

**Amendment to the  
Carmel Valley Neighborhoods 4, 5, & 6  
Precise Plan**

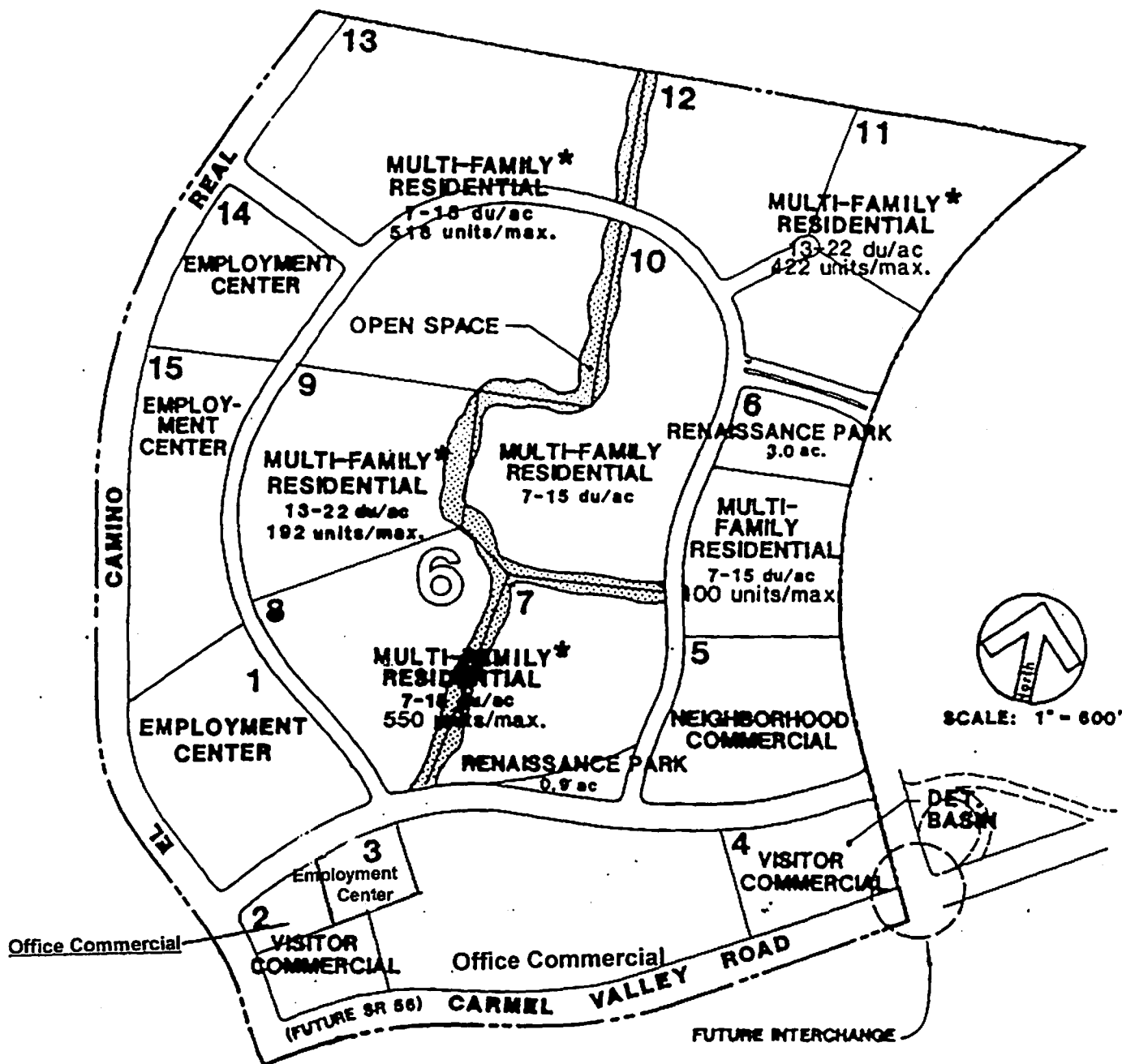
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On May 1, 2001, the City Council adopted an amendment to the Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan by Resolution R-294816. The corresponding amendment to North City Local Coastal Program (LCP) was certified by the California Coastal Commission on August 7, 2001. These amendments resulted in the following changes to the precise plan text and land use plan:

- 1.09 acres, located within Neighborhood 6 at the southeast corner of El Camino Real and Valley Centre Drive, were redesignated from Visitor Commercial to Office Commercial.
- Acreages in the Neighborhood 6 Land Use table were revised to accurately reflect previous land use boundary adjustments.

Adopted text changes and revised community plan graphics are attached. The wording within these attachments supersedes the corresponding pages within the bound Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan.

For further information regarding this amendment, please contact the Carmel Valley community planner at (619) 235-5200. Reference the Allen Group amendment (#40-0180).



\* NOTE: each NCW Development Plan must provide 1800 sq.ft. of open space per dwelling unit and may contain a private recreation facility (900 sq. ft. of open space per dwelling unit in lots 9, 11, 12)

Figure 9  
**Neighborhood 6  
Land Use Plan**

Table 3

Neighborhood 6 Land Use

Proposed Land Use	Number of Lots	Total Acres
Lot 9 (13-22 du/nra)	192	10.75
Lots 7,8,10 (7-15 du/nra)	550	52.66
Lots 6 (7-15 du/nra)	100	10.40
Lots 11,12 (13-22 du/nra)	422	25.98
*Renaissance Parks		(3.87)
Lot 13 (7-15 du/nra)	518	37.03
*Open Space		(60.97)
*Open Space		(1.90)
Employment Center		<del>36.44</del> <u>38.14</u>
Visitor Commercial		<del>9.59</del> <u>6.80</u>
Neighborhood Commercial		<del>11.87</del> <u>13.10</u>
Major Collector Streets		29.41
Office Commercial		<del>17.33</del> <u>18.42</u>
<b>Totals</b>	<b>1,782</b>	<b><del>241.46</del> <u>242.69</u></b>

\* Included within residential acreage.

Each superblock is designed to incorporate an average 10-foot grade differential between individual superblock products. This allows for views to extend over each development. Also, each superblock is large enough to allow for the construction of 75-200 units, thereby providing the economic justification for provisions of individual private recreation centers for each project. It is proposed that the recreational needs of future residents in Neighborhood 6 be met by the private recreational complexes; two separate Renaissance Parks offering an informal play space on 3.9 acres; the community park, located in the own center, which will double as a neighborhood park for this neighborhood and the nearby neighborhood park with neighborhood 5.

A minimum 20-foot wide open space spineway linkage is proposed within the interior of Neighborhood 6. This linkage will provide pedestrian an bicycle access to the town center, community park, and junior high school to be located immediately north of the neighborhood. A majority of this linkage is presently built.

## **D. COMMERCIAL COMPONENT**

In accordance with the expanded concept of neighborhood identification, Neighborhoods 4-6 will contain both neighborhood commercial and visitors commercial land uses to serve the three neighborhood units, and adjacent service area to the south and travelers visiting the region.

### **1. Neighborhood Commercial**

Two neighborhood commercial centers are proposed within the precise plan area. The western neighborhood commercial center (Neighborhood 6) will be approximately ~~44.87~~ 13.10 acres in size and will serve the needs of the residents of Neighborhoods 5 and 6 as well as the needs of residents in adjacent neighborhoods within the service area. Possible uses include a chain supermarket and drugstore, delicatessen, Laundromat, dry cleaners, beauty or barbershop, real estate office, card/gift shop, and other services or retail establishments.

The eastern neighborhood commercial center (Neighborhood 4) will total about 5.0 acres in size and is designed to serve Neighborhoods 1, 4A and 5, as well as development south of SR-56. Typical uses permitted could include a small supermarket or convenience food store, drugstore, small restaurant, hardware store, Laundromat and cleaners, beauty and barbershops and other miscellaneous service stores.

