

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**

CARMEL VALLEY COMMUNITY PLANNING BOARD

7 pm, Thursday, October 25, 2012

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

**A G E N D A
(REVISED 2)**

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** - August 23, 2012 and September 27, 2012
- C. CONSENT AGENDA:**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department (Sargent Ernesto Servin and/or Officer Adrian Lee), San Diego Fire Department, United States Marine Corps
- F. WRITTEN COMMUNICATIONS**
- G. COMMUNITY PLANNER REPORT** - Bernie Turgeon, City of San Diego
 - 1. One Paseo Update.**
- H. COUNCIL DISTRICT 1 REPORT** - Mel Millstein, Office of Councilmember Lightner
- I. MAYOR'S REPORT** - Stephen Lew, Office of Mayor Jerry Sanders
- J. COUNTY BOARD OF SUPERVISOR'S REPORT** - Sachiko Kohatsu, Office of Supervisor Pam Slater
- K. STATE ASSEMBLY REPORT** - Office of Assemblymember Fletcher
- L. INFORMATION AGENDA:**
 - 1. San Dieguito UHSD Bond:** Presentation of upcoming school bond Proposition A.
 - Applicant - Robert Nascenzi
 - 2. St. Garabed Church:** Update presentation of proposed CUP/PDP and SDP for St. John Garabed Church on El Camino Real (AR1-1 zone).
 - Applicant - Marcela Escobar-Eck, Atlantis Group
 - 3. Village at Pacific Highlands Ranch:** Introductory presentation of potential new revised project.
 - Applicant – Randi Coopersmith, Latitude 33

M. ACTION AGENDA:

1. **Via de la Valle:** Consideration of proposed road improvements between San Andres Drive and El Camino Real.
 - Applicant - Dale Greenhalgh, Q2 Services
2. **T-Mobile Del Mar Polo:** Consider installation of 6 replacement antennas at Del Mar Polo located at 3675 Via De La Valle.
 - Applicant - Debra Gardner, DePratti, Inc.
3. **T-Mobile Del Mar Mesa:** Consider installation of 3 replacement antennas.
 - Applicant - Debra Gardner, DePratti, Inc
4. **High Bluff Drive:** Consider reduction of travel lanes to accommodate on-street parking on a portion of High Bluff between El Camino Real and Del Mar Heights Road.
 - Applicant - City of San Diego

N. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

- | | | |
|-----|---------------------------------------|-----------------------|
| 1. | Regional Issues & Design Review | Anne Harvey/Jan Fuchs |
| 2. | F.B.A. | Frisco White |
| 3. | M.A.D. | Rick Newman |
| 4. | M.A.D. N 10 | Laura Copic |
| 5. | M.A.D. PHR | Manjeet Ranu |
| 6. | By-Laws/Elections/Policies/Procedures | Vacant |
| 7. | Community Concourse | Vacant |
| 8. | Trails | Anne Harvey |
| 9. | CVREP | Christian Clews |
| 10. | San Dieguito River Park | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee | Jan Fuchs |
| 12. | CPC | Christopher Moore |
| 13. | Signage | John Dean |

O. CHAIR's REPORT

P. OLD / ONGOING BUSINESS:

Q. ADJOURNMENT

R. NEXT MEETING:

Thursday, January 24, 2013
Carmel Valley Library, 7 pm

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 27 September 2012

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Steven Ross	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. VACANT	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8		X	
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative		X	

APPROVAL OF MINUTES—23 August 2012

Action to be taken on minutes from August at next month's meeting.

CONSENT AGENDA

Vice-Chair Manjeet Ranu led the meeting, as Chair Frisco White was absent. Vice-Chair Ranu announced that action items 4, T-Mobile Del Mar Polo and T-Mobile Del Mar Mesa, will be moved to next month's action agenda.

PUBLIC COMMUNICATION

Vice-Chair Ranu reminded the public to refrain from making political endorsements during the public comment portion of the meeting.

A citizen reported that the walls in her neighborhood needed painted and a neighbor volunteered time and resources to purchase supplies and paint the walls.

Christian Clews stated that the neighbor's name is Jason Kincade and he hired city employees on their off hours to paint the walls. Clews proposed a plaque be purchased and presented to Kincade to thank him for his generosity.

