

# Council approves One Paseo project 7-2

By KATIE THISDELL, The Daily Transcript  
Monday, February 23, 2015

One Paseo was approved by the San Diego City Council on Monday night, with some minor modifications, after a seven-hour meeting attended by hundreds of Carmel Valley residents, project supporters and experts.

**Kilroy Realty Corp.**'s 1.4 million-square-foot mixed-use development was approved on a 7-2 vote, with Council President Sherri Lightner and Council President Pro Tem Marti Emerald opposed.

Seats in the City Council Chambers were full for the 2 p.m. meeting, and hundreds of additional speakers sat in overflow rooms, including above Golden Hall. Speakers were given 30-minute increments for those for and against the project, and speakers could cede time for 15-minute presentations.

Public comment continued for 5 ½ hours.

In the works for six years, One Paseo will combine commercial, retail and office space, with 608 multifamily residential units in 10 multistory buildings ranging from two to nine stories, on differing elevations. Located at Del Mar Heights Road and El Camino Real, the \$650 million project will be located on the last large vacant developable tract of land.

Kilroy has said it would be a walkable and bikeable community, and that it has reduced the size from what was first proposed.

Kilroy's land-use consultant Marcela Escobar-Eck said the project was well-thought out, bringing growth the city needs.

"This is the right project, at the right place and the right time," Escobar-Eck said.

Modifications made by council members late Monday included incorporating affordable housing as 10 percent of the project's planned residential units, for 60 of the total 608 units, at 65 percent of the area median income.

Opposed to the project were the What Price Main Street? group, the Carmel Valley Community Planning Board, along with neighboring community groups. They had said they would like to see a mixed-use project on that site, but requested that it be smaller in scale to better suit the community's character and to reduce unmitigated traffic impacts.

Echoing community concerns, Lightner said the bulk and scale of the project was too large, but most importantly, One Paseo would create horrendous and unmitigable traffic impacts.

After the meeting, What Price Main Street? posted on its Facebook page: "We are shocked that after six years and more than 8,000 residents who have raised concerns about this project, the Councilmembers did not see fit to uphold the City's development guidelines but instead approved a project that will have negative and destructive impacts on Carmel Valley and beyond. From the beginning, we have expressed support for mixed-use development in Carmel Valley. We simply want such development to respect our established community character. Our work will go on, as we examine options to continue our fight to ensure this project does not destroy Carmel Valley."