### **2. Visitor Commercial**

A ~~9.59~~ 6.80 acre visitor commercial center (including detention basin) is proposed in the southern portion of Neighborhood 6. Its location adjacent to office uses and SR-56 will make it convenient for use by residents traveling to and from their places of employment as well as visitors to the area. The visitor commercial center will be developed with hotels motels, restaurants or other visitors-oriented uses identified in the VC Zone. The visitor commercial center will be oriented toward major streets, and will be compatible with adjacent development (see figure 10). The visitor commercial area has been split into two sections in order to take advantage of both the commercial center at Carmel Creek Road and the larger visitor center at El Camino Real.

The visitor commercial and neighborhood commercial areas are adjacent to achieve the benefits of mixed use, such as proximity to restaurants, parking and shopping. Shopping and service uses will be limited to ~~44.87~~ 13.10 acres, with visitor oriented uses occupying ~~9.59~~ 6.80 acres.

Due to the long-range development plans predicted for the town area, it is

expected that the Neighborhood 6 neighborhood commercial development will provide services for the entire precise plan area for many years to come without intruding into individual residential projects within the precise plan area. The separating collector street providing access to the commercial activities assures that intrusion into residential streets will not occur. The location of the commercial centers allows for self-containment of each individual neighborhood and permits integration between neighborhoods.

In addition, a small neighborhood commercial center is proposed within the southwestern corner of Neighborhood 4 adjacent to the Carmel Country Road ramps within SR-56. This location will serve the residents of Neighborhood 4, the eastern half of neighborhoods 5 and 1 as well as Neighborhood 8 to the south. All of these can be serviced without intrusion into the Neighborhood 4 residential areas.

### Design Guidelines

The following general criteria should be used to evaluate future development plans to be submitted for the commercial components within Neighborhood 6.

#### \* Future Development Plans Required

The commercial components of Neighborhood 6 shall be governed by development plans. Right-of-way needs for SR-56 (Carmel Valley Road) and the right-of way needs for the interchange with SR-56 and Carmel Creek Road shall be dedicated within the development plan or plans for the commercial component of Neighborhood 6 to the satisfaction of the City Engineer and Caltrans.

## E.1 EMPLOYMENT CENTER

A ~~36.4~~ 38.14 acre employment center is shown on the precise plan in the western superblock of Neighborhood 6. The employment center will be vertically buffered from residential land uses to the north and east by ten to thirty foot slopes and landscaping. The employment center will be compatible with the employment and visitor commercial center on the west side of El Camino Real, will be limited to a 50' height regulation and conform to the Urban Design Guidelines of this plan.

Employment Center development will also be consistent with North City West Planned District Ordinance Employment Center (EC) zone, which requires that all lot areas not devoted to buildings, driveways, and similar areas shall be landscaped in accordance with plans, approved by the Planning Commission. Architectural site plans must also be approved by the commission.

## E.2 OFFICE COMPONENT

~~A 17.33-acre site located adjacent to SR 56 is designated for Office Commercial use in Neighborhood 6. Visitor commercial sites are located to the west and to the east of the office site~~ In the southern portion of Neighborhood 6, 18.42 acres are designated for Office Commercial. The majority of this office area will buffer the homes north of the site from the freeway noise and create additional job opportunities within the community. The 1.09 acre site at the corner of the Valley Center Road and El Camino Real will relate to the visitor commercial and office in the vicinity.

The predominant uses in the Office Commercial designation will be general office and research and development uses, comprising at least 85 percent of the building area. Support uses typically associated with office use, such as fitness clubs, copy shops and restaurants are permitted but shall not exceed 15 percent of the total building square footage. Permitted uses will be those of the Specialized Commercial (SC) zone, except as restricted by this paragraph. Large retail centers and strip commercial development will not be permitted in the Office Commercial designation.

Permits for development in the Office Commercial designation will be processed in accordance with the Carmel Valley Planned District.

For the 17.33 acres parcel immediately adjacent to Freeway 56, permit review will ensure the following issues related to site design and parking are addressed.

