CARMEL VALLEY COMMUNITY PLANNING BOARD
Regional Issues Subcommittee
October 3, 2011

To: Carmel Valley Community Planning Board;
Interested Parties

Fr: Jan Fuchs/Anne Harvey, Co-Chairs
Regional Issues Subcommittee

Re: Reminder: Regional Issues Subcommittee Meeting
Wednesday, October 5, 2011 – 4:30 – 6:00 p.m.
Community Room, Carmel Valley Library
3919 Townsgate Drive

AGENDA

1. Introductory presentation by a Rancho Penasquitos Planning Board subcommittee on “Public Facilities Finance Planning and Transportation Plan Phasing.”

The RPPB represents the communities of Rancho Penasquitos, Torrey Highlands, and Black Mountain Ranch. Last March the board reviewed projects in their various PFFPs and TPPs and has determined that issues/concerns to these communities could/will also affect Carmel Valley, Pacific Ranch, and Del Mar Mesa. The subcommittee will discuss these issues for possible future action within and between our community. Note: see the attached pages from the RPPB March 2011 minutes detailing these projects.

Subcommittee Presenter:
Bill Dumke
Keith Rhodes

2. “Worsch Way/Carmel Valley” – Introduction of a proposal of an infill residential development at 4140 Worsch Way in Neighborhood 5 bounded by Del Mar Trails Road, Worsch Drive, and Worsch Way.

Proposal consists of eight residential lots, ranging from just over 6,000 sq. ft. to 8,500 sq. ft. in size on 1.56 acres zoned SF-2 and jSF-3. Project requires approval of a Vesting Tentative Map, Site Development Permit, and Planned Development Permit. Design guidelines proposed to guide development of the residences include requirements for courtyard homes connecting indoor and outdoor spaces, stormwater quality measures and best management practices, permeable pavements and water-conserving landscape, limited second stories, and solar energy features. Applicant indicates that residences will be unified by a common private driveway extending from an existing surb cut along Worsch Drive to minimize disturbance to neighborhood streets.

Applicant:
Gary Levitt, Seabreeze Properties
Consultant: Carol Chase, RBF Consulting