Anne Harvey reported that Kilroy is to make a visit to the Carmel Valley area. She also reported that no maps for the One Paseo project are provided on their website.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT ONE REPORT

Councilmember Sherri Lightner attended the meeting and reported that the One Paseo EIR is still under review. She added that the sequestration resolution has been brought to City Council, and meetings will be held in the future to talk about what it means for the community. The Connect 2 Careers job fair will be focusing on the hiring of veterans and youth. She also reported that the El Camino Real wildlife crossing construction crews discovered a severed water main and repairs are expected to be completed mid-October. She added that Prop A has been allowed to move forward and that the Council office continues work to solve the problem of oversized vehicles on Carmel Vista Rd.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu reported that UCSD will be putting in a contemplation garden on their campus. Kohatsu also provided an update on the Citrus Psyllid disease that has been killing citrus trees in the area and provided copies of a fact sheet about the disease. She added that citizens can now register to vote online through the secretary of state's website. She announced that a new drug take back event has been scheduled at Scripps Hospital. The program has collected over 14,000 pounds of expired drugs to date. Kohatsu advised community members not to flush their drugs down the toilet because it ends up in the ocean.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

1. **Yes on CC:** Presentation of upcoming ballot measure.

- Applicant – Suzanne Hall, Committee for Quality Schools Del Mar

Suzanne Hall presented the board with an overview and benefits associated with an upcoming ballot measure, “CC”. The initiative is aimed at getting the Del Mar Union School District (DMUSD) to spend down large reserves. In the 2011-2012 school year, the district saw an increase in deficit spending. As of now there is \$2.3 million left in the general fund. At the current rate of spending, the fund will empty by 2014.

Ballot measure “CC” is a 76.8 million dollar bond that would cost each house hold approximately \$65 each year. It is different from other bonds in that it is more flexible with its terms. On October 4th, DMUSD will host an open forum to discuss the bond. Hall concluded with a quote, “Communities are known by the schools they keep.”

Allen Kashani asked if the bond will be tax deductible. Hall said that it will be tax deductible. She went on to explain that the bond will be a 25-year bond that will be paid back depending on the current state of the economy.

ACTION AGENDA:

1. **Griffin Residence:** Consideration of proposed single-family residence

- Applicant - Steven Opp

Steven Opp returned for formal approval of his single-family residence. Opp reported that Costal Commission completed its review and he had received a certificate of compliance.

Anne Harvey, Christian Clews and Steven Ross complimented Opp on his project. Ross asked if Opp had received any more feedback from neighbors about the property. Opp stated he had not heard anything but Vice-Chair Ranu explained that Chair White had received several emails voicing opposition for the project due to traffic concerns.

Neighbor, Sal Allen expressed his discontent regarding the project. Allen stated the lot is not intended to be developed and warned Opp that he should expect more opposition. Allen claimed that traffic makes the lot unsafe to build on and also pointed out the acreage on the minutes from August’s meeting are inaccurate. Vice-Chair Ranu informed Allen that the minutes were to be amended and had not been approved.

Laura Copic asked for clarification regarding the rear of the lot, whether or not the property was underground. Opp said it is underground at all points.

Allen Kashani asked Opp to clarify how the project is 70% open land. Opp explained that the first level leaves 70% open land. Opp also stated that he had met with a city planner during the development process and had incorporated all of the planner’s recommendations in the design.

Debbie Lokanc asked if any of the house is subterranean, Opp said none of the house is subterranean. Opp also added that the correct acreage is 4,129 square feet. Steven Ross asked if the board approved the project, what the next steps in the process are. Opp stated he would then seek approval from the City. Ross also inquired whether accidents occur at the intersection closest to the

property. A member of the public gave some examples. Rodney Hunt stated that the property does not fit the description of a Spanish style home.

Christian Clews stated that there are traffic laws in place to protect drivers and that he is not worried about traffic being a concern for Opp.

Christian Clews motioned to approve, seconded by Steven Ross. Approved 10-1-3.

2. High Bluff Drive: Consider reduction of travel lanes to accommodate on-street parking on a portion of High Bluff between El Camino Real and Del Mar Heights Road.

- Applicant - Gary Pence, City of San Diego

No presentation was provided. Christian Clews made a motion to continue, seconded by Debbie Lokanc. Unanimous approval. 14-0-0

3. Worsch Way: Consideration of a Site Development Permit and Vesting Tentative Map for an 11-lot, single-family, standard subdivision at 4140 Worsch Way in Neighborhood 5, under the existing CVPD-SF2 and CVPD-SF3 zones. No deviations are proposed. Decision will be reconsidered if upon the release of the MND the document presents new information that will impact the previous decision.

