

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
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San Diego, CA 92130  
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www.cvsd.com/planning.html**

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
REGIONAL ISSUES SUBCOMMITTEE**

**4:30 - 6:00 pm, Wednesday, September 18, 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:** Proposal for a Mixed-Use project in Neighborhood 10 at the NW Corner of Carmel Country and Carmel Mountain Rds. Presentation of the revised site plan and architecture for the two-story, mixed-use project on 4.11 acres in the CVPD-NC Zone. Project proposes 31 multi-family residences with up to 35,000 s.f. of ground floor retail and office space, underground parking garage, and linear garden

Applicant: Gary Levitt, Sea Breeze Properties, LLC

2. **Corallina at Pacific Highlands Ranch:** Initial presentation of proposal for an application for a Site Development Permit, Planned Development Permit, Vesting Tentative Map, Rezone and Street Vacation to property along Carmel Valley Road.

Project is a vertically mixed-use development of two separate lots. Lot A Consists of a four-level structure containing 109 market rate condominium units over 20,000 s.f. of medical office space. Design includes a common green space along Carmel Valley Rd., which contains several outdoor seating areas, a pool, and a club house. Lot B consists of a three-level structure with 21 affordable residential units over 10,000 s.f. of medical office space.

The proposal is to rezone property from AR-1-1 to CC-1-3, as well as portions of RX-1-1 and RT-1-2, to allow for a higher level of density and a wider variety of uses.

Applicant: Mike Finley, Village Triangle Partners, LLC  
Randi Coopersmith and Tara Lake, Latitude 33, Consultant

3. **El Camino Real Undergrounding Utility District Project (TIME PERMITTING):** Discussion of City of San Diego's Draft MND for the City Council to prioritize and form an undergrounding utility district which would allow SDG&E to construct an Underground Utility System per the franchise agreement.

Applicant: Regional Issues Subcommittee

**C. OLD / ONGOING BUSINESS**

**D. ADJOURNMENT**