

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7:00 pm, Thursday, October 26, 2017

Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	x		0
2. Barry Schultz, Vice Chair	CV Voting District 2	x		1
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. Laura Copic	CV Voting District 6	x		0
7. Annie Glenn	CV/ PHR Business	x		2
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Jeannie Kim	CV Property Owner		x	1
11. Shreya Sasaki	PHR D1	x		2
12. Stella Rogers	PHR D2	x		1
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2		x	1

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES -

September 28th Meeting:

Meeting minutes were not approved as there were not enough Board members present.

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.

Matt Strabone is running for San Diego County Assessor/Recorder/County Clerk as a first time candidate. The position duties of Assessor/Recorder/County Clerk pertain to deciding property taxes, storing the county's public records, and issuing marriage licenses and birth certificates. However, Matt describes the true purpose of the job as supporting one's most important moments, whether it's marriage, having children, or owning a home. Matt also aims to have a more active role in the community.

Jim Gabriel provided an update on the New Pacific Highlands Ranch Library, which will be located in the Pacific Highlands Village Center. Jim introduced himself and informed the community that the architect team is in the beginning stages of designing the library. They look forward to working with the Board and the design review subcommittee. The library will serve the Carmel Valley Community and surrounding communities. The current Carmel Valley Library is the busiest library in all of San Diego County. Chair White reminded Jim that lot 26 is to remain as open space. Allen informed Jim that the library is expected to be fully funded by July 2018 per the Pacific Highlands Ranch Public Facilities Financing Plan, allowing for design and construction to proceed as fast as possible. The library is projected to be completed in 3-4 years.

Steven Jones, representing the Carmel Valley Hotel, informed the Board that his team met with Oliver Hotel to discuss connecting both projects. The Oliver Hotel is reworking their master plan and is planning to implement some changes.

Ruby Evans, representing some of her neighbors in the Carmel Del Mar Park Community, voiced her concerns over a 40 ft dead Eucalyptus tree in the park. This is a safety concern as it may fall onto someone or into someone's yard. In addition, the dead/dying trees and the fallen pine needles are a fire hazard. Dying trees in the park are a result of water conservation measures. Slopes have not been irrigated since July 2016. In addition, Ruby asked for the sprinklers to be fixed and for the two-foot clearance behind the property line to be respected. Ron Peck agreed with Ruby and voiced that there has been a lack of maintenance on the slopes for the last twenty years. Steve Hadley will speak to the mayor in order to help find a resolution. Ken Farinsky encouraged Ruby to join the recreation council.

Debbie also reminded residents that community members should not treat Carmel Del Mar Park as an open dog park. Dogs should be walked on leashes.

Bruce Cameron, from the Watermark Community, wanted to follow up on the traffic issue discussed last month. Chair White informed Bruce that the traffic subcommittee will be working on the issue. In 60-90 days, more information will be available. A comment was noted that Carmel Valley FBA may not be available for use in Pacific Highlands Ranch.

Stella Rogers also shared safety concerns. The traffic light on Edgewood Bend Court and Carmel Valley Road only allows 3-4 cars to pass the intersection and turn left (onto Carmel Valley Road) when the light is green. Stella noted that this causes traffic congestion. The traffic light on Craven Ridge and Carmel Country Road is red on both sides due to a timing issue. Steve Hadley identified that he will look further into both issues.

E. ANNOUNCEMENTS - San Diego Police Department, Officer Trevor Philips

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Naomi Siodmok (CV) and Sara Toma (PHR), City of San Diego

Naomi had no updates or announcements.

Laura asked if the Merge complex wall will be coming down soon. Naomi has not heard anything; she will follow up and let the Board know.

H. COUNCIL DISTRICT 1 REPORT - Steve Hadley, Office of Councilmember Barbara Bry

Steve provided the Board with updates. Traffic engineers are still doing a study about possibly implementing a pedestrian crossing on Carmel Valley Road, south of the 56. The purpose of the pedestrian crossing is to restrict vehicular turn movement as pedestrians are trying to cross. Traffic engineers are supervising the implementