

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
REGIONAL ISSUES SUBCOMMITTEE

4:30 - 6:00 pm, Wednesday, November 7, 2012
Carmel Valley Library
3919 Townsgate Dr., San Diego, Ca 92130

A G E N D A

A. CALL TO ORDER AND ATTENDANCE

B. ACTION AGENDA:

1. **St. John Garabed Armenian Church** (Project #240283) - Review proposed facility at 13901 El Camino Real in the AR-1-1 zone of the North City Future Urbanizing Area Subarea II.

Review proposal for an 8,740-sq. ft. sanctuary, social hall (18,090 sq. ft.); religious education/library center (11,010 sq. ft.) and youth center/gymnasium (13,840 sq. ft.) on a 13.37-acre site on the southeast side of El Camino Real south of Derby Downs Rd. The land use is governed by "Proposition A" land use restrictions in the City's General Plan in which churches can be allowed under a "Conditional Use Permit." A "Planned Development Permit" and a "Site Development Permit" also are required due to setback deviations proposed and due to the "Environmentally Sensitive Lands Ordinance." It is unclear whether a General Plan amendment will be required.

No formal action. The subcommittee initially heard the proposal Nov. 2, 2011 and the full board heard it informally October 25, 2012. Initial comments/concerns from these meetings are attached. The subcommittee is to reflect on how/if the current proposal addresses these concerns.

City Development Services Dept. Long-Range Planning reviewed the proposal Sept. 15, 2011 and an update of this review is forthcoming. It is hoped that the subcommittee and community will have access to the current City comments, in addition to comments from senior planner, Bernie Turgeon, at the meeting.

Applicant: St. John Garabed Armenian Church
Consultant: Marcela Escobar-Eck

2. **All Creatures Veterinary Hospital** – Review proposed facility at 3665 Via de la Valle just west of El Camino Real in the agricultural zone of the North City Future Urbanizing Area Subarea II.

Introduction of a proposal to expand the facility on the 1.38-acre site from 4,700 sq. ft. to 10,887 sq. ft. (6008 sq. ft. 1st floor, 4,879 sq. ft. 2nd floor.) Current structure was originally approved under CUP C-17660, recorded July 20, 1982. The property was included in "Proposition A" lands and uses restricted in 1990.

Subcommittee will review the attendant land uses allowed, City codes applicable, and the

limitations, if any, on the property as governed by “Proposition A.”

Long-Range planner, Bernie Turgeon, will provide current City review of the proposal. See attachment providing project summary.

Applicant: Dr. Michael Mulvaney, All Creatures Hospital

Consultant: Julia Rochford, Leppert Engineering

C. ADJOURNMENT

CVCPB INITIAL COMMENTS/ISSUES 2012

St. John Garabed Armenian Church

1. Proposal covers more than 25% of allowable use in the MHPA. Even if 25% coverage in the MHPA it also would still intrude into the open space allowance. +/- 75% of the property is in the MHPA.
2. Open space is more than biology. Needs a mass to function. Refugia and adequate space for migratory species (CP 600-29)
3. MHPA boundary? Offsite mitigation?
4. Consistency with GP open space regs and policies.
5. Requires a GP amendment?
6. Overall, proposal interrupts the preservation of the MHPA on the Formosan church site. It interrupts the views of the floodplain. Reduces the value of this already preserved open space.
7. Do the several uses exceed ag zone allowances?
8. Framework plan: low intensity whether or not a church. Development in open space zone must conserve resources.
9. Road would go through the MHPA.
10. Their viewshed analysis is limited to trails.
11. Height and Bulk and Scale: 4 large structures (51,680 sq. Ft.)---93' church sanctuary and 40' tall church common room.; sanctuary is 63', over the 30' limit in the open space zone. Architectural style important and traditional to the religion but this forces design to be in conflict with governing land use documents for the area: The "NCFUA Framework Plan" and the San Dieguito River Park Concept Plan, regarding community character and design.
12. They're requesting a setback deviation for the gym and education structures.
13. Most of the grading and topo changes would be in the MHPA.

From: Julia Rochford [julia@leppertengineering.com]
Sent: Thursday, November 01, 2012 4:06 PM
To: Jan Fuchs (janfuchs@san.rr.com)
Cc: Michael Mulvany (mhmolvany@gmail.com); John D. Leppert
Subject: Carmel Valley Subcommittee Mtg - All Creatures

Hi Jan,

Looking forward to discussing the All Creatures Hospital project with you and the rest of the subcommittee next Wednesday night the 7th at 4:30 at the Carmel Valley Library. Below is a project summary per your request. If there is anything else I can provide, please feel free to email or call.

Warm Regards,
Julia

We have submitted to the City of San Diego an application for a Conditional Use Permit, Site Development Permit and Coastal Development Permit for the development of a new two-story veterinary hospital. This new facility will replace the existing All Creatures Hospital located at 3665 Via de la Valle, Del Mar, CA 92014 in the City of San Diego, North City Future Urbanizing Area on a 1.38-acre site within the AR-1-1 zone.

The existing All Creatures Hospital facility (consisting of approximately 4,700 SF) was constructed in 1983 and has been serving the North County Coast communities for the past 29 years. It was the first veterinary hospital in the area to provide full service medical and emergency care for the community's beloved pets. The proposed facility will not only allow All Creatures Hospital to continue providing quality care the community has become accustomed to over the years, but will also serve as a new standard by which all veterinary hospitals aspire in both form and function. This new, expanded, state-of-the-art veterinary hospital will operate as a full service veterinary medical center offering Centers of Care in the fields of medicine, surgery, emergency and critical care, dentistry, boarding, and preventative medicine for dogs, cats, and pocket pets (rabbits and rodents).

To accommodate the veterinary needs of the community, the proposed building, driveway and parking lot have been placed on the site in a manner such that the existing facility can remain operational until the construction of the new building is complete. Following construction of the new facility, the existing building will then be demolished and the remaining grading and site work will be completed.

The existing animal hospital operates under Conditional Use Permit C-17660 recorded July 20, 1982 and the existing site was graded per City of San Diego drawing 19029-D. On January 13, 2011, the California Coastal Commission approved an amendment to CDP No. F9010 in order to allow for the vacation of an existing open space easement and a natural open space easement dedicated per Map No. 10603 in favor of granting a new easement of a greatly reduced area. This vacation and subsequent grant of a reduced open space easement was approved by City Council on July 10, 2012 (see PTS# 192099, drawing number 21064-B). The proposed site design honors this revised open space easement area as shown in the submitted development plans.

Considerable care and attention has been given to the design of this facility in order to blend in with the adjacent San Dieguito River Valley and its local surroundings. The total gross floor area of the proposed veterinary hospital is approximately 10,887 square feet (6,008 sf 1st floor, 4,879 sf 2nd floor) and the modern architectural style is deliberately understated, using a contemporary blend of rusticated wood, ledger stone and glass.

We are very excited about this project and the asset the new animal hospital facility will be to the City and the community.

Julia Rochford

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