

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 4, 2013
Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130**

A G E N D A

A. CALL TO ORDER AND ATTENDANCE

B. ACTION AGENDA:

1. **The Merge** - Consider Sea Breeze Properties' development proposal for Neighborhood 10 at the NW corner of Carmel Country and Carmel Mountain Roads. Detailed presentation of revised site plan and architecture were discussed broadly at the September Regional Issues Subcommittee meeting, a result of applicant discussions with immediate neighbors. Project proposes a Site Development Permit, Planned Development Permit, and Vesting Tentative Map to develop 22 townhomes with detached garages and private yards and 31,090 s.f. ground floor office and retail space with underground parking.

Applicant: Gary Levitt, Sea Breeze Properties, LLC
Consultant: Carol Chase, RBM

2. **Rancho Del Sol Restoration** - The Barczewski Family Trust's Rancho Del Sol Nursery is obligated to mitigate for illegal grading causing flooding and erosion on Pardee Homes property in PHR. A Stipulation in Full for Final Judgment was issued on October 8, 2003. The owners propose the restoration of a portion of a previously graded site at the intersection of Rancho Santa Fe Farms Rd. with Caminito Mendiola,

Previously (February 26, 2010) the Board conditionally approved the building of a culvert to drain the pond created by the illegal grading and for maintenance of the restoration. Homeowners adjacent to the site, the "Rancho Santa Fe Lakes Homeowners' Association", have communicated to the Board and the subcommittee that the 60-80,000 c.y. of stockpiled soil to be removed from the site (causing the flooding) will form a wall of dirt above their homes. The Site Development application by the applicant allows the stockpiling to remain for 5 years. Homeowners are also concerned that future development on the site could occur without removing the soil, as illegal grading has already occurred.

The subcommittee met with the Barczewski Trust parties and homeowners October 21, 2013 to more fully understand the proposal and the homeowners concerns. Both parties were to try to reconcile their differences before coming to the full board. The subcommittee will review what, if any, progress is made on a compromise plan and to form a recommendation to the full Board.

Applicant: Barczewski Family Trust
Consultant: Paul Metcalf, Metcalf Development & Consulting, Inc.

C. ADJOURNMENT