

**MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING &
ZONING COMMISSION HELD IN THE MUNICIPAL ANNEX PLANNING ROOM,
114 S. HALAGUENO STREET, APRIL 12, 2021 AT 5:00 P.M.**

VOTING MEMBERS PRESENT:

**JAMES McCORMICK
BRIGIDO GARCIA
JANELL WHITLOCK
TRENT CORNUM**

**CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

BRAD NESSER

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA ORTIZ**

**PLANNING DIRECTOR
DEPUTY PLANNING DIRECTOR**

SECRETARY PRESENT:

JUDITH WEBSTER

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**DENISE MADRID BOYEA
BRENT GRIFFITH
CHARLIE GARCIA
WILMA DURAN
JENNIFER BLANK
KEVIN DANOS
TED MCGILL**

**CITY ATTORNEY
CITY
CITY
2209 SAN JOSE BLVD.
3204 W. LEA ST.
3204 W. LEA ST.
1610 W. URAL DR.**

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:02 Start Recording [5:01:44 PM]

0:00:06 **1. Roll call of Voting Members and Determination of Quorum**

Roll was called, confirming the presence of a quorum of commission members. The following members were present--**Mr. McCormick, Mr. Garcia, Ms. Whitlock, Mr. Cornum.** Absent-- **Mr. Nesser.**

0:00:33 **2. Approval of Agenda**

Ms. Whitlock made a motion to approve the Agenda; **Mr. Garcia** seconded the motion. The vote was as follows: **Yes-- Mr. McCormick, Mr. Garcia, Ms. Whitlock, Mr. Cornum.** No--None. Abstained--None. Absent-- **Mr. Nesser.** The motion carried.

0:01:02 **3. Approval of Minutes from the regular Meeting held March 1, 2021**

The Motion was made by **Mr. Garcia** and seconded by **Mr. Cornum** for approval of the Minutes. The vote was as follows: **Yes--Mr. McCormick, Mr. Garcia, Ms. Whitlock, Mr. Cornum.** No--None. Abstained--None; Absent-- **Mr. Nesser.** The motion carried.

0:01:50 **4. Consider approval of a Variance request to reduce the required side setback from 5' to 0' for the property located at 1610 W. Ural St., zoned "R-1" Residential 1 District**

The applicant, **Ted McGill**, comes to the podium. **Ms. Ortiz** explains his request to reduce the required side setback from 5' to 0' to place an open carport next to his house. She has spoken with the next door neighbor, who has no objections to this carport. **Mr. McGill** has stated he will put gutters on the carport. **Ms. Ortiz** states the Planning staff recommends approval. **Mr. McGill** explains the driveway is 64' wide and is solid concrete; he actually only wants to put the carport 2' from the lot line. He shares the driveway with his next door neighbors. The carport will be 12' from the neighbor's house, and 14' from their intended carport. Floor opened for public comment. There was none. **Ms. Whitlock** questions the width of the driveway confirming it is shared with the next door neighbor.

The Motion was made by **Mr. Garcia** and seconded by **Mr. Cornum** to approve. The vote was as follows: **Yes--Mr. McCormick, Mr. Garcia, Mr. Cornum.** No--**Ms. Whitlock.** Absent-- **Mr. Nesser.** The motion carried

0:08:48 **5. Consider a recommendation to Council for a Zone Change request, "R-1" Residential 1 District to "R-R" Rural Residential District, located at 3204 W. Lea St., legally described as Quarter SW S:2 T:22S R:26E of SW corner SESW, N 343', W 127', S 343', E 127' to POB (Less beginning SW corner of Lot 5, Block 1 of JR Smith Subdivision)**

The applicants, **Kevin Danos** and **Jennifer Blank**, come to the podium. **Mr. Patterson** explains the request is to change "R-1" Residential 1 Zoning District to "R-R" Rural Residential District. The applicants wish to have a horse on the property and are pursuing the Zone Change for that reason. The City staff recommends approval of this request; noting this will not create a spot zone. **Mr. Patterson** states that he has received no correspondence from the applicant's neighbors. **Mr. Danos** tells the commission they have a young horse; and that when they bought the property, the former owners had had animals, and it was sold to them with the understanding they could have animals. **Ms. Blank** states that the property came with a chicken yard and they maintain chickens and ducks. **Mr. Cornum** questions how many horses would be allowed. **Mr. Patterson** says the ordinance states one horse per every 10,000 square feet; so for an acre, one could have four horses. Floor opened for public comment. There was none.

The Motion was made by **Mr. Garcia** and seconded by **Mr. Cornum** for approval. The vote was as follows: **Yes--Mr. McCormick, Mr. Garcia, Ms. Whitlock, Mr. Cornum.** No--None. Abstained--None; Absent-- **Mr. Nesser.** The motion carried.

Mr. Patterson informs the applicant that the application for the Zone Change will appear before the City Council at their May 11, 2021 meeting.

0:15:48 **6. Consider a recommendation to Council for a Zone Change request, "C-2" Commercial 2 District to "R-1" Residential 1 District, located at 2209 San Jose Blvd., legally described as Lot 1 & Lot 3, Block 1, New San Jose Subdivision**

The applicant, **Wilma Duran**, comes to the podium. **Ms. Ortiz** explains this request is for a Zone Change from C-2 Commercial 2 District to "R-1" Residential 1 District; the property is just south of Troy Young Park and already has a residence on it. The Zone Change would put the property into compliance with what it is already being used for. There is a lot line bisecting the property that would need to be dissolved.

The City recommends approval of this request. The properties to the west are zoned R-1; therefore this would not create a spot zone. Ms. Duran tells the commission she has been on the property since 1971 and thought it was residential. She is paying property taxes based on it being commercial zoning. Floor opened for public comment.

The Motion was made by Mr. Garcia and seconded by Ms. Whitlock for approval. The vote was as follows: Yes--Mr. McCormick, Mr. Garcia, Ms. Whitlock, Mr. Cornum. No--None. Abstained--None; Absent-- Mr. Nesser. The motion carried.

Mr. Patterson informs the applicant that the application for the Zone Change will appear before the City Council at their May 11, 2021 meeting.

0:20:28 7. Report regarding Summary Review Subdivisions

Ms. Ortiz gives a report on the Summary Reviews.

0:23:21 8. Adjourn

There being no other business, the meeting was adjourned.

0:23:35 Stop Recording [5:25:18 PM]



Chairman

5-3-21
Date