- Applicant - Gary Levitt, Seabreeze Properties
Carol Chase, RBF Consulting

Gary Levitt presented the subdivision site map to the board. The project was introduced over a year ago but there have been substantial changes to the plan. They have worked with the neighbors to alter the plan so that the project is more acceptable to the neighborhood. The homes will be standard sub-division homes ranging from 5,000-11,000 sq. feet spread out over 11 lots and green building technology will be incorporated into the build.

Laura Copic inquired whether there would be traffic concerns of direct access on Worsch Way. Levitt replied that there are to be 6 homes on Worsch Way the same as before.

Christopher Moore asked if the change in grade would affect the distance of the houses off of the street. Levitt: it would not. The homes would be set back 20 feet from the street.

Christian Clews thought the updated plan was an improvement over the first.

Steven Ross asked if they had consulted with local HOA's. Levitt advised that there were no HOA's in the area but they had spoken with the residents.

Members of the public expressed disappointment that the original project had not been approved but appreciated the amount of public outreach Levitt and his team had done. A resident asked about the construction schedule. Levitt was not able to provide an accurate timeline but hoped to be completed by the end of summer.

Another resident asked if the job would be sold to a builder to which Levitt replied that yes it would be sold to a builder with the hopes of raising the property values in the neighborhood.

Debbie Lokanc stated that the city planners had given input that was incorporated in the process.

A question was raised about the outdoor architecture; Levitt said that it would comply with all of the neighborhood’s guidelines.

Allen Kashani asked Levitt to provide the export volume. Levitt replied that the export volume is 30,000 cubic yards.

Debbie Lokanc motioned to approve based on contingency of MND, Seconded by Victor Manoushakian. Unanimous approval, 14-0-0.

SUBCOMMITTEE:

SUBCOMMITTEE MEEING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	14 th site visit to Pacific Highlands Ranch	11/7/12 4:30pm
FBA	White	None	None noted
MAD	Rick Newman	None	10/2/12 at 4:30 at Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	<p>A. Survey crew has been working on Fish Head Trail. Mike Kelly has been doing Bio work and driving his truck on CVREP.</p> <p>B. Maintenance workers have been driving on the trail. No tires should be on the dirt. An official request should be made to keep trucks on the pavement.</p>	None noted
San Dieguito River Park	Harvey	River Valley Fest is coming in October. 1880’s dress attire.	None noted
Prop ‘C’ phasing/SR-56 Steering Committee	Ranu	None	None noted
CPC	Moore	Moore officially stepping down, Holly to take his position starting	Next week.

Subcommittee	Representative	Report	Next Meeting
		next month.	
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

Pacific Highlands Ranch Elementary School #7 ground breaking is scheduled to take place November 15th. The school is expected to open in time for the 2014 school year. Five names for the school have been proposed and will be reviewed at the October meeting.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, October 25, 2012, 7 p.m., Carmel Valley Library

ADJOURNMENT

Clews motion to adjourn. Board adjourned at 9:10 PM.

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 23 August 2012

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Steven Ross	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. VACANT	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9		X	
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative		X	
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative		X	

APPROVAL OF MINUTES—26 July 2012

Minutes amended. Harvey motioned to approve minutes as amended, seconded by Lokanc. Motion was approved, 12-0-1.

CONSENT AGENDA

Chair White announced that item #1 on the Information Agenda, a presentation by Sudberry Properties would not be heard. He then proposed moving item #2 on the Action Agenda, San Diego Corporate Center's sign, the Consent Agenda. Clews motioned to approve and it was seconded by Lokanc. Motion was approved, 12-0-1.

1. **San Diego Corporate Center:** Consider approval of a silver color for inclusion into the SDCC's sign guidelines. This will allow a pre-approved 3 paint color palette for signage.
 - Applicant - Marie Pettitt, SDCC
 Motion to approve was made by Clews, seconded by Novak, Unanimous approval 12-0-1

2. Hollie Kahn was appointed as the Neighborhood 4/4A representative.

PUBLIC COMMUNICATION

Ken Farinsky announced that San Dieguito School District backed down on the installation of cell phone towers at Canyon Crest Academy.

