

Subject: Open Space Requirement

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Hi Jean and others. Thank you for attending the City Council meeting on Tuesday, April 17th and sharing your very professional presentation on the desire and need for a public park on the Ponto property. It was nicely done. I know we, as city staff, do not agree with the San Pacifico resident committee on this matter, but I want you to know that we do respect your opinions and appreciate the substantial research on the matter. We also understand the desire for a project different than that which has been proposed by Shopoff.

At the City Council meeting on April 17th, Chris Hazeltine, our Parks and Recreation Director, addressed the park deficiency for the southwest quadrant per the growth management plan and shared that Veteran's Park has been planned to resolve that deficiency. I understand that is not the answer you believe is appropriate or accurate because you believe you are entitled to a park closer to your homes and one that serves as more of neighborhood park rather than a community park. We will need to accept that we have a difference of professional opinion on this matter. Staff will, however, continue to work with the developer to best address the requirements of all of the various regulatory documents and development policies that apply to development of the subject property. City staff accepts and acknowledges that we do need to complete an analysis and consider the results on how the proposed development provides for lower cost visitor accommodations or recreational facilities. We are committing to completing that analysis as well before the project review is complete.

Please know that staff is working hard to complete a thorough review of the proposed development and is preparing to respond to all of the questions to date on how the proposed development does (or does not) meet the city standards, requirements, regulatory policies and other related matters. We have not completed all of the required analysis and review to date. Therefore, it is not currently possible for us to answer all of your questions, but we are taking all of the input we have received to date from residents into consideration as we continue our review. Even if we do not respond to each correspondence individually, the information is being received, considered and made part of the record for the development.

Finally, I just wanted to share the following information on the open space concern discussed at the City Council meeting on April 17th. The performance standard set forth within the Growth Management Plan indicates that fifteen percent of the total land area in the Local Facility Management Zone (LFMZ) exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development. To date, the Facility Adequacy Analysis indicates that adequate open space has been provided to meet the performance standard, and that it is provided concurrent with approval of development projects. The location of performance standard open space must be indicated during project-specific analysis. It must be in addition to any constrained areas, such as protected wildlife habitat or slopes greater than 40%.

It is very important to note that at the time the Citywide Facilities and Improvements Plan (CFIP) was adopted (1986), the LFMZ's were divided into: a) those that were already developed and considered in compliance with Growth Management, and b) those that still needed to comply with the open space performance standard. In 1986, LFMZs 1 through 10, and 16 were already developed and considered

to be in compliance with the open space performance standard. Subsequent to the adoption of the CFIP, LFMZs 11-15, 17-21, and 23-25 have provided adequate open space to meet the performance standard concurrent with development. LFMZ 22 is still developing and, as future development occurs, open space will be required to meet the performance standard. Except for Zone 22, all zones have been determined to have met the Growth Management open space performance standard. We accept that you have a different opinion about compliance with this requirement on a development project by project basis.

As a final note, the City Council has asked staff to prepare a planning and resourcing strategy for moving forward on an effort that they are referring to as *Growth Management 2.0*. The Council would like to consider what is next for the Growth Management Plan. The issues you have raised help to create the awareness that it is a very good time for this type of discussion.

Thank you again,

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