

**CARMEL VALLEY COMMUNITY PLANNING BOARD**  
**Meeting Minutes**  
**6 pm, Thursday, April 23, 2020**  
(Meeting Conducted via Zoom Meeting)

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Absent</b>	<b>Absence (Board Year)</b>
1. Ken Farinsky	CV Voting District 1	x		1
2. Barry Schultz, Vice Chair	CV Voting District 2	x		2
3. Steve Davison	CV Voting District 3		x	1
4. Debbie Lokanc	CV Voting District 4	x		1
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. VACANT	CV/ PHR Business			
8. Allen Kashani, Secretary	CV Developer	x		4
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	x		1
11. Danielle McCallion	PHR D1	x		2
12. Stella Rogers	PHR D2	x		2
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		4

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES - February 27, 2020**

February 27th Meeting:

Ken motioned to approve the February minutes. 2<sup>nd</sup>: Stella. Approved 8-0-0

**C. CONSENT AGENDA**

None.

**D. PUBLIC COMMUNICATION -** Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Gary Levitt provided an update on the Camino Del Sur and Merge 56 project. Gary stated that they have begun the private portion of the project. Gary identified the public portion as the completion of Camino del Sur and Carmel Mountain Road and linking both roads to the neighborhoods in the south, which are served by Park Village Road. Gary stated the home builder, Brookfield Properties, left the project due to COVID-19. Gary stated that the Facilities Department advised them to consider loaning funds from communities with excess money and no current projects. Gary stated their pitch to City Staff was rejected but he will work with Councilmember Barbara Bry and other councilmembers to get it approved. Gary stated the entire

project is worth \$24 million, but that he is asking the City to loan between different communities a total of \$12 million. Gary stated that Carmel Valley has around \$16 million, Pacific Highlands Ranch has \$27 million, Del Mar Mesa has \$9 million, and North University City has \$56 million. Gary concluded by stating that these funds are not incurring interest and can allow the Torrey Highlands community to move ahead with the public portion of the project. Gary stated that he was not asking anything of the Board tonight but wanted to bring awareness to the situation. Gary stated the loan would incur interest and there is certainty of repayment.

Chair White asked if Gary had looked into a pre-funding developer, in which a developer would loan the money and be reimbursed. Gary responded that the private world of finance has disappeared due to COVID-19. Chair White responded that loaning between planning boards is permissible and the Board will consider it if it is brought to the Board. Chair White stated that the Board has a list of things they would like to do with the funds, however, the City has not let them move forward with them. Gary stated that in the two years it takes for the Board to receive their permits, that the money will be returned.

#### **E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs**

None.

#### **F. WRITTEN COMMUNICATIONS**

Chair White stated that the Planning Department communicated through email that planning board elections will take place at the next in-person meeting.

#### **G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC/Via de la Valle)**

None.

#### **H. COUNCIL DISTRICT 1 REPORT - Richard Flahive, Office of Councilmember Barbara Bry**

Councilmember Barbara Bry stated that the City passed an eviction ordinance that applies to both residential and commercial properties and expires May 31, 2020. Councilmember Bry stated that given the current situation it is rational to have an eviction ordinance in place.

Councilmember Bry stated that the Mayor has begun to open parks including Carmel Valley Community Park, Carmel Valley Open Space, Carmel Creek Neighborhood Park, Pacific Highlands Ranch, and the walking trail along SR-56. Councilmember Bry stated that the Mayor and County Officials have released a plan on what opening the beaches will look like, however, no timeline was provided. Councilmember Bry stated that budget hearings in the City Council begin April 30th. Councilmember Bry stated that this is a difficult financial time and that projections projected a \$300 million revenue shortfall between the end of this fiscal year and the end of the next fiscal year. Councilmember Bry stated that the City is receiving federal stimulus

money (+\$200 million) with limitations on what the money can be used for. Councilmember Bry stated that one of her priorities is to not reduce Parks and Recreation Center or library hours.

Councilmember Bry stated that District 1 will be hosting a Virtual Town Hall focusing on the budget. Councilmember Bry stated the City is still functioning and her office is available through email and phone to serve the public.

Councilmember Bry acknowledged the community's issue with Surf Cup. Councilmember Bry stated that she currently sits on the San Dieguito River Park subcommittee that is working with Surf Cup. Chair White asked if the Board still has the opportunity to provide an opinion letter on Surf Cup. Councilmember Bry stated there is still time to provide the letter.

Chair White asked for an update on Carmel Valley's request for a comprehensive traffic study and Village Center Loop Road. Councilmember Bry stated that the City has approved a "No Right on Red" sign on Village Center Loop Road as you approach Carmel Valley Road. Councilmember Bry stated the City has also approved a "Turning Vehicles Yield to Pedestrians" sign on Village Center Loop Road. However, Richard Flahive stated that it is unsure when either sign will be installed. Councilmember Bry stated that there has been no progress with the Lin Family to connect the Loop. Councilmember Bry stated that she will have her office look into the comprehensive traffic study.