- Site Design

The 17.33 acre Office Commercial parcel is unique because it is 20 feet lower than the adjacent Valley Center Drive and it faces both a freeway and residences. For that reason, site development must be sensitively designed to achieve its potential as a high image office complex and at the same time maintain a good-neighbor relationship with the homes to the north.

Therefore, site design and building location shall:

- 1) Maximize spacing between the proposed buildings to create view corridors; this building spacing is enabled by allowing building heights in excess of 50 feet. However, the buildings shall not exceed five stories.
- 2) Minimize and shield parking lot lighting without jeopardizing the safety of those parking there.
- 3) To the maximum extent possible, orient building wall signs, which are at heights higher than 25 feet, away from the homes to the north.

For the 1.09 acre office commercial parcel at the corner of El Camino Real and Valley Center Road, encourage project features that minimize pedestrian/vehicle conflicts and enhance pedestrian access to the building. In consideration of those within walking distance of the building, the project should encourage on-site support uses to the extent that a market and need for such support uses exist. As stated previously, these uses are not to exceed 15 percent of the total building square footage, and include those typically associated with office use, such as restaurant, dry cleaners, fitness club, and copy services.

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## Parking

Permits for development in the Employment Center and Office Commercial sites shall be conditioned to ensure that the maximum number of proposed employees is in balance with the available parking spaces and that the required number of off-street spaces as identified in the permit are free of charge to employees and visitors.

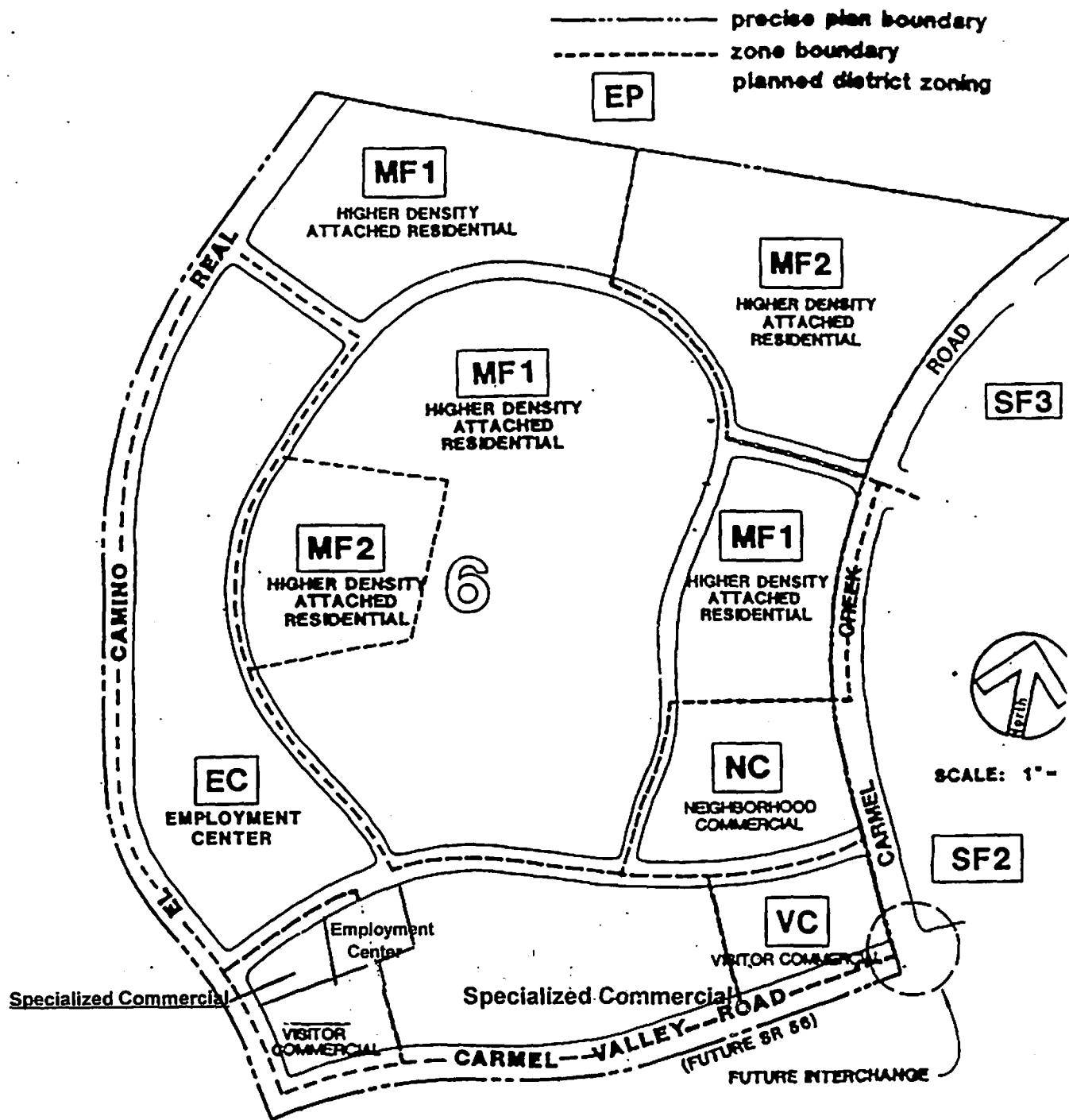


Figure 15  
**Proposed Zoning  
 Neighborhood 6**



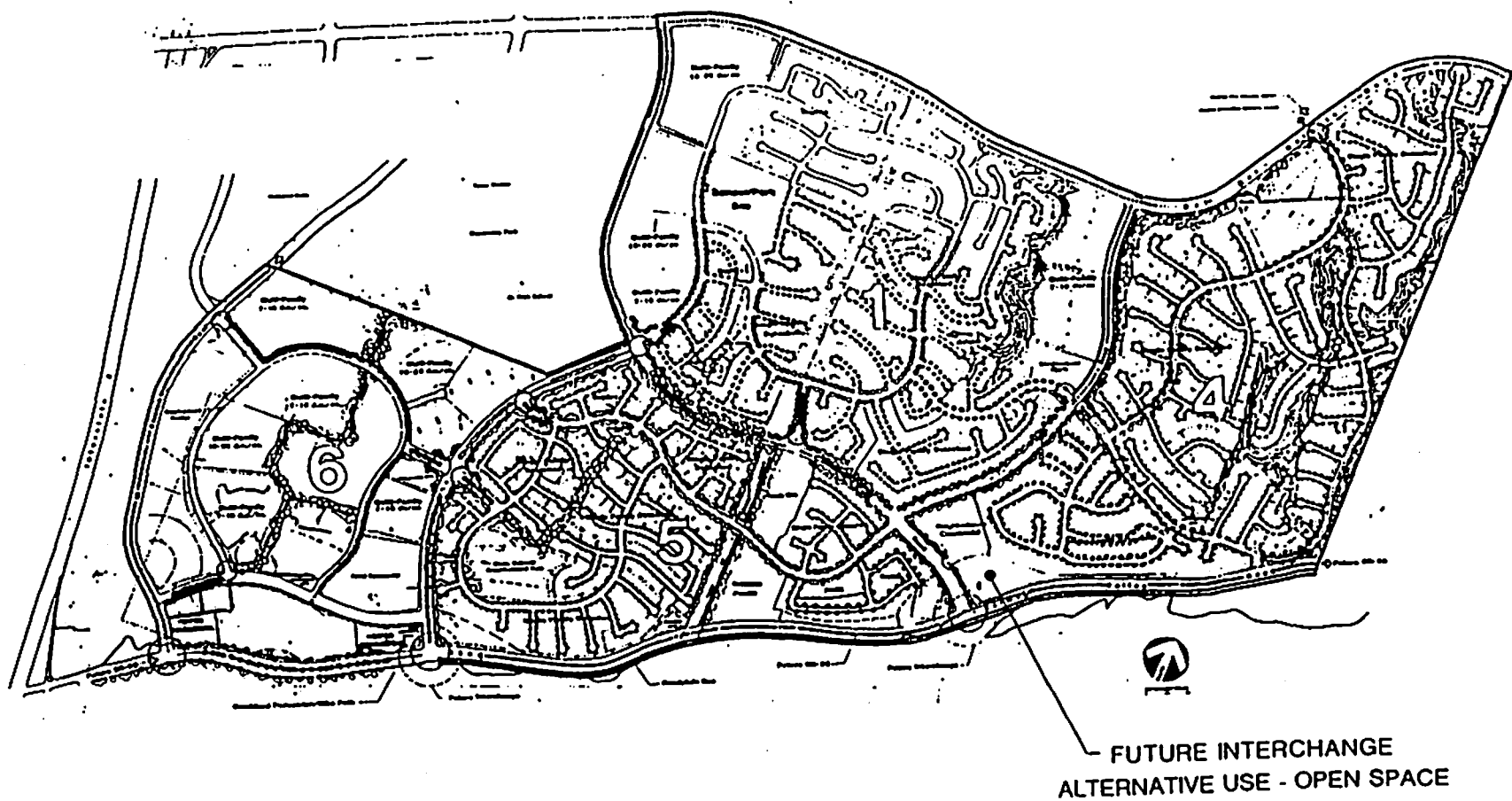


Figure 16  
Landscape Concept Plan



## Land Use Summary

Item	Acres	# Dwelling Units	Estimated Population
<b>NEIGHBORHOOD #4</b>			
Single Family Detached	215.02	951	2760
Open Space	49.44		
Neighborhood Commercial	5.0		
*recreation center	(1.80)		
Elementary School/Park Site	16.10		
Major and Collector Streets	52.31		
Totals	337.87	951	2760
<b>NEIGHBORHOOD #5</b>			
Single Family Detached	125.59	663	1923
Duplex (Paired Single Family)	29.52	234	585
Open Space	(10.74)		
*detention basin	(1.44)		
Elementary School/Park Sites	18.18		
Tennis Club	10.77		
Religious Facility	15.02		
Major and Collector Streets	43.57		
Totals	242.65	897	2508
<b>NEIGHBORHOOD #6</b>			
Lot 9 (13-22 du/ac)	10.75	192	355
Lots 7,8,10 (7-15 du/ac)	52.66	550	1018
Lot 6 (7-15 du/ac)	10.40	100	185
Lots 11,12 (13-22 du/ac)	25.98	422	781
Lot 113 (7-15 du/ac)	37.03	518	958
*renaissance parks	(3.87)		