Elizabeth Schreiber, with Donahue Schreiber, announced construction has begun on a new Mexican restaurant in Del Mar Highlands Town Centre called Casa Solemar. An additional 96 parking stalls have been added to the shopping center as well.

John Dautel reported on installation of new stop signs at Worsch Way and Del Mar Trails Road and added that noise has increased. He is concerned that requirements for education and enforcement of the stop sign installation were not met. Mel Millstein said he would work with police and school district to help with education and awareness.

Marcela Escobar-Eck reported that One Paseo public comments are still being reviewed and Kilroy should be ready to present the revised plan in a few months.

Chair White received a letter from the City of San Diego, stating that the width of El Camino Real needs to be reduced, for a reason unknown. Millstein and Chair White will follow up with the City and request more information.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT ONE REPORT

Mel Millstein reported that the City of San Diego won the bid for operations of the Miramar Landfill, which will save the city a large sum of money. Connect to Careers event will take place this Saturday at Golden Hall. The event is free to the public and will feature 40-50 exhibitors.

The Gonzalez Park reimbursement agreement has been executed. Millstein was hopeful that the next process will be a smoother one.

He reported that the stop signs on Del Mar Trails Road have been installed and vowed to make sure there will be police monitoring.

He announced that the Polo Club RFP is planned to go out in May; construction to begin in 2014.

Ken Farinsky commented that the Solana Highlands area visibility is much greater, after the fence was moved back.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu reported on the first case of West Nile in San Diego County and advised not to leave standing water and wear bug repellent or long clothes when outdoors around sunset.

A drug drop box for expired prescription drugs is now in place at the County admin center. The Citrus Psyllid bug is contaminating trees in the region and the public is advised not to share citrus with neighbors.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

- 1. San Diego Corporate Center:** Consider approval of a silver color for inclusion into the SDCC's sign guidelines. This will allow a pre-approved 3 paint color palette for signage.
 - Applicant - Marie Pettitt, SDCCItem moved to Consent Agenda.
- 2. Kaisi-Taylor Morrison:** Presentation of proposed residential development in PHR.
 - Applicant - Randi Coopersmith, Latitude 33

Randi Coopersmith presented concepts for a proposed residential development in PHR. The project is centrally located in an area that has stayed strong during the drop in the real estate market. The development is proposed to include 86 single family units, American style, on 26 net acres with forward access points. The streets within the development will be public as opposed to private.

The site plan has not yet been submitted to the city but will likely be submitted in late September early October. Coopersmith was confident the plan is consistent with the PHR subarea plan. Harvey inquired about the affordable housing units' access to PHR. He explained that they will have to access the frontage road to access the town center. Novak asked Coopersmith to describe "peripheral residential", which he described as 5-9 units per acre. Rick Newman asked why the project would want to provide a connection to adjacent neighborhoods. Coopersmith replied that the subarea plan requires them to make these connections.

Moore asked Coopersmith to clarify the elevation difference between homes. They will be varied and the planners are talking with Caltrans about the possibility of a sound wall.

Kashani stated that Pardee's parcel to the north is developable with units; but the map shows it marked with green, which is misleading.

Clews and White commented on the location of affordable housing. Harvey commented that the new board members may not be aware of the work with development in PHR and asked Ranu to provide an overview of the subarea plan and its goals.

Coopersmith expressed desire for affordable housing to be on site. Clews thought this was a bad idea. Coopersmith explained that the aesthetic would be low scale, natural materials and native plants. White stressed that projects in PHR were to be new in thinking and design and he hoped that this project would be consistent with that vision.

The audience comment expressed support of the project concepts and liked the idea of public streets and this housing type in PHR.

ACTION AGENDA:

1. **Steven Opp:** Sought approval from the council to build on a 2 acre parcel near Derby Downs.
 - Applicant – Steve Opp

Steve Opp presented concepts to the Board for construction of a home on a 2 acre parcel near Derby Downs. The designs and planning are completed and Opp showed the Board the site plans. He explained that he was mindful of the neighbors while designing and that 70% of the land will still be open. The driveway was designed to enable cars to safely enter and exit the property without having to back up into the street. Opp has only received one phone call from neighbors after sending information to the neighboring properties about construction. He will be back next month to formally present.

2. **DMSEF:** Consideration of proposed Carmel Valley 5K and Fun Run (1st annual) on December 8, 2012.

