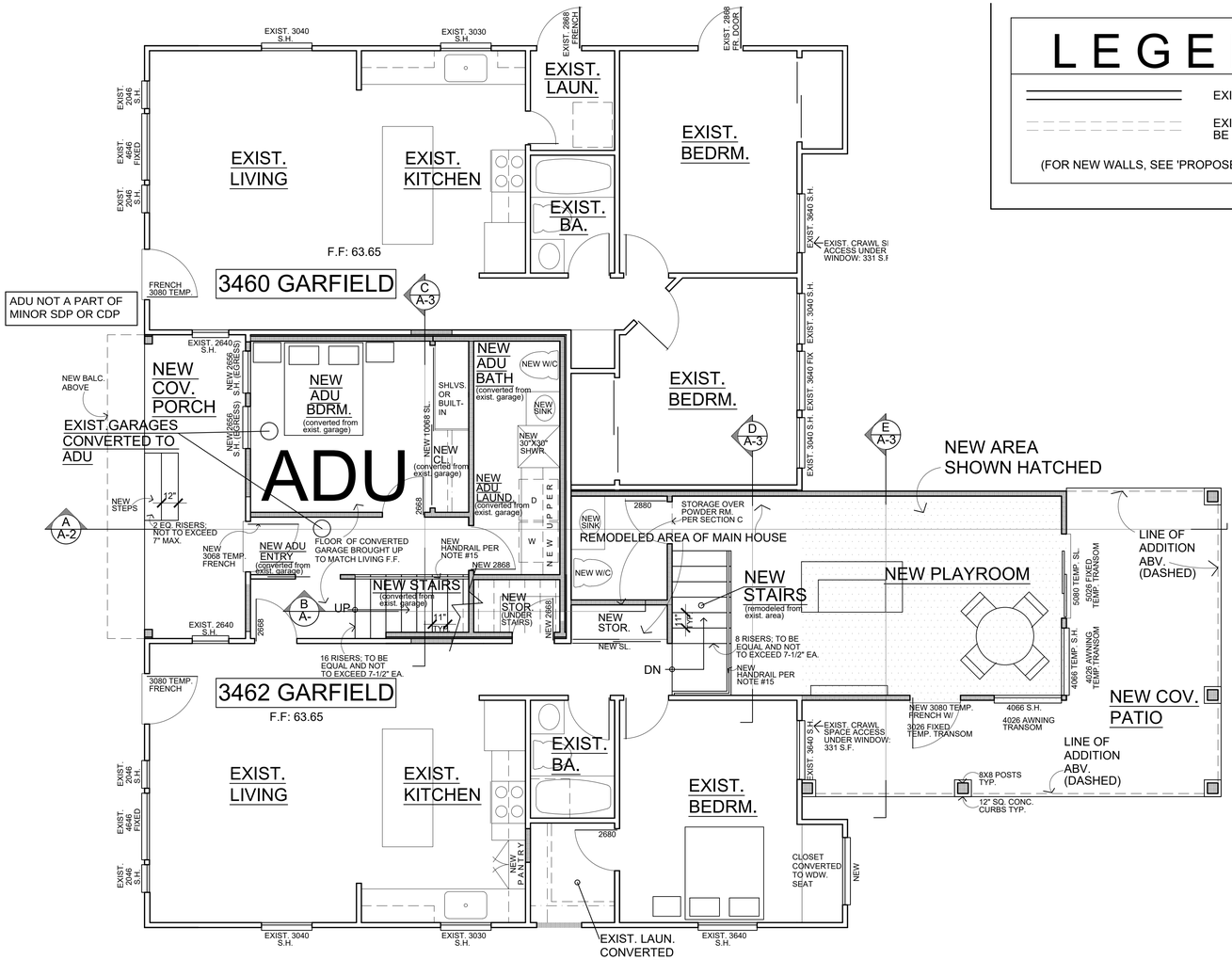
3460 & 3462 GARFIELD STREET
CARLSBAD, CALIFORNIA 92008

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760 SAXONY ROAD, ENCINITAS, CALIFORNIA 92024
PHONE:760-479-0537 EMAIL: kristinvonzweckarchitect@gmail.com
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DRAWN	KVZ
CHECKED	KVZ
DATE	5-31-2026
SCALE	1/8" = 1'-0"
JOB NO.	24221

