

**From:** [Sarah Cluff](#)  
**To:** [Al Apuzzo](#)  
**Subject:** RE: Ponto Self-Storage  
**Date:** Wednesday, December 4, 2019 4:55:02 PM  
**Attachments:** [McClellan-Palomar ALUCP 2011\[1\].pdf](#)  
[P-6 Minor Coastal Development Permit Application.pdf](#)

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Hello Al,

Per our previous conversation, the parcels are located in the Non-appealable Coastal Zone. Coastal permits required will depend upon the proposed projects' building valuation cost estimate per the attached P-6 application and whether the proposal could be exempt per the following: **[21.201.060 Exemptions and categorical exclusions from minor coastal development permit and coastal development permit procedures.](#)**

The property is part of the Airport Influence Area, Review Area 2. You will find the development standards required within the attached Airport Land Use Compatibility Plan (ALUCP).

Please update your Property Info table to reflect 7294 Ponto Drive is solely zoned as RD-M-Q. Again, the Q-overlay will add a Site Development Plan (SDP) to any proposed development.

Thank you,  
Sarah Cluff



Sarah Cluff  
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**PLEASE CALL OR EMAIL YOUR REQUEST FOR SUBMITTAL APPOINTMENT**

**Phone: 760-602-2723**

**Email: [devappt@carlsbadca.gov](mailto:devappt@carlsbadca.gov)**

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**From:** Al Apuzzo [<mailto:aapuzzo@lee-associates.com>]  
**Sent:** Monday, November 25, 2019 11:00 AM  
**To:** Sarah Cluff <[Sarah.Cluff@carlsbadca.gov](mailto:Sarah.Cluff@carlsbadca.gov)>  
**Subject:** RE: Ponto Self-Storage

Yes, please continue, but understand that we are not talking about any kind of new proposal at this time. The Self Storage use is only on the one parcel we discussed. We are just researching all the constraints and requirements at this point.

**Al Apuzzo** | [Lee & Associates](#)

President & Principal

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**From:** Sarah Cluff <[Sarah.Cluff@carlsbadca.gov](mailto:Sarah.Cluff@carlsbadca.gov)>

**Sent:** Monday, November 25, 2019 10:56 AM

**To:** Al Apuzzo <[aapuzzo@lee-associates.com](mailto:aapuzzo@lee-associates.com)>

**Subject:** Ponto Self-Storage

Hello Al,

In speaking to the Planner knowledgeable about the Ponto Beachfront Village Vision Plan, the PBVVP plan is a guideline for development but it is not a plan that has been adopted by the California Coastal Commission.

With that information, I must review the self-storage proposal for these parcels against our current zoning designations. The existing Self-Storage use on parcel 214-160-25-00 is non-conforming with our current code. The additional parcels are Commercial Tourist and General Commercial, which will not allow any self-storage use.

Let me know if you would like me to continue with research on the airport and coastal requirements for these parcels.

Thank you,  
Sarah Cluff



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