- Applicant - Katie Wilsey, DMSEF

Wilsey is a runner in the community that wants to organize a 5K fun run to raise money for local schools. Wilsey has already begun planning for the race and has met with the city and traffic control. The race is proposed to take place December 8, 2012 at 7:30 am. The city has approved the course and information would be passed out to inform the public and attract participants. The race would be an out and back race, utilizing Carmel Creek Road and CVREP. The number of registered runners would determine number of lanes that would be closed on Carmel Creek Road. A post-race celebration would be held at the school.

Ken Farinsky asked where people would park and whether or not Wilsey had arranged for porta potties. She explained that cars could park in the neighborhood and in the lot at Carmel Valley Middle School.

Ranu expressed concern for traffic control on CVREP due to the number of weekend users. Wilsey explained that event volunteers would keep people on the trail, avoid damage to wild life and close the trail to bicyclists for the duration of the race. Clews expressed concerns for safety of people running by horses.

Rick Newman motioned to approve, 2nd by Copic. Approved 11-1-0.

4. San Dieguito River Park JPA: Consideration of open-air classroom.

- Applicant - Shawn Anderson, SDRPJPA

Shawna Anderson presented plans for the construction of an outdoor classroom, which is part of the San Dieguito Lagoon Center Plan. The outdoor classroom would be used for outdoor education opportunities and as a gathering place. Funding for the project is coming from Price and they hope to break ground in the fall. It would be located close to the Coast to Crest Trail. It would be located in an area that would allow for walk-in only and would seat 80-90 people.

Kashani inquired about freeway noise. Anderson explained that some noise is audible but she hopes trees and boulders will help reduce noise.

Chair White inquired about whether or not the classroom will have power/amplification. Anderson explained that it will not have power but portable speakers can be used if necessary. The canopy will be 10-14 feet high and will be constructed from low maintenance materials.

Farinsky asked about security at night. Anderson said they are still thinking of ways to prevent vandalism.

Ranu motioned to approve, 2nd by Lokanc. Unanimous approval 12-0-1.

SUBCOMMITTEE:

SUBCOMMITTEE MEEING REPORTS AND ANNOUNCMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	9/1/12 4:30pm
FBA	White	None	None noted
MAD	Rick Newman	None	9/4/12 at 4:30
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	Finely, Tang houses were torn down Wednesday. Slabs to remain until development comes in. Survey of creek to be done to improve flow.	None noted

Subcommittee	Representative	Report	Next Meeting
San Dieguito River Park	Harvey	None	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	None	None noted
CPC	Moore	Unable to attend last month. This month's meeting is next week.	Next week.
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

None.