A



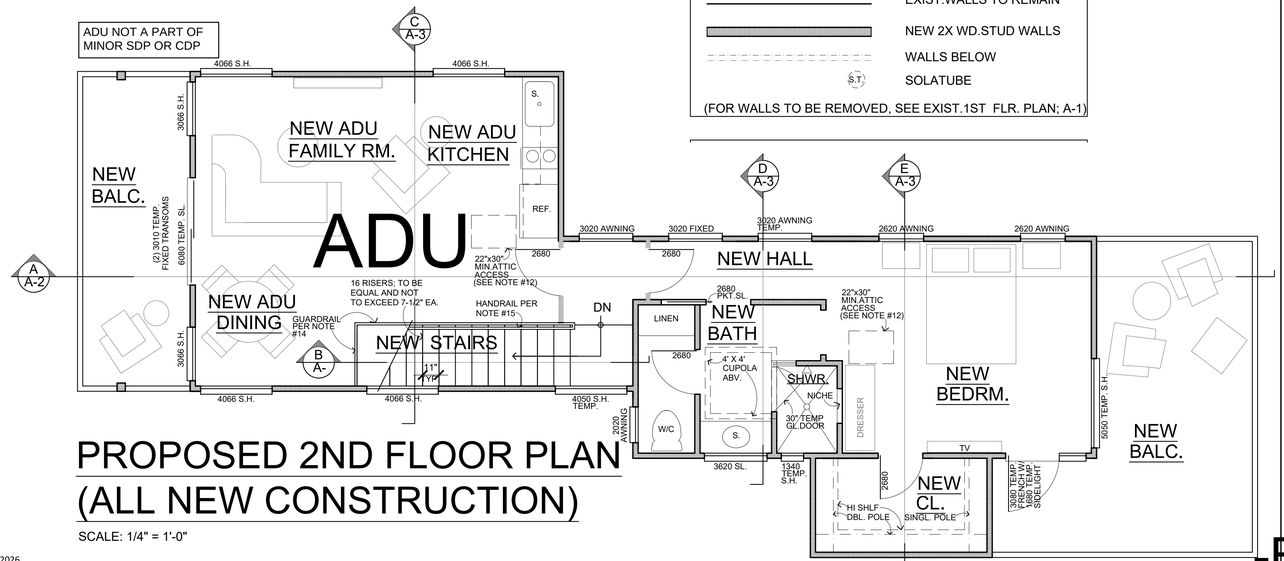
PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- EXIST.WALLS TO REMAIN
- EXIST.WALLS TO BE REMOVED

(FOR NEW WALLS, SEE 'PROPOSED 1ST FLOOR PLAN")



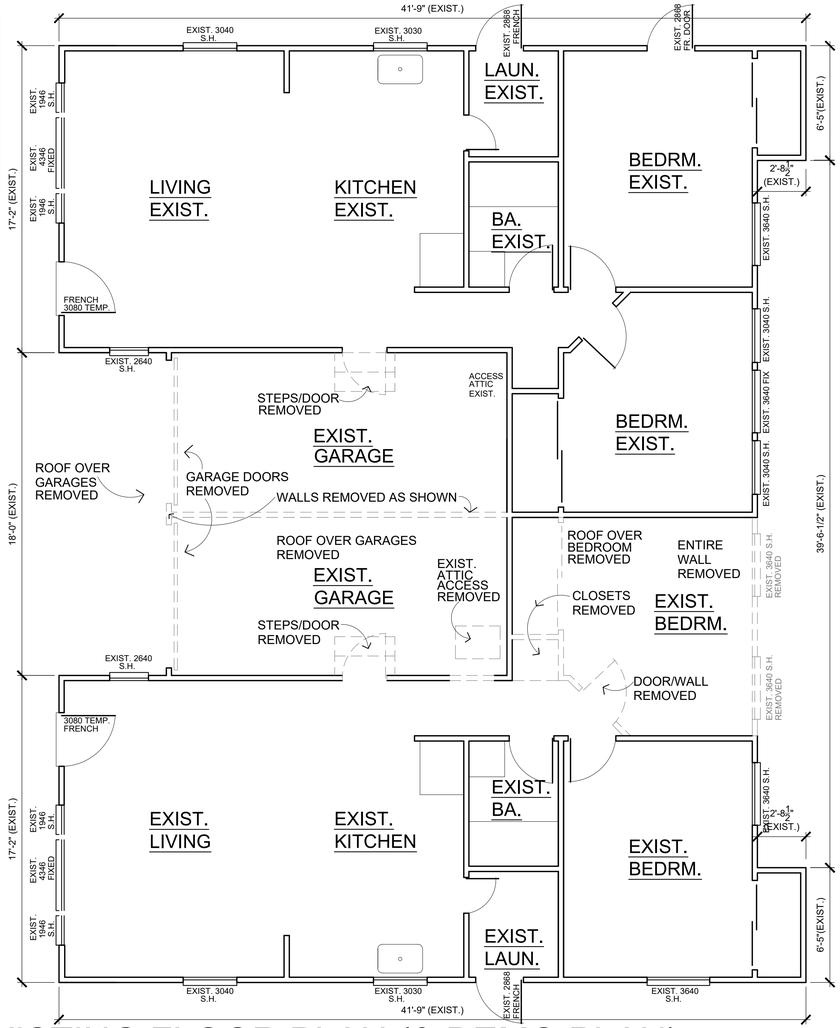
LEGEND

- EXIST.WALLS TO REMAIN
- NEW 2X WD.STUD WALLS
- WALLS BELOW
- (S.T.) SOLATUBE

(FOR WALLS TO BE REMOVED, SEE EXIST.1ST FLR. PLAN; A-1)

PROPOSED 2ND FLOOR PLAN (ALL NEW CONSTRUCTION)

SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN (& DEMO PLAN)

SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE TYPICAL SPECIFICATION SHEETS FOR GENERAL REQUIREMENTS.
2. IN SHOWER/TUB COMBINATIONS, SHOWERS, BATHTUBS AND BIDETS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (CPC SECTIONS 408,409 & 410)
3. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH. (FOR DUAL FLUSH TOILETS, THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME). NEW KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM @ 60 PSI, AND LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI., NEW SHOWERHEADS MAY NOT EXCEED 1.8 GPM @ 80 PSI. NEW IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED. IF WEATHER-BASED, THE CONTROLLER SHALL HAVE EITHER A RAIN SENSOR OR BE EQUIPPED WITH A COMMUNICATION SYSTEM THAT ACCOUNTS FOR LOCAL RAINFALL.
4. ALL FRENCH DOORS TO HAVE TEMPERED GLASS.
5. ALL PLUMBING WALLS AND BATHROOM WALLS TO BE FULLY SOUND INSULATED WITH R-11 MIN. INSULATION BATTS.
6. INSULATE BETWEEN FLOORS PER TITLE 24
7. SEE FLOOR PLAN FOR SCUPPER LOCATIONS AND DRAINAGE PATTERNS.
8. ALL SKYLIGHTS SHALL BE: VELUX (ICC-ES REPORT #: ESR-4108) OR EQUAL.
   SKYLIGHTS MUST BE TEMPERED GLASS OR "CLASS A" RATED ASSEMBLY WITH AN APPROVED LISTING.
9. ALL CEILING JOISTS AT DROPPED AREAS TO BE 2x6 AT 16" O.C. MINIMUM U.N.O.
10. PROVIDE A RECIRCULATING PUMP FOR EACH WATER HEATER.
11. ALL LOUVERED DOORS SHALL BE PAINTED TO MATCH STUCCO.
12. ATTIC ACCESS SHALL HAVE 30" CLEAR HEADROOM IN ATTIC. SEE MECHANICAL NOTES FOR PASSAGEWAY REQUIREMENTS.
13. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE AND CERTIFICATION BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) WHICH SHOWS COMPLIANCE WITH THE ENERGY CALCULATIONS.
14. PROVIDE 42" HIGH PROTECTIVE RAILING FOR PORCHES, BALCONIES, AND OPEN SIDES OF LANDINGS. MAXIMUM OPENING BETWEEN RAILING IS 4". CRC SECTION R312.2 & R312.3)
15. PROVIDE HANDRAIL ON ONE SIDE OF THE STAIRS-MIN. TOP OF HANDRAIL SHALL BE BETWEEN 34" & 38" ABV. NOSE OF TREADS. HANDGRIP PORTION SHALL BE BETWEEN 1-1/4" AND 2" DIAM. AND NOT LESS THAN 1-1/2" FROM WALL. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
16. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENING SHALL BE WEATHERPROOF. (CBC CHAPTER 14)
17. MINIMUM UNDERFLOOR VENTILATION SHALL BE EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. ONE VENT SHALL DOUBLE AS AN ACCESS PANEL. AND SHALL HAVE A 18" X 24" CLEAR, MINIMUM OPENING, UNOBSTRUCTED BY DUCTS, PIPES ETC. ALL OPENINGS SHALL BE SCREENED WITH CORROSION RESISTANT MESH OF ¼" OPENINGS. UNDERFLOOR VENTS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF THESE OPENINGS SHALL BE EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. SEE FLOOR PLAN FOR APPROXIMATE LOCATIONS.
PER CODE: S.F./150 = S.F.) SO… SQ.FT. X144 = SQ.IN. NEEDED PROVIDE:
( ) 6" X 14" MIN. GALVANIZED VENTS @ 38 SQ.IN. = SQ. IN.
(1) 18" X 24" MIN. VENTED ACCESS PANEL = 216 SQ.IN.
= SQ.IN.. TOTAL
18. FIRE STOPS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL:
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
C. IN OPENINGS AROUND VENTS,PIPES,DUCTS,CHIMNEYS,FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
19. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
20. COMBUSTION AIR FOR FUEL BURNING WATER HEATER WILL BE PROVIDED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
21. GAS WATER HEATERS REQUIRE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT. PROVIDE A MINIMUM OF ¾" X 24" GAUGE STRAPS WITH ¼" X 3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING. PROVIDE A CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE WATER HEATER THAT ALSO ALLOWS FOR GRAVITY DRAINAGE. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. ES 110.3 THE "B" VENT SHALL BE INSTALLED IN A STRAIGHT POSITION FROM THE ROOM CONTAINING THE WATER HEATER TO THE ROOF TERMINATION. (FOR FUTURE POSSIBLE SLEEVING FOR HIGH EFFICIENCY HEATER VENTING). A 120-VOLT RECEPTACLE ACCESSIBLE TO THE HEATER SHALL BE INSTALLED WITHIN 3'
22. ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ½" PIPE (½" INSULATION): ¾" PIPE (1" INSULATION): 1" TO 1-1/2" PIPE (1-1/2" INSULATION) CPC 609.11 & ES 150.0(j). ADDITIONALLY, THE ¾ HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION.

