

CARMEL VALLEY COMMUNITY PLANNING BOARD

**Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130**

**858-794-2571 / Fax: 858-794-2599
www.cvsd.com/planning.html**

REGIONAL ISSUES SUBCOMMITTEE

4:30 - 6:00 pm, Wednesday, December 7, 2011

**Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130**

A G E N D A

A. CALL TO ORDER

B. APPROVAL OF MINUTES

C. INFORMATION AGENDA:

1. **None.**

D. ACTION AGENDA:

1. **Worsch Way:** Consider request for a 10-lot subdivision proposal for 8 single-family homes in Neighborhood 5. The subcommittee may continue to review the proposal and to seek community input. Formal action may or may not be taken, given the current status of the proposal and community/applicant solutions to any remaining issues of concern.
 - Applicant – Gary Levitt, Seabreeze Properties

Discussion Points:

- A. Property is in the CVPD-SF-2 and CVPD-SF-3 zone of the planned district of Carmel Valley, surrounded by existing homes of similar designations. Applicant is seeking community and board approval of: a Vesting Tentative Map; Site Development Permit and a Planned Development Permit to build single-family homes on a site which is an historical single-family residence. The approvals require a "Process 4" (Planning Commission) level of review after community and planning board review.
- B. The proposal is for "green" energy designed homes with deviations for setbacks, street frontage and parking. Preservation of existing landforms is a key feature of the project design.
- C. The Neighborhood 5 planned build-out for single-family and duplexes would be exceeded by 8 residential lots if this development is approved. This is because the allocation for duplexes has previously been exceeded, not because this proposal would exceed the allowable single-family lots.
- D. City planning staff have noted the issue of Neighborhood 5's "well established residential development pattern" and have asked the applicant to include the more common design elements of the existing residential neighborhoods, such as streetscape design; building orientation, pedestrian circulation; vehicular circulation; and off-street parking, in order to be in harmony with the rest of

Neighborhood 5. Additionally, adequate off-street parking is an issue: Two spaces per single-family home are required; plus 2 additional spaces are required if the driveway is shorter than 20 feet.

E. ADJOURNMENT

F. NEXT MEETING:

Wednesday, January 4, 2012
Carmel Valley Library, 4:30 pm