OLD/ONGOING BUSINESS

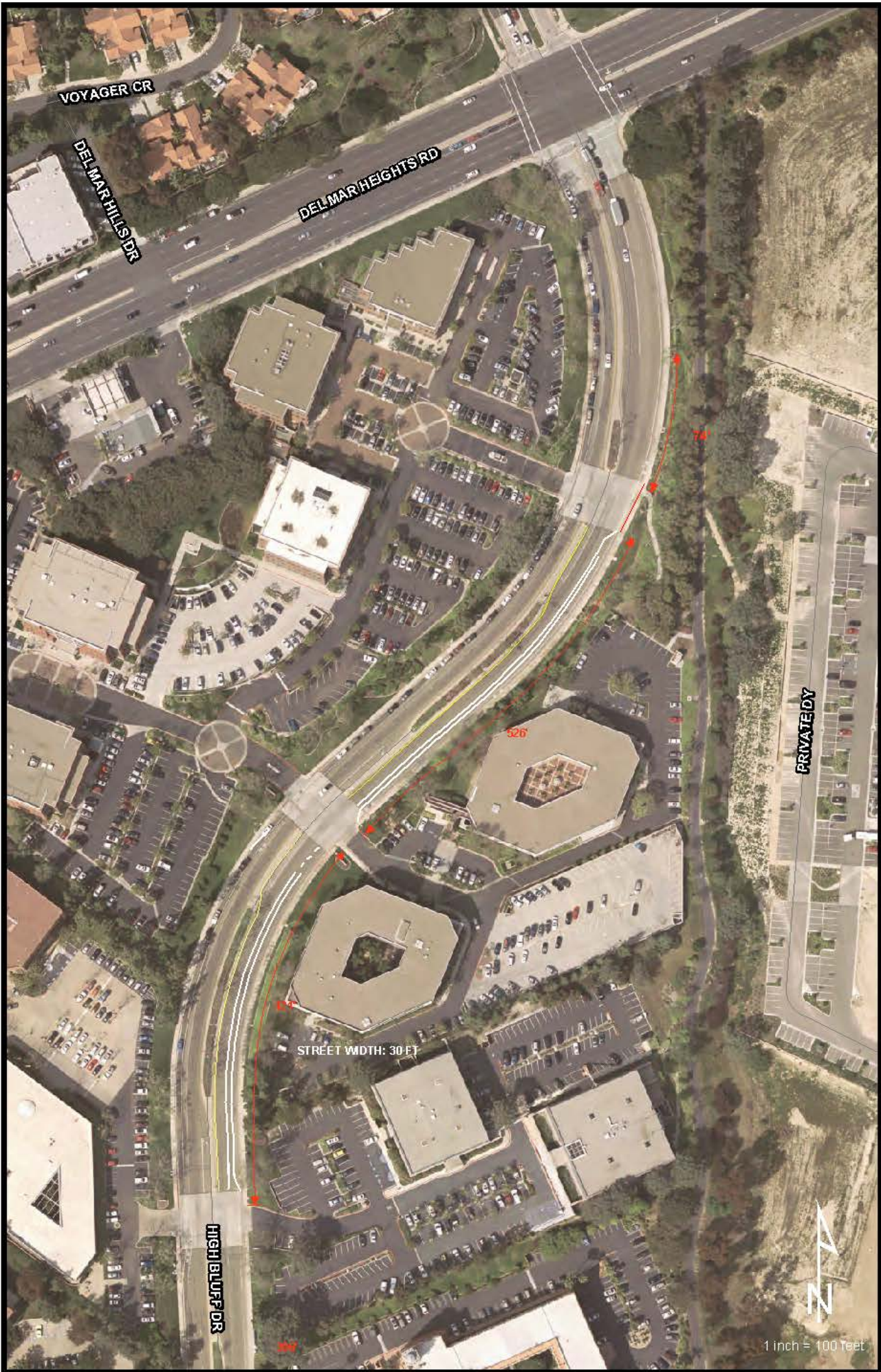
None.

NEXT MEETING

Thursday, September 27, 2012, 7 p.m., Carmel Valley Library

ADJOURNMENT

Clews motion to adjourn. Board adjourned at 9:15PM.



VOYAGER CR

DELMAR HILLS DR

DELMAR HEIGHTS RD

PRIVATED

STREET WIDTH: 30 FT

HIGH BLUFF DR

526



1 inch = 100 feet



THE CITY OF SAN DIEGO

August 16, 2012

TR 324, 554

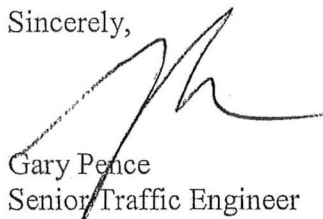
Frisco White, Chair
Carmel Valley Community Planning Board
5335 Caminito Exquisito
San Diego, CA 92130

Dear Mr. White:

This is regarding a proposal to reduce the number of travel lanes from two lanes to one lane in the northbound direction of High Bluff Drive between El Camino Real and Del Mar Heights Road to accommodate on-street parking. Specifically the proposal is to remove one travel lane on the east side of the street, retain the bike lane and add a parking lane. This is identical to what exists on the west side of High Bluff Drive for southbound traffic. The traffic volume on this portion of High Bluff Drive is the same in both direction and is approximately 5,000 vehicles per day in each direction, which can be accommodated by one travel lane. The roadway will be opened back up to two lanes prior to Del Mar Heights Road to accommodate the need for queuing at the traffic signal. This striping modification will result in the addition of 56 on-street parking spaces between the addresses 12782-12625 High Bluff Drive. Attached is a sketch of the proposal for your review.

Please add this proposal to your group's agenda and provide recommendation within 30 days. If you have any questions regarding this proposal or need more time to review, please contact Claudia Brizuela at (619) 533-3613.