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C-28581
REN:5/31/2027
STATE OF CALIFORNIA
CDP2025-0020

VANDERWEIT ADDITION AND REMODEL

3460 & 3462 GARFIELD STREET
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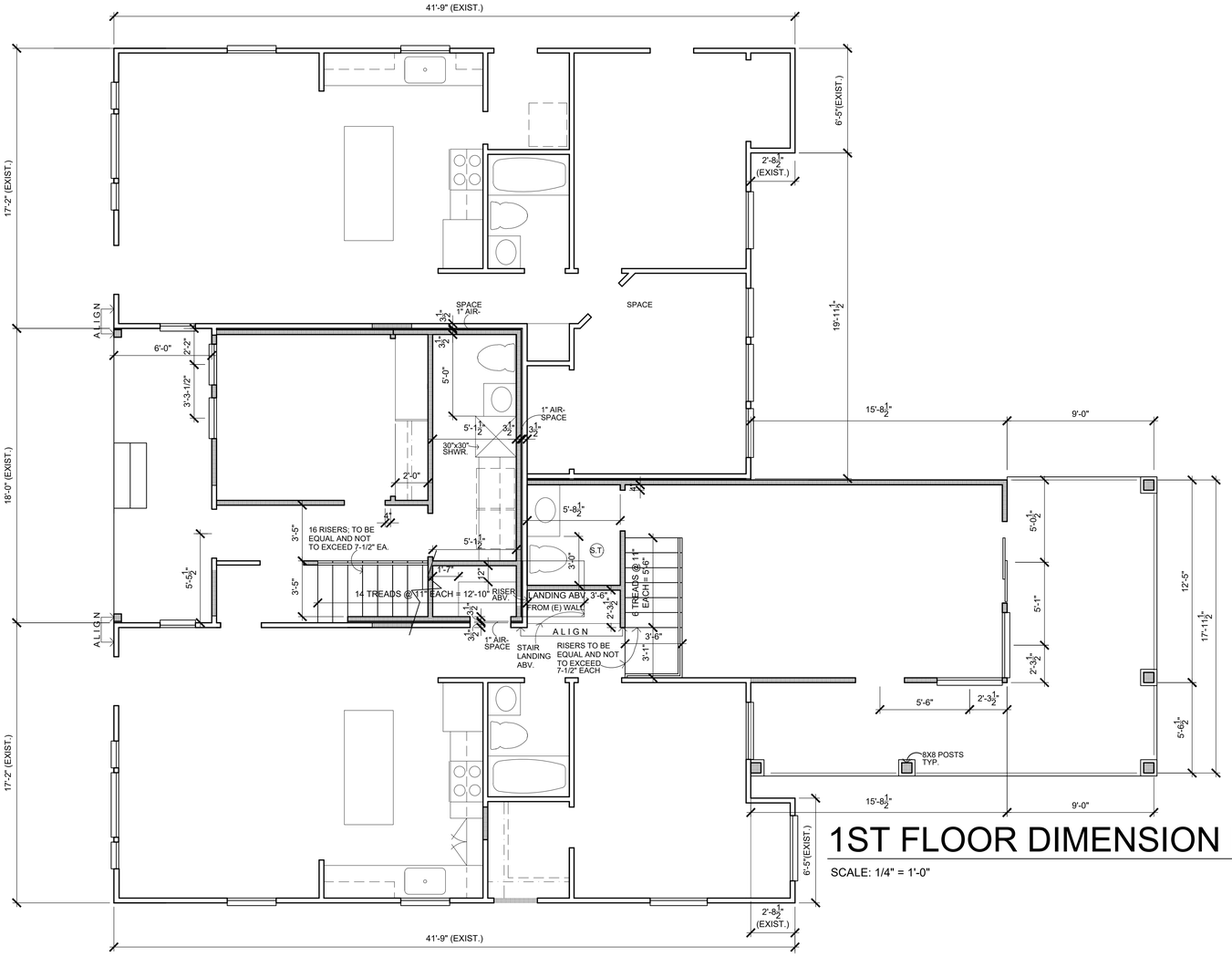
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Item #5 **A-1** 79 of 84

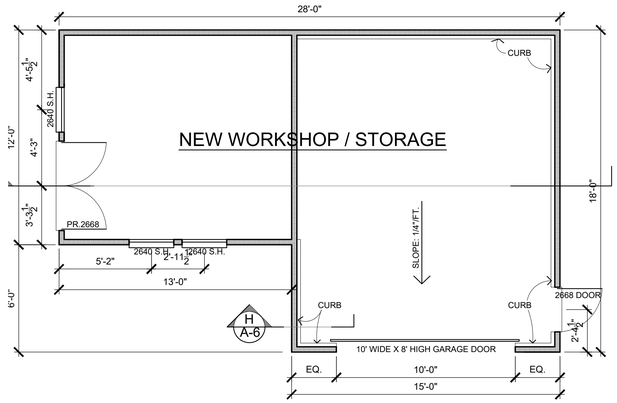
EXIST. & PROPOSED 1ST FLOOR PLANS

July 1, 2026



WORKSHOP FLOOR & DIMENSION PLAN

SCALE: 1/4" = 1'-0"