*Open Space	(60.97)		
*detention basin	(1.90)		
Employment Center	<del>36.44</del> 38.14		
Visitor Commercial	<del>9.59</del> 6.80		

Neighborhood Commercial	<del>44.87</del> <u>13.10</u>		
Office Commercial	<del>47.33</del> <u>18.42</u>		
Major and Collector Streets	29.41		
Totals	<del>241.46</del> <u>242.69</u>		
Total Planning Area	<del>821.98</del> <u>823.21</u>		
<b><u>ACREAGE SUMMARY</u></b>			
Land Use	Acres	% of Planning Area	
Residential	506.95	61.6	
Open Space (neighborhood 4)	49.44	5.8	
*detention basins	(6.81)	(.8)	
*open space (neighborhood 5)	(10.74)	(1.3)	
Elementary School/Park Sites	34.28	4.2	
Employment Center/Office	<del>53.77</del> <u>56.56</u>	6.8	
Visitor Commercial	<del>9.59</del> <u>6.80</u>	.8	
Neighborhood Commercial	<del>46.87</del> <u>18.1</u>	2.2	
Major and Collector Streets	125.29	15.2	
*renaissance parks	(5.67)	(.7)	
Religious Facility	15.02	1.8	
Tennis Club	10.77	1.3	
Totals	<del>821.98</del> <u>823.21</u>	100.00	

\*included with residential acreage