

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you, because your interest may be affected, that the City Council of the City of Carlsbad will hold a public hearing at the Council Chamber, 1200 Carlsbad Village Drive, Carlsbad, California on Tuesday, May 12, 2026 at 5 p.m. to consider a request for the following:

CASE NAME: GPA2025-0001 / AMEND2025-0003 / CT2025-0006 / PUD2025-0006 (DEV2024-0088) - Toll Brothers Bressi Ranch Townhomes

DESCRIPTION: The City of Carlsbad has received an application for a General Plan Amendment, Master Plan Amendment to the Bressi Ranch Master Plan, Vesting Tentative Map, and Planned Development Permit to allow for approximately 111-townhomes to be developed on a 7-acre parcel at 6405 Alicante Road (Assessors Parcel Number 213601200). The property is located south of Gateway Road, west of Alicante Road, and north of Town Garden Road. The project is being presented to the City Council to hold a public hearing and consider one of the following:

Adopt a Resolution remanding back to city staff for further processing the application of a General Plan Amendment, Bressi Ranch Master Plan Amendment, Tentative Tract Map and Planned Development Permit to change the Planned Industrial General Plan designation to residential to allow for approximately 111 3-story residential townhomes on a vacant 7-acre parcel at 6405 Alicante Road (APN 213-60-12-00), located south of Gateway Road, west of Alicante Road, and north of Town Garden Road;

or

Adopt a Resolution denying the application for a General Plan Amendment, Bressi Ranch Master Plan Amendment, Tentative Tract Map and Planned Development Permit to change the Planned Industrial General Plan designation to residential to allow for approximately 111 3-story residential townhomes on a vacant 7-acre parcel at 6405 Alicante Road (APN 213-60-12-00), located south of Gateway Road, west of Alicante Road and north of Town Garden Road.

Whereas, on Feb. 18, 2026 the City of Carlsbad Planning Commission voted 5-1-1 (Fitzgerald No; Burrows - Abstain) to adopt a resolution recommending the City Council remand the project application back to staff for processing.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing. Copies of the staff report will be available on and after May 7, 2026. If you have any questions, please contact Assistant Director of Community Development Eric Lardy in the Planning Division at (442) 339 -2712 or eric.lardy@carlsbadca.gov.

The meeting can be viewed online at <https://www.carlsbadca.gov/city-hall/meetings-agendas> or on the city's cable channel. In addition, written comments may be submitted to the City Council at or prior to the hearing via U.S. Mail to the attention of Office of the City Clerk, 1200 Carlsbad Village Drive, Carlsbad, CA 92008, or via email to clerk@carlsbadca.gov.

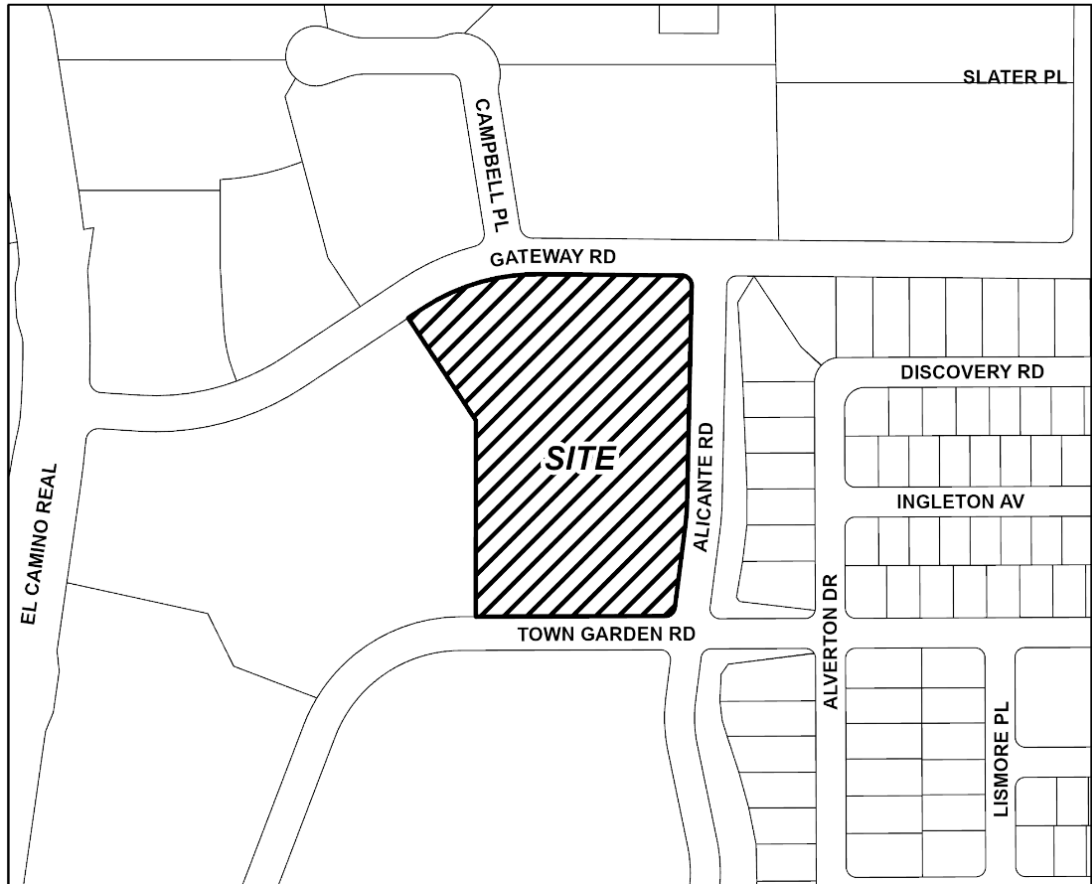
If you challenge these actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad, Attn: City Clerk's Office, 1200 Carlsbad Village Drive, Carlsbad, CA 92008, at or prior to the public hearing.

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PUBLISH: Friday, May 1, 2026

CITY OF CARLSBAD | CITY COUNCIL



SITE MAP



NOT TO SCALE

Toll Brothers Bressi Ranch GPA 2025-0001