

LARCHMONT STREET PROJECT

FREQUENTLY ASKED QUESTIONS

What is the Larchmont Street project?

The Larchmont Street project is proposed on two vacant parcels of privately-owned property, totaling 80 acres. It is located at the easterly terminus of Larchmont Street, which is just east of Pomerado Road and north of Twin Peaks Road. The owner is proposing to file a subdivision map that will create ten residential lots and will preserve over half of the site as permanent open space in two areas of the property. The ten residential lots with a gated entry are proposed on the westerly portion of the project site. See the attached graphic.

Will the entire 80 acres be developed?

No. Development is proposed to be clustered only on the west side of the site. This “clustering” is allowed under the Poway Municipal Code and helps ensure that unique topographic features are preserved and maximizes the size of the open space. An area totaling more than 50 acres to the east and southeast of the development area will be permanently preserved open space. The attached graphic shows the approximate location of the open space areas. The precise limits will be determined as part of the development review process.

Does Proposition FF apply to these properties?

Yes, Proposition FF does apply. However, the property owner is proposing densities that comply with the property’s zoning (Rural Residential-A and Rural Residential-C). The owner is not seeking increased densities above what current zoning allows, so a vote of the people is NOT required.

Can the preserved open space be changed in the future?

The open space will be placed in easements and no further subdivision or development will be permitted, pursuant to the requirements of the Poway Municipal Code for clustered developments.

How big are the lots?

Five of the ten proposed residential lots are just over an acre. Two are over 4 acres. The remaining three lots are over 7 acres.

How big are the homes?

The owner has not submitted applications for home construction. Future home construction is subject to further City staff review and approval.

Does the project comply with zoning?

Yes. Although a final design has not been established for the proposed project, City staffs' preliminary assessment is that the proposed project complies with zoning. No zone change is being requested nor is one required for the project as it is being proposed.

Will the project provide public trails on the project site?

Yes. City staff is working with the developer to establish public access easements (which currently do not exist) for trails through the project site, consistent with the City's master plan for trails in this area. The final alignment of trails has not yet been established.

If the project is gated, how will the public access the trails?

Improvement plans and a permanent public access easement will ensure the public trails are not obstructed. This is similar to other residential developments in the City, and City staff will monitor the situation periodically to ensure trails remain open to the public.

Will environmental issues be addressed?

Yes. Appropriate environmental evaluation will be conducted in accordance with the California Environmental Quality Act (CEQA). There will be a draft environmental document that will be available for public review and comment. Topics that will be analyzed for potential impacts will include biology, wildlife, archeological resources, and traffic.

Will the public have an opportunity to see the project plans and ask questions about the project prior to a decision being made?

Yes. You can make an appointment to meet with City staff during City Hall business hours to review the plans and discuss the proposed project. Contact Jason Martin in the Development Services Department at (858) 668-4658 to schedule an appointment. Additionally, once the proposed project design has been finalized, the City will host an evening community meeting where the developer, as well as City staff, will overview the proposed project and answer questions. Notice of this community meeting will be sent to residents and property owners within 500' of the proposed development. Ultimately the proposed project will be brought before the Poway City Council at a public hearing for consideration and a decision. At the public hearing, the public will have the opportunity to address the Poway City Council about the proposed project prior to a decision being made. Contact Jason Martin to have your name placed on the notification list for the community meeting and Poway City Council public hearing.