

## **CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
13400 Sabre Springs Pkwy, Ste. 200  
San Diego CA 92128  
858-794-2571 / Fax: 858-794-2599**

December 29, 2015

Glenn Gargas  
CITY OF SAN DIEGO  
Development Services Department  
1222 First Ave., MS 302  
San Diego, CA 92101

Re: Carmel Valley Hotel  
Project No.: 454123

Dear Glenn:

We are providing the following broad initial review comments for the Carmel Valley Hotel project.

### **I. Site Plan**

Costa Azul is being proposed just to the East and is an adjacent neighbor of the subject property sharing access off Valley Centre Dr. We strongly suggest that both developers work together to design and plan projects that are complimentary and compatible. Presently, the site plans for both projects indicate that the buildings are surrounded by parking thus eliminating any potential landscaped area that would be an enhancement and connectivity for both developments. The N-S linear landscaped parking buffer doesn't invite a stronger E-W association of the projects.

Consider the relocation of the six (6) parking spaces that is very visible as you drive into the project site. Rather than looking at the back of parked cars it would be better to have a landscaped/artist focal point at street level.

The insertion of landscaped parking fingers would help soften the continuous parking spaces as presently planned.

We assume that the parking space sizes are compliant to code requirements, however large SUVs and trucks are making a comeback. Our community experiences many cases where they in practically occupy two stalls. Consider placement of larger stalls scattered throughout designated for SUV parking.

Consider the installation of vehicular charging stations.

### **II. Building Height**

Please verify that a height increase is not being requested.

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**III. Building Architecture**

The Building Elevation sheet lists numerous finish materials that are not indicated on the elevations. Please provide clarity on the location of the other finishes.

What is the material or design that appears like shutters adjacent to the windows?

Please review the Carmel Valley signage requirements for project compliance.

Please indicate the limits of the covered entry canopy.

**IV. General**

Please confirm or provide a financial study that validates that Carmel Valley can support these additional hotel rooms.

Please describe the type of hotel this will be, such as family oriented, business, focused on the millennial clientele, boutique, etc.

Hope the above comments are helpful in this first evaluation process. We look forward to future presentations to the community, the review of our concerns and suggestions and working with Carmel Valley Hotel to develop a landmark facility in our community.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair