



Wednesday Sept. 16, 2020

3 p.m.

Per State of California Executive Order N-29-20, and in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Planning Commission meetings electronically or by teleconferencing.

The Planning Commission meeting will be accessible electronically to all members of the public seeking to observe and address the Planning Commission.

The Planning Commission meeting can be watched via livestream or replayed on the city website at www.carlsbadca.gov

You can participate in the meeting by e-mailing your comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Your comments will be transmitted to the Planning Commission at the start of the agenda item.

If you desire to have your comment read into the record at the Planning Commission Meeting, please indicate so in the first line of your e-mail and limit your e-mail to 500 words or less.

These procedures shall remain in place during the period in which state or local health officials have imposed or recommended social distancing measures.

In the event a quorum of the Planning Commission loses electrical power or suffers an internet connection outage that is not corrected within 15 minutes, the meeting will automatically be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the city council. Any other agenda items the council has not taken action on will be placed on a future agenda.

NOTICE TO THE PUBLIC:

It is the Planning Commission's Policy to adjourn the meeting no later than 7 p.m.
Meetings are divided into categories shown below.

WATCH ONLINE: Watch the livestream and replay past meetings on the city website, www.carlsbadca.gov

PUBLIC COMMENT: If you desire to comment about an item not listed on the agenda, please e-mail your comments to the Planning Division at planning@carlsbadca.gov prior to the commencement of the public comment portion of the agenda. A total of 15 minutes is provided for the Public Comment portion of the Agenda. Commentors are limited to three (3) minutes each, unless the Chair changes the time. In conformance with the Brown Act, no action can occur on items presented during Public Comment. Planning staff will read comments as requested.

PUBLIC HEARING ITEMS: For each item on the agenda, the planning staff will present a report to the Planning Commission. On items for public hearing, the public will be asked for comment. If you desire to comment about a "public hearing" item, please e-mail your comments to the Planning Division at planning@carlsbadca.gov **BEFORE the item is announced.** A time limit of three (3) minutes is allotted to each commentor. You may not give your time to another person. Groups can select a single commentor/representative as long as three (3) other members of your group are identified. Group representatives have ten (10) minutes unless that time is changed by the Chair. After all comments are received, the applicant is allowed a rebuttal.

WRITTEN MATERIALS: Written materials related to the agenda that are submitted to the Planning Commission after the agenda packet has been published will be available for review prior to the meeting on the city website.

VISUAL MATERIALS: Visual materials should be submitted to the Planning Division at planning@carlsbadca.gov no later than noon on the day of a Regular Planning Commission Meeting. Digital materials will be placed on a computer for display during the meeting. Please label all materials with the agenda item number you are representing. Items submitted for viewing, including presentations/digital materials, will be included in the time limit maximum for commenters/speakers. All materials exhibited to the Planning Commission during the meeting (slides, maps, photos, etc.) are part of the public record and must be kept by the Planning Division for at least 60 days after final action on the matter. Your materials will be returned upon written request. **Video clips cannot be accommodated.**

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 by contacting the City Manager's office at 760-434-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Friday preceding the meeting. All persons requiring reasonable accommodations or auxiliary aids in order to effectively participate in the meeting may contact the City Manager's office by noon on the Friday preceding the meeting to make such arrangements.

FILING AN APPEAL: Certain Planning Commission decisions are final, but may be appealed to the City Council. An appeal may be filed with the City Clerk at City Hall within 10 calendar days of the decision. The cost of filing an appeal is \$876 for all matters. If anyone wishes to question a Planning Commission decision, they may contact the Planning Division at 760-602-4600 or at planning@carlsbadca.gov, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8 a.m. to 5 p.m. on Friday.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

Aug. 19, 2020

PUBLIC COMMENT: *In conformance with the Brown Act, no Planning Commission action can occur on items presented during Public Comment. A total of fifteen (15) minutes is provided so members of the public can address the Commission on items that are not listed on the Agenda. Speakers are limited to three (3) minutes each.*

PUBLIC HEARINGS:

1. **CT 16-07/PUD 16-09/PUD 2018-0007/SDP 2018-0001/CDP 16-33/HDP 16-02/SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES** – Request for a recommendation of 1) certification of an Environmental Impact Report, including the approval of Candidate Findings of Fact and a Mitigation Monitoring and Reporting Program, and 2) approval of a Tentative Tract Map, Residential Planned Development Permit, Nonresidential Planned Development Permit, Site Development Plan, Coastal Development Permit, Hillside Development Permit and Special Use Permit to develop a mixed-use project consisting of 248 townhomes, 46 affordable senior apartments, and 10,000 square feet of specialty commercial uses on 20.65 acres at 4901 El Camino Real, generally located south of El Camino Real east of Kelly Drive, north of Park Drive, and west of West Ranch Street/Lisa Street,

within the Mello II Segment of the Local Coastal Program and in Local Facilities Management Zone 1. The project is within the appealable area of the California Coastal Commission.

ACTION TYPE: Quasi – judicial

RESOLUTION NO. 7381 and 7382

STAFF RECOMMENDATION: Approval

PLANNER: Teri Delcamp **ENGINEER:** Tim Carroll/Allison McLaughlin

PLANNING COMMISSION MEMBER REPORTS:

CITY PLANNER REPORT:

CITY ATTORNEY REPORT:

ADJOURNMENT:

PLANNING COMMISSION PROCEDURE

For those in the audience who are not familiar with the operation of a Planning Commission, the following is a summary of the procedure:

For each item on the agenda, the planning staff will present a report to the Planning Commission. On items for public hearing, the audience will be asked for comment. Those wishing to comment are asked to e-mail written comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Comments are transmitted to the Planning Commission for review and discussion. After public comments are considered, the applicant is allowed a rebuttal.

Certain Planning Commission decisions are final, but may be appealed to the City Council. An appeal may be filed with the City Clerk at City Hall within 10 calendar days of the decision. The cost of filing an appeal is \$876 for all matters. If anyone wishes to question a Planning Commission decision, they may contact the Planning Division at 760-602-4600 or at planning@carlsbadca.gov, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8 a.m. to 5 p.m. on Friday.