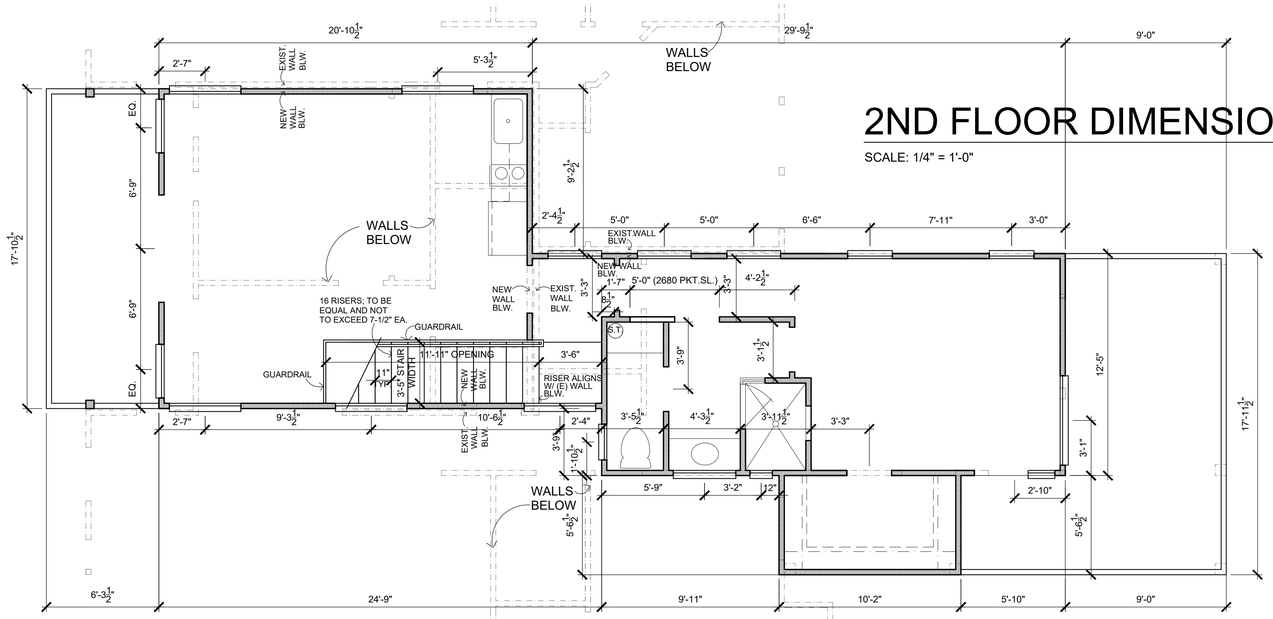
LEGEND

- EXIST.WALLS TO REMAIN
- NEW 2X WD.STUD WALLS
- WALLS BELOW
- S.T. SOLATUBE

(FOR WALLS TO BE REMOVED. SEE EXIST.1ST FLR. PLAN: A-1)

1ST FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-0"

-DIMENSION PLANS

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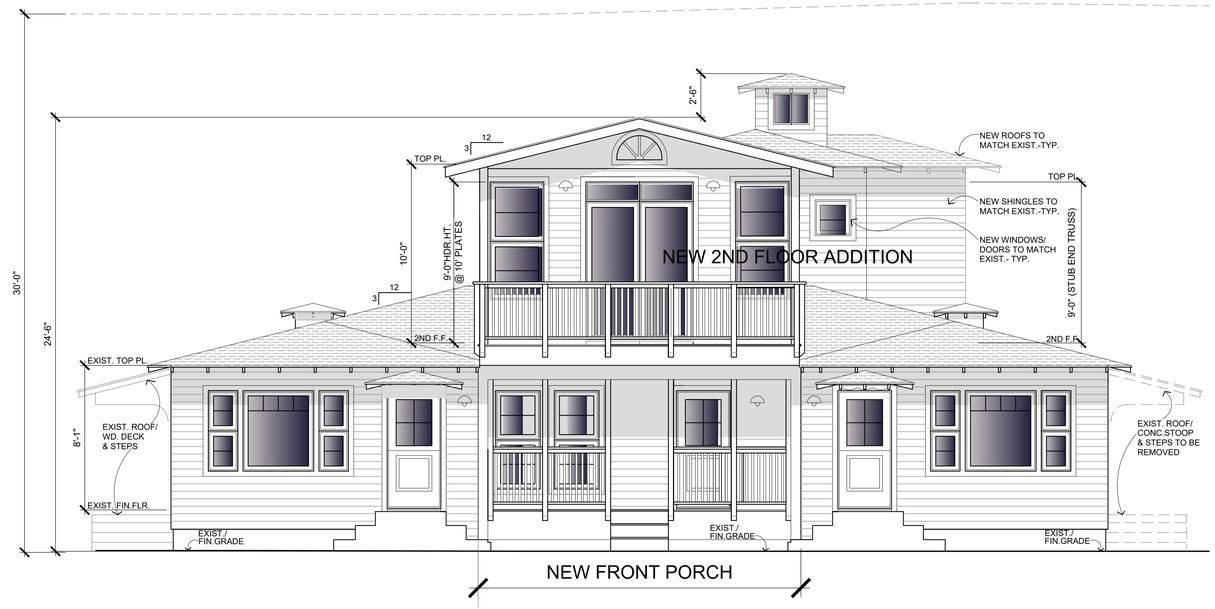
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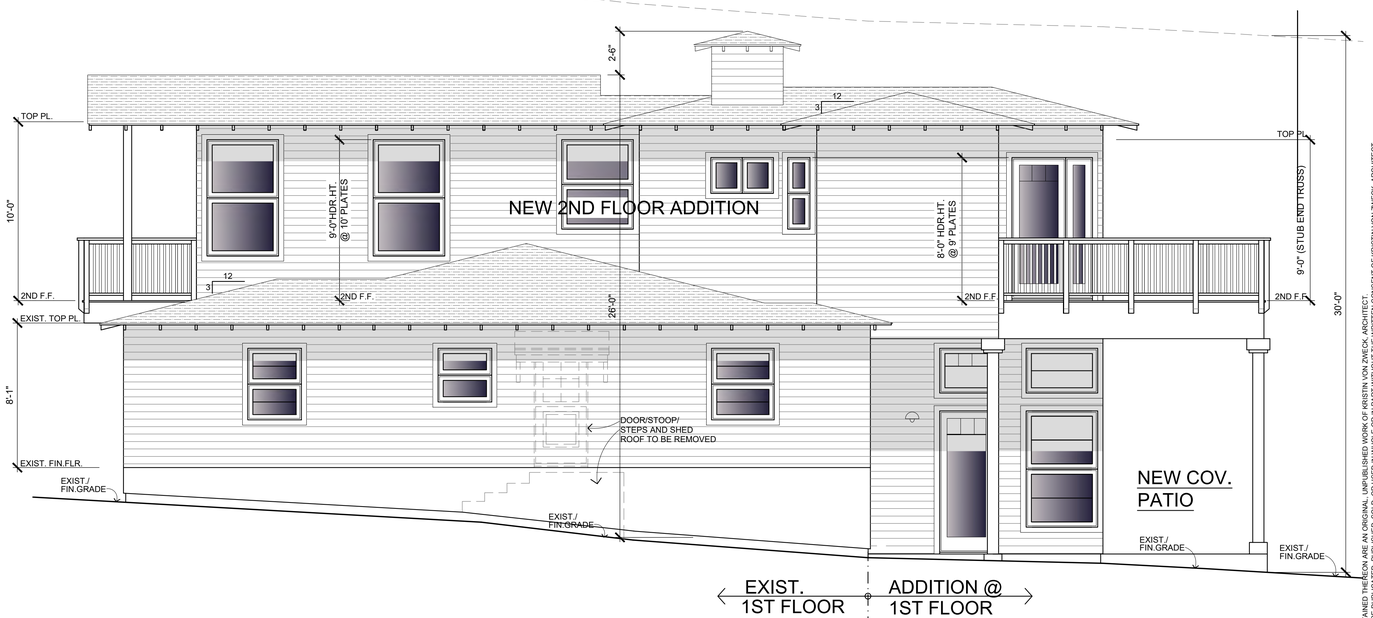
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A-2



