

August 22, 2006

To: Members of the Board
From: Tom Bishop
Subject: Articles of Interest

Attached is the following article of interest:

11.1 "Planning board approves 118 new homes, 170 townhouses", Del Mar Times,
July 21, 2006.

RECOMMENDED: For Information Only.

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Delmas Times

7/21/02 - 7/27/02

Planning board approves 118 new homes, 170 townhouses

By Karen Billing

A new housing and commercial project is in the works for Carmel Valley's Neighborhood 10 southeast of Highway 56 near Los Penasquitos Canyon Preserve.

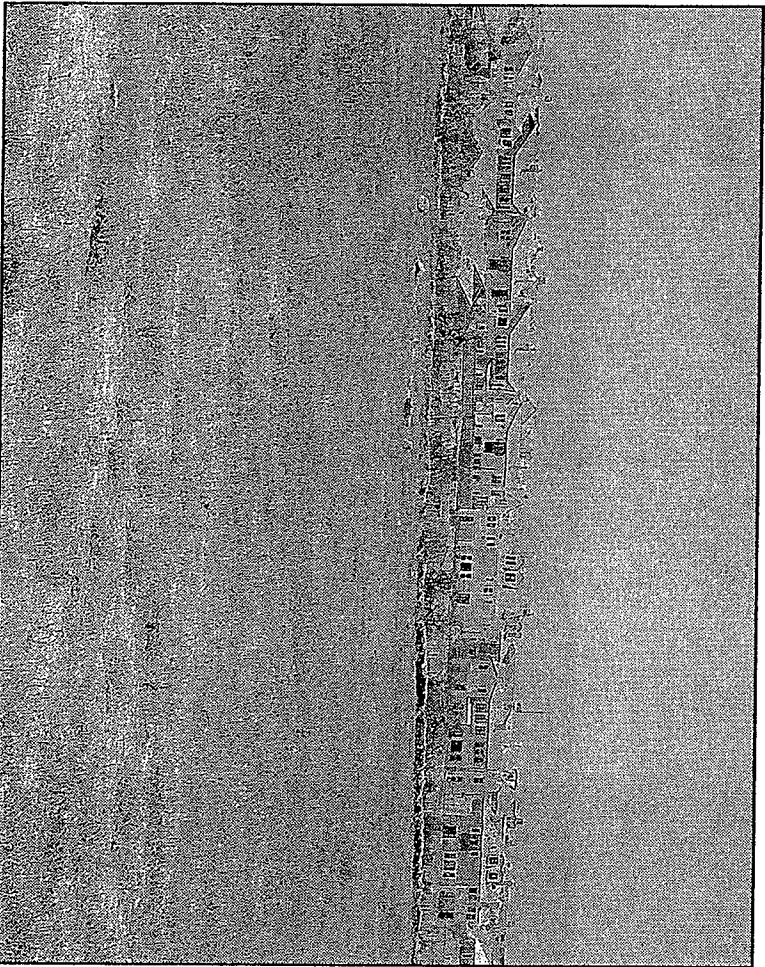
Pardee Homes' Carmel Highlands Village, to be located off Carmel Mountain Road and Carmel Country Road, received conditional approval from the Carmel Valley Planning Board on July 11.

This project includes 118 single-family residences, 172 family town homes and a 28,040 square foot commercial center. Pardee officials say the project would not begin construction until at least 2008.

The Carmel Valley Planning Board conditionally approved the plans for the attached houses and commercial area with a letter of issues board members said needed to be addressed. Board members felt they had not seen enough of the plans of the single-family portion of the project to make a final decision.

Gary Levitt, a planning board business representative, said Pardee's plan lacked details on what the houses would look like. Board member Anne Harvey had problems approving a project without knowing the environmental impacts and its effect on the trail systems.

"I'd love to have this in my neighborhood," board member Ken Farinsky told Chuck Corum, the vice president of community development with Pardee Homes who made the presentation to the board.



KAREN BILLING

Property near Carmel Mountain and Carmel Country roads recently received conditional planning approval. Pardee Homes wants to build 300 homes and a small commercial center there.

"I think you've done a good job," Farinsky said.

Pardee has held numerous meetings dealing with the comprehensive building plans since 2002, taking into account much of the feedback they received. Much of the community input had an impact with plans evolving quite a bit

from the original conceptions, Corum said.

"We believe we have been very responsive to the community," Corum said.

For example, original plans had proposed homes on Cantor Heights Drive. But those plans were mixed due to a new school, Ocean Air Elementary, coming

to the area, according to Corum.

Also, Pardee planners eliminated encroachments into the Multiple Species Conservation Program area during the plan development stage. The Multiple Species Conservation Program is a habitat conservation program for parts of San Diego County. It seeks to preserve a network of habitat and open space. Neighborhood 10 has a significant chunk of land designated in that manner.

Based on community comment, Pardee officials were working to retain eucalyptus trees, hoping to make trail connections to the trail system that runs down into Los Penasquitos Canyon. They also were working on designs to create trails to the dog park and a new school.

The central part of the newly proposed Pardee community will be the multi-family and neighborhood commercial areas. The townhomes were originally planned to be rental properties, but instead will be for sale. This was because neighboring residents did not believe rental property fit into the character of the area, Pardee officials said.

"There's not much of a division line between commercial and housing to really encourage pedestrian interface," Corum said.

A significant amount of landscaping, walkways and low seating walls on the corners of Carmel Country and Carmel

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Mountain Roads will be created hopefully to pull pedestrians into the shops. The central commercial area will include lots of open seating for outdoor dining and water features.

A drive-through restaurant proposed for the development was withdrawn from consideration. Suggested types of businesses included small retail establishments; maybe a small upscale market, but no large grocery stores or gas stations.
Six single-story buildings, with no liv-

ing units above them, were proposed for the 28,000-square foot commercial area.

"What I see is a giant sea of parking lot," said resident Andy Selfkow, looking at the artist renderings for the project. Soothing watercolors may look nice on paper, but the reality might look like a strip mall, Selfkow said.

Storefronts have been designed to have a varied architectural feel, avoiding the standard storefronts and strip mall look, Corum said. Instead, the proposed development design created a "sense of place," he said, somewhere to come have a cup of coffee, sit and relax.

Parking also is planned to be broken up, to avoid that sea of concrete, he said.

Since the commercial area backs up against Brettenwood Court, board member Laura Copic said it was important commercial establishments there have delivery time restrictions. The planning board came up restrictions of nothing before 7 a.m. and nothing after 8 p.m.

The multi-family townhomes will sit on 12 acres. Each of the 172 units will have its own detached two-car garage. A community recreational building with a pool and barbecue area also is proposed.

A solid wall with open wrought iron above it to provide a barricade for the light and for added privacy.

The single-family home portion of the project will feature lots of about 5,000-square feet to 6,000-square feet. Once approved, Corum said the style of the home would be the same types of home produced by Pardee around the area.

Pardee also is considering creating a pocket park, a recreation area taking up about a quarter of an acre. The park also will provide an outlook for residents to look down into the canyon.

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