



City of Carlsbad

Planning Department

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you that the Planning Commission of the City of Carlsbad will hold a public hearing at the Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California, at 6:00 p.m. on Wednesday, **July 1, 2009**, to consider a request for the following:

CASE NAME: EIR 01-02/ GPA 01-02/ MP 149(R)/ LFMP 87-11(C)/ CT 01-09/ CT 08-03/ CT 08-07/ CP 01-03/ PUD 08-09/ HDP 01-05/ SDP 01-03/ SDP 01-04/ V 08-02/ CUP 04-18/ CUP 08-01/ CUP 08-02/ CUP 08-03/ CUP 08-04/ CUP 08-05/ CUP 08-06/ CUP 08-07- La Costa Town Square

PUBLISH DATE: June 19, 2009

DESCRIPTION: Request for the certification of an Environmental Impact Report, including the approval of Candidate Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program and a recommendation of approval of a General Plan Amendment, Master Plan Amendment, Local Facilities Management Plan Amendment, three Carlsbad Tract Maps, Condominium Permit, Non-Residential Planned Development Permit, Hillside Development Permit, two Site Development Plans, Variance and eight Conditional Use Permits for the development of a 83.07 acre site with a 284,400 square foot community shopping center, 55,000 square foot office project, 64 single family lot subdivision, and a multi-family residential site all located northerly and easterly of the La Costa Avenue and Rancho Santa Fe Road intersection in the southeast quadrant of the City in Local Facilities Management Zone 11.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing and provide the decision makers with any oral or written comments they may have regarding the project. Copies of the staff report will be available online at <http://www.carlsbadca.gov/planning/pcvideo.html> on or after the Friday prior to the hearing date.

If you have any questions, or would like to be notified of the decision, please contact Van Lynch in the Planning Department at (760) 602-4613, Monday through Thursday 7:30 a.m. to 5:30 p.m., Friday 8:00 a.m. to 5:00 p.m. at 1635 Faraday Avenue, Carlsbad, California 92008.

APPEALS

The time within which you may judicially challenge these projects, if approved, is established by State law and/or city ordinance, and is very short. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad at or prior to the public hearing.

- Appeals to the City Council: Where the decision is appealable to the City Council, appeals must be filed in writing within ten (10) calendar days after a decision by the Planning Commission.

CITY OF CARLSBAD
PLANNING DEPARTMENT



La Costa Town Square (LCTS) is a proposed development of 83 acres located in the community of La Costa in the City of Carlsbad, at the juncture of Rancho Santa Fe Road and La Costa Boulevard. The mixed-use project is proposed by Aspen Properties, and includes a 41.6-acre destination shopping center, 24.4 acres dedicated to a 64 large-lot single-family subdivision, a 9.9-acre multi-family housing site and a 7.1-acre site planned for two professional commercial office buildings totaling 55,000 square feet (see Figure 1. Site Plan)

Aspen Properties purchased the LCTS site in 2002 with the idea that a local developer could bring an exciting new retail concept to Carlsbad and create a great place for the families of this City. The focal point of the LCTS mixed-use project is a new and exciting retail commercial center. The shopping area has been designed to create a fresh experience for eastern Carlsbad – a new Main Street filled with color, artfully designed shops and cafes, integrated signage, and sophisticated architecture.

Walking down Main Street will lead to a central plaza designed to be inviting and relaxing – and which will include space for community events and a 55 foot European clock tower, bound to become a striking La Costa “landmark”. In addition to shopping, the retail center will bring coffee shops and small cafes, as well as family and elegant, “white table cloth” restaurants, to an area of Carlsbad that does not now enjoy plentiful and diverse dining opportunities nearby.

In 1972, the Carlsbad City Council adopted the La Costa Master Plan, which was envisioned as a series of new residential neighborhoods to be served by a shopping center designated for this location.

One of the primary goals of Aspen Properties is to actually implement the City’s adopted plan for this site, and Council approval, of course, will be necessary before private investment can proceed.

During the past 35 years, as the City’s General Plan and the La Costa Master Plan have been amended and the City’s Habitat Conservation Plan incorporated into the Plans, the commercial designation for this site has been confirmed several times. Most of the residential neighborhoods have been built, and thousands of new residents have moved into the area, many with the expectation that there would be a local place to shop. Unfortunately, past

property owners have been unable to overcome entitlement obstacles, and the shopping, dining and business opportunities are still not available.

Because the LCTS site has been designated as a commercial retail site since 1972, the traffic associated with an anticipated shopping center has been accounted for in all of the City's planning efforts; thus surrounding streets for which roadway improvements have been possible – like Rancho Santa Fe Road - have been specifically designed to carry the capacities necessary to support the planned land uses.

City roadway improvements such as those completed for Rancho Santa Fe Road are principally funded through developer fees. The LCTS project will be paying approximately \$16 million in total development fees. Of that amount, approximately \$9.5 million is committed specifically to transportation-related improvements in Carlsbad.

In addition to fees, as part of the project new turn lanes will be constructed by the developer along Rancho Santa Fe Road, four new signals will be installed along La Costa Boulevard, a fifth signal on Rancho Santa Fe will be upgraded, and all traffic signals in the area will be synchronized to encourage traffic flow (see Figure 4). Integrating and synchronizing signals is expected to ease current queuing problems at intersections – particularly at La Costa and Levante and La Costa and Rancho Santa Fe.

LCTS is purposefully designed to be pedestrian, bicycle and transit friendly, adding to the current nation-wide effort to reduce our carbon footprint and to limit greenhouse gas emissions to the extent achievable. Approximately 2,500 families live within ½ mile of the project site (½ mile is considered a comfortable walking distance – refer to Figure 3). New sidewalks will connect pedestrians to surrounding neighborhoods; new trails will connect into the City's existing trails system; bike paths will be extended from residential neighborhoods; and internal walkways and paseos will make it easy to walk throughout the center once you arrive.

LCTS is also planning to implement energy and water conservation measures and limit greenhouse gas emissions by incorporating several reasonable programs, which will include:

- Installation of bike racks and preferred parking for motorcycles
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- Using light hardscape and cool roofing materials to limit heat effects

- Canopy landscaping to shade and cool
- Use of highly efficient irrigation systems, combined with recycled water
- Using building products whenever possible that are locally produced and with high recycled content
- Establishing guidelines for our tenants, for tenant improvements to include use of low-flow plumbing, and high efficiency heating, cooling and lighting systems
- And in our office buildings, providing showers to encourage biking and walking to work; using sustainable materials, and installing ultra-low flow toilets.
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- We're looking forward to building a new and special place for residents of eastern Carlsbad. But before we can build, we will need your support to receive final approval from the City's Planning Commission and City Council.

THANK YOU!!