FRONT (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

-ELEVATIONS

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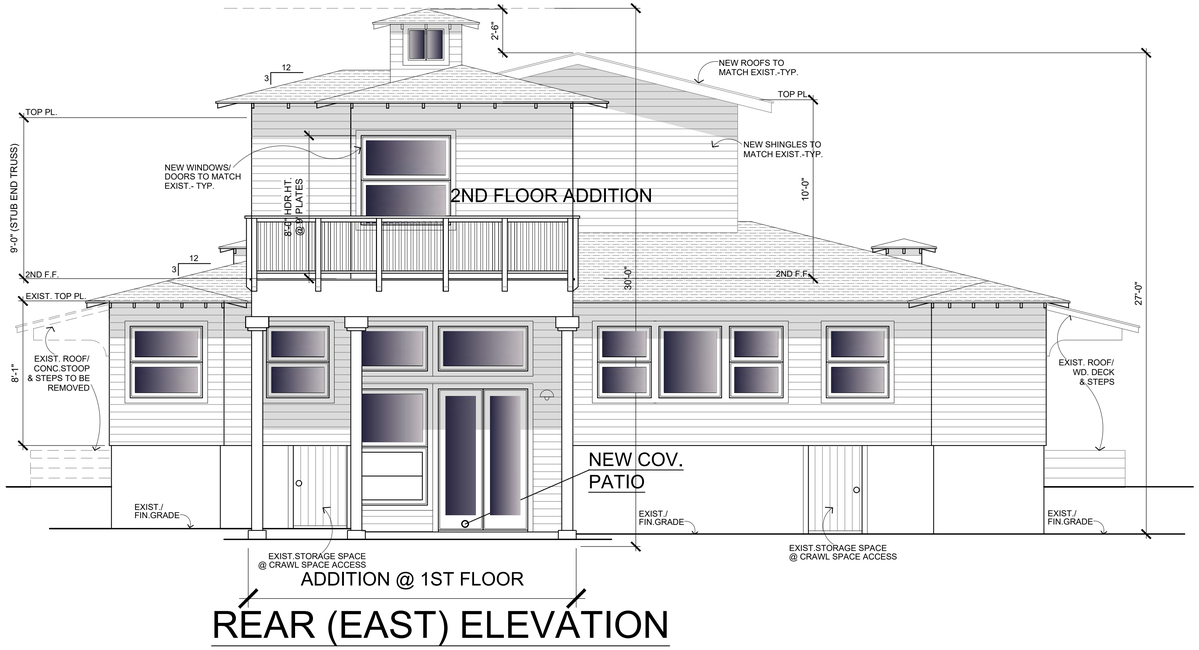
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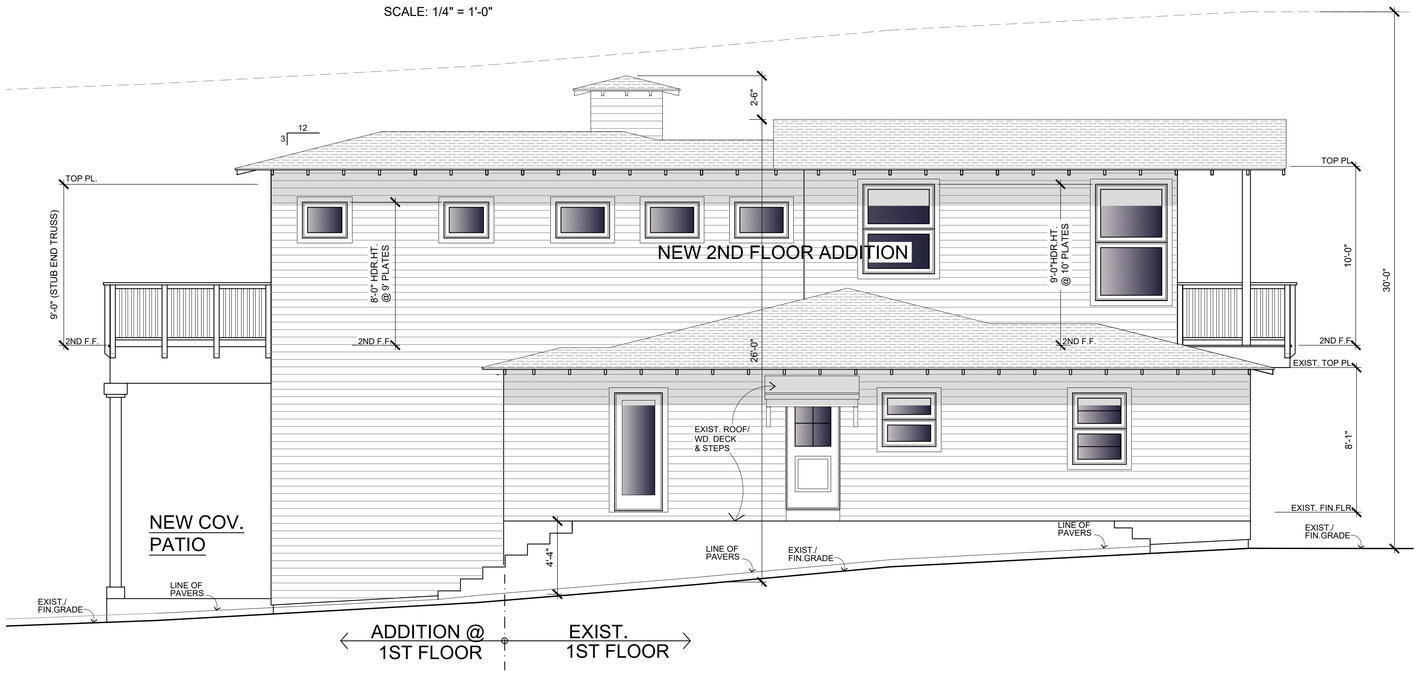
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JOB NO.	24221

A-3



REAR (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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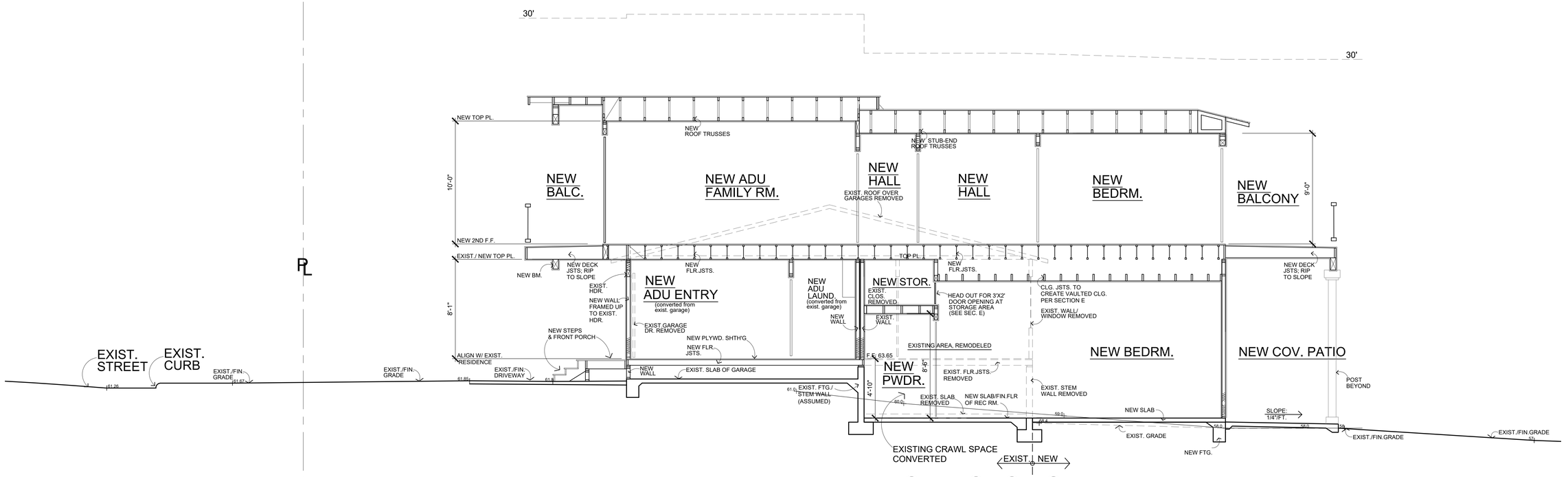
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A-4