Sincerely,



Gary Pence
Senior Traffic Engineer

CB:bd:sg

Enclosure



Transportation and Storm Water Department

1010 Second Avenue, Suite 800 • San Diego, CA 92101

Telephone (619) 533-3126 Fax (619) 533-3131



September 11, 2012

Regarding the CUP Application of St. John Armenian Apostolic Church

To whom it may concern:

My name is Harry Krikorian, Chairman of the St. John Armenian Church Trust Fund Committee, and our organization is applying for a Conditional Use Permit to build a new Church and accessory buildings on land we own in San Diego, California. Due to severe constraints for building on this parcel, we have, despite our best efforts, exceeded the maximum encroachment into the MHPA by less than an acre. Our parcel is 14 acres in size, yet as we have learned, the vast majority cannot be developed. As initially envisioned, the project occupied over 5 acres on a level mesa that was previously disturbed and graded, but now after numerous revisions, compromises, and concessions, it has been reduced to just over 4 acres, including a small access road to access the least sensitive developable portions of the site.

While doing everything possible to reduce the footprint of our plan, it is not feasible to reduce the project footprint any less. If you will bear with me for a moment, I will explain why. First, a little history may be helpful to your understanding:

In the beginning, after the Great Flood, Noah and his family descended Mt. Ararat in the heart of Armenia and founded the oldest of Armenian cities, Nakhichevan. Centuries later in 301 A.D., Armenia was Christianized becoming the first nation to adopt Christianity in the world. Our first cathedral, built in 301-303 A.D. in Holy Echmiadzin, remains the center of the Armenian faith today.

In 1915, the Armenians suffered beyond measure in the first Genocide of the 20th century. At the hands of the Ottoman Turks, 1.5 million Armenian men, women and children were slaughtered, and the survivors who escaped were dispatched to the four corners of the world. Wherever Armenians have settled, they have established their iconic Church, retained their strong values, and always conducted themselves as loyal, productive citizens, contributing much to their respective communities. At the very root of our survival have been our ancient Church, our unwavering faith, and our devotion to family. Our religion, culture, history, and traditions remain powerful influences on our lives.

Thirty-five years ago, a small number of Armenian families in San Diego purchased an existing structure where we could worship and gather in fellowship. We dreamed of one day building a new Church in the Armenian tradition that would serve our growing community. Four years ago, we took our first step to realizing our dream when the Trust Fund acquired 14 acres of land in the northern portion of the City of San Diego.

In developing the plans for this project, our committee is answerable to every member of the Armenian Community as well as our regional diocese. Our goals are to provide a place of worship that honors our 1700-year-old traditions, a place for social activities such as weddings and feasts, a community space for young and old to gather in fellowship, and a center to foster our rich cultural heritage, including our language. Having facilities for our youth who engage in the Armenian Christian Youth Organization, and our teen groups with chapters around the world, are essential. Our children also need room to play. Our dream is to create a Church with accessory uses, where our religion, culture, history, and traditions will be preserved and passed down for generations to come.

Further reductions to the project's footprint would involve eliminating the four core functions of our church and faith: the sanctuary, social hall, classroom and learning center, or youth center. The fact is our financial investment, time, and effort precludes us from considering the elimination of any of these uses, which are essential to our place of worship. We hope you will agree that we have endeavored in good faith to resolve legitimate municipal and regulatory interests in our effort to build a place of worship.

Could we compress these buildings into a smaller space or combine one of more buildings into just one structure? The answer is yes, but would a large box-type structure (like a Big Box Development) be consistent with the surrounding area and appeal to the general interests of the community? We don't believe it would. We have proposed a beautiful campus with attractive buildings and landscaping that is sensitive to the regional setting and community character. It should also be noted that traditional Armenian places of worship have a very specific architectural style.

Our consultants and the Church committees working on this project have created a plan that only occupies about 4.25 acres out of a 14 acre site, yet serves every

essential function we require. It satisfies all our needs for worship, fellowship, and youth, and memorializes our ancestors and victims of the Armenian Genocide. Any further diminution of the site would destroy all that is dearly precious to us and create a substantial burden on our ability to develop our place of worship.

We have tried to be reasonable, understanding, and cooperative while creating a plan that, upon completion, will make Carmel Valley as well as all of San Diego very proud. We greatly respect the need to preserve habitat and protect wildlife, and will do everything in our power to be good stewards of this beautiful land.

The Armenians of San Diego and our beloved Church hope and pray you will grant us an exception for the modest encroachment into the MHPA and allow our project to proceed as now designed. We fervently desire a win-win outcome for all the stakeholders reviewing our plan, and look forward to the day our dream of a new place of worship and to practice our faith becomes a reality.

Respectfully,

Harry G. Krikorian, Chairman
Trust Fund Committee
St. John Armenian Church