

From: [Diane Strohm](#)
To: [Fitzpatrick, Lisa](#)
Subject: Lilac Hills Ranch Planning Meeting
Date: Thursday, July 30, 2015 2:08:03 PM

Please consider approving the Lilac Hills Master Planned Community for the following reasons:

Demographics show that baby boomers are retiring at a rapid rate and need housing to address the needs of the senior community. We do not want condos or townhomes with 2 or 3 flights of stairs: one flight typically to even enter the common area which includes the kitchen, living room and bedroom and for a 3 story, another flight for the bedroom, typically the master, or guest room/office. This is prevalent in the No. County area older condos and townhomes and in communities such as at 4S Ranch and in Elijo Hills, which claims to also be a walkable community. Lilac Hills is going to be a truly walkable community as opposed to San Elijo Hills where there is the town center area with townhomes and condos (with the 2 and 3 story design) and a long road (leading to other 2 and 3 story townhomes) which is not really conducive to short jaunts or serious grocery shopping.

A relatively low story building design of 4 floors can be attractive to multi generations (Central Park West in Irvine, CA) with elevators leading to residences with angled, wide corridors and lower walls that are open to an inner atrium courtyard filled with succulents, foliage and seating. There is nothing like that in No. County San Diego unless you consider Rancho Bernardo 55+ community which has a section of old, outdated multi story dorm type buildings and is not a vibrant, walkable, multi-generational community. Not everyone wants to relocate to downtown San Diego.

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