-ELEVATIONS



SITE SECTION

SCALE: 1/4" = 1'-0"

-SITE SECTION

July 1, 2026

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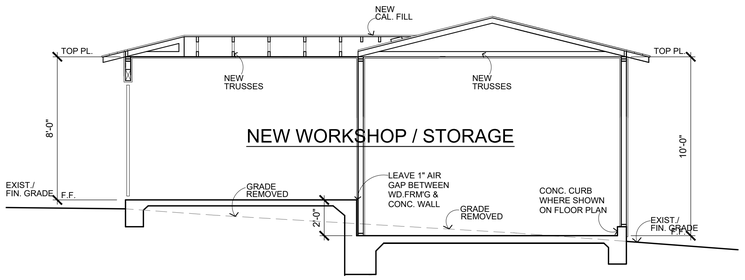
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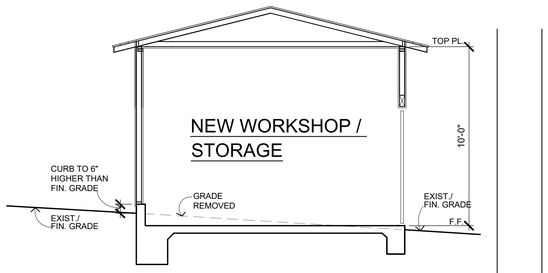
A-5

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SECTION G

SCALE: 1/4" = 1'-0"



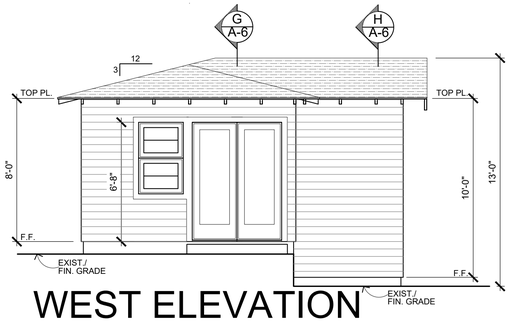
SECTION H

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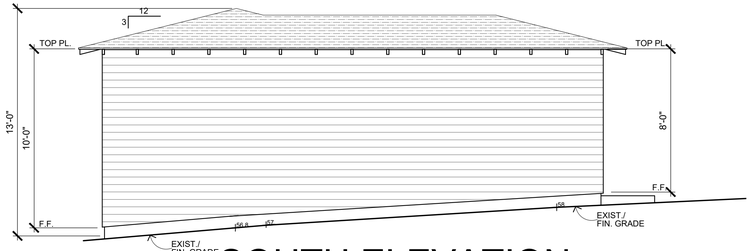
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



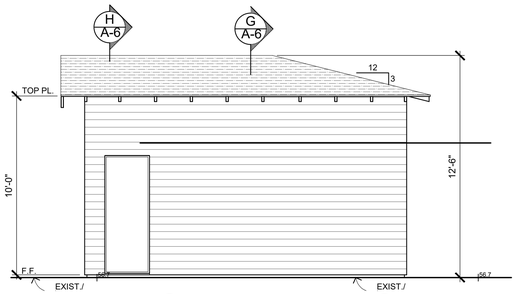
WEST ELEVATION

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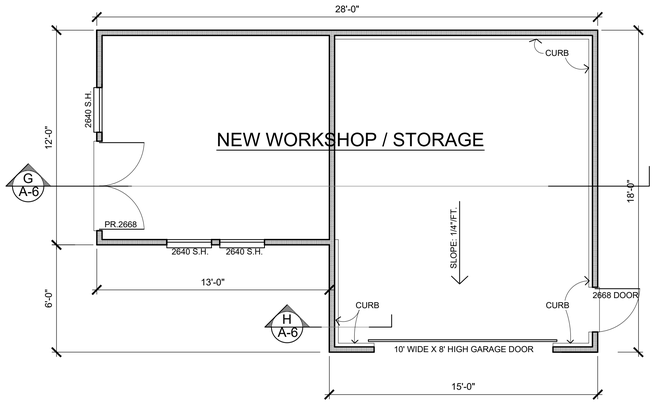
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



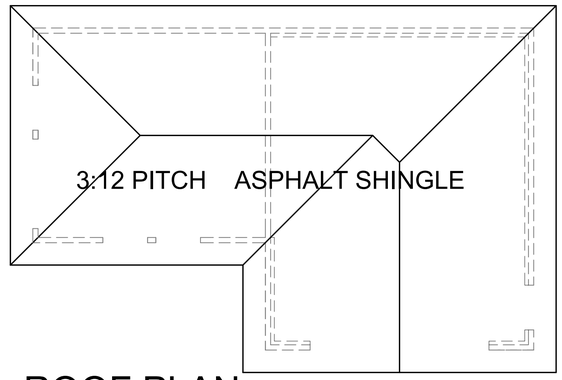
EAST ELEVATION

SCALE: 1/4" = 1'-0"



FLOOR PLAN / DIMENSION PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

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-WORKSHOP/STORAGE PLANS