Ken Farinsky stated that increased COVID-19 testing is necessary. Councilmember Bry stated that San Diego-based companies are increasing their production of COVID-19 testing kits. Councilmember Bry shared her frustration at the lack of testing since there is an increase in testing kits and the ability to use federal money to pay for testing. Debbie Lokanc highlighted the importance of considering lower-density developments.

**I. MAYOR'S REPORT** - Francis Barraza, Office of Mayor Faulconer

None.

**J. COUNTY SUPERVISOR'S REPORT** - Corrine Busta, Office of Supervisor Kristin Gaspar

None.

**K. STATE ASSEMBLY REPORT** - Rikard Hauptfeld, Office of Assemblymember Brian Maienschein

None.

**L. STATE SENATE REPORT** - Miller Saltzman, Office of State Senator Toni Atkins

None.

**M. US CONGRESS** - Kiera Galloway, Office of US Congressman Scott Peters

None.

## **N. INFORMATION AGENDA:**

### **O. ACTION AGENDA:**

1. **PHR Unit 22B TM & Development Permit Amendment:** Consider redesign of PHR Unit 22B to provide for connection to Rancho Santa Fe Farms Road and an additional five homes.
  - Applicants - Allen Kashani, Pardee Homes

Allen Kashani requested a recommendation from the Board in the form of action. Allen stated the request will better meet the needs of San Diego homebuyers. Allen stated the approved TM provided for the development of this parcel should the school district not exercise its option to purchase the site and build an additional school. Allen stated that last year, the school district determined that they will not build an additional school. Allen stated the area is approved for 76 lots currently ranging from 5,000 to 10,000 square feet, consistent with zoning and land use.

Allen stated that he is seeking minor changes to the approved vesting tentative map, site development permit, planned development permit, and easement vacation. Allen summarized that the proposal includes a vehicular connection to Rancho Santa Fe Farms Road, better utilization of the street configuration in order to add five units, an additional affordable housing unit proposed at Del Mar Highlands Estates. Allen also noted that the proposal maintains alignment with planning principles and the Master Environmental Impact Report. Allen stated that the proposed revisions include a vehicular connection to Rancho Santa Fe Farms Road that was requested by community members, and that this connection would allow residents to exit the neighborhood in the mornings on Rancho Santa Fe Farms Road to avoid Carmel Valley Road.

Allen stated that Pardee Homes considered the trail connection within the development requested by the Board at last month's meeting, however there were issues with grades and in the past, homeowners have disliked trails between their homes and have requested that they be removed. Allen highlighted that the project is still walkable and will have increased walkability due to the connection to Rancho Santa Fe Farms Road.

Chair White asked about the location of the pocket park proposed at the entrance of the subdivision near Golden Cypress Place and having it serve as a pedestrian connection. Allen responded indicating that the park's location was based on consistency with the original plan and to keep the park central to the greater community.

Allen stated that he feels confident in the Sendero architecture being proposed by Pardee Homes and he provided visuals for the Board to provide feedback on.

Allen highlighted the overall benefits of the site plan modification: better meet the needs of San Diego homebuyers, help address the housing crisis in San Diego, enhanced vehicular and pedestrian mobility in the community, additional move-up housing for Pacific Highlands Ranch families, economic growth by providing housing for a new employment campus thus creating a live-work environment and adding one affordable housing unit to a highly desirable community.

In response to the Board's question about where affordable housing is located, Allen stated that the Pacific Highlands Ranch Subarea Plan identified specific affordable housing sites through the community, including Del Mar Highlands Estates where the affordable housing generated by this project is proposed. Allen highlighted that affordable housing is interspersed throughout the community.

Ken Farinsky asked if it would be possible to create a 4-way intersection to align the streets and decrease the number of intersections. Allen responded that the City's preference was not to place an intersection there. MayKia Vang, an engineer with Civil Sense Inc., added that it was never intended that the driveways would cross each other, but there is enough separation for the driveways to be offset across the street. Ken stated that it seemed problematic to add more exits to a non-through street but that if the City approves, he also approves.

Barry Schultz expressed appreciation for Allen's response to the trail but stated that the lack of articulation in architecture is concerning, especially the rear of the homes. Barry stated that there is a stark contrast between Pardee Homes' earlier homes and the homes they offer now. Barry stated that his concern was the cumulative visual impact of a row of homes. Allen responded that Pardee Homes can look into the issue.

Debbie Lokanc suggested the addition of trees to each house and possibly adding front porches. Debbie also stated her concern about the look of the back of the homes. Debbie identified the houses as cookie-cutter and asked for variation in material and paint. Debbie also stated that the pocket park was located too far from the homes along Carmel Valley Road. Debbie asked for more greenery.

Danielle McCallion asked for increased variation in homes and additional textures to the elevation such as those at Almeria and Olvera.

Stella Rogers stated that the balcony on one of the elevations was visually displeasing. Stella agreed with previous comments concerning the homes' architecture.

Chair White stated the issue as a lack of three-dimensionality and depth. Chair White also stated that zero overhangs of roofs and eaves can result in stained stucco. Chair White stated that other Board members have mentioned the lack of depth in windows and that the project needs more residential features.

Karen Dubey, from the public stated that she is unhappy with the architecture collection chosen. Karen asked for other collections to be considered such as the Casabella Collection. Karen also highlighted Pardee Homes' prior use of metal and wood in other home collections and how it could be used in Unit 22B.

Allen stated Pardee Homes could consider color variation and articulation on the shading, rear, and balcony. Tiffany Finstad, Director of Project Management at Pardee Homes, stated they can reference other subdivisions to enhance the elevation.

Chair White stated that due to numerous issues, he did not feel comfortable approving the project and instead tabled it to next month. Allen asked if the Board would consider conditional approval so the project could move forward. Ken, Debbie, Danielle, Stella, Vic, and Barry stated they would not be able to approve the project with condition.

Chair White summarized the Board's feedback by asking Pardee Homes for articulation, consideration of the massing, and depth of the design. Chair White stated that it is possible to host a special meeting to discuss the project before the next Board meeting.

2. **Del Mar Highlands Estates Affordable Housing:** Consider allowing an additional 13 affordable housing units to an existing DMHE project.
  - Applicants - Allen Kashani, Pardee Homes

Allen stated that he is seeking minor changes to the site development permit and planned development permit. Allen stated that Pardee Homes is seeking to add seven affordable units and six market-rate units. Allen stated that the modifications will create more opportunities for entry-level homes. Allen stated that affordable housing units are allowed on this site per the Pacific Highlands Subarea Plan and the Environmental Impact Report for Pacific Highlands Ranch. Allen identified that the benefits as utilizing site opportunities to provide housing where appropriate, better meet the needs of San Diego homebuyers, help address the housing crisis in San Diego, creating critical affordable multi-family units in a highly desirable community, adding additional facility contributions for public facilities, and alignment with planning principles and the Master Environmental Impact Report.

Chair White asked to see architectural sketches or concepts. Allen shared preliminary designs of proposed row townhomes. Stella Rogers stated that the proposed townhomes appear to have simpler articulation than the homes already built at Del Mar Highlands Estate.

Tiffany Finstad described the built homes as having traditional Spanish architecture with barrel tile roofs and shutters resulting in different articulation. Tiffany stated that the proposed style for the new units has a **more modern and cleaner** look. Tiffany stated that they are striving to make each unit feel like an individual townhome as opposed to an apartment or condo feel. Tiffany stated that they differentiated color on the foam trim around the windows, doors, and stucco. Tiffany stated that there are also different color schemes and variations.

Stella Rogers stated the units looked like cheap apartments. Kevin Farinsky stated that no one will see the units as they are not visible from the street. Chair White clarified that the houses are facing each other with an alley in between. Chair White also reminded the Board that they should not be less critical because the units are affordable housing. Barry asked for the affordability range targeted and if the units are proposed to be for rent or for sale. Allen stated that they are targeting 65% AMI and clarified that the affordable units are currently proposed for sale and not for rent. Barry stated there are cost-issues in providing affordable homeownership and does not want design suggestions to impact the feasibility of being able to provide a product at that affordability level. Debbie stated there are feasible ways to improve the outside of the condos with minimal cost. Debbie suggested changing the color scheme from beige to cream. Daniel Curran shared his support for the project.

Ken motioned to approve the project with the condition that increased color-variation and articulation are considered. 2<sup>nd</sup>: Daniel. Approved 8-0-0

3. **Sprint Del Mar Heights ROW (Project #651200):** Consider Conditional Use Permit for the continued operation of an existing city light pole consisting of 3 panel antennas on a streetlight previously permitted as an NDP/SDP NO. 41-0289.
  - Applicants - Mark Phillips, Precept Wireless Consultants

Applicant not present.

4. **International Smoke:** Consider proposal for new signage.
  - Applicants - Gabriel Legaspi, Minagroup

Applicant not present.

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	Ken Farinsky stated they reviewed staff reports and met the new director.	Next meeting is June 2020 as a Zoom meeting.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is June 2020 as a Zoom meeting.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is June 2020 as a Zoom meeting.
6. Bylaws, Policy & Procedures Subcommittee	Chair White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	Barry Schultz	No Report.	No Report.
9. Livability (Special)	Barry Schultz	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report.	No Report.

**Q. CHAIR’S REPORT**

None.

**R. OLD / ONGOING BUSINESS**

None.

**S. ADJOURNMENT**

The Board adjourned at 7:54 p.m.

**T. NEXT MEETING**

Thursday, May 28, 2020  
Carmel Valley Library, 7 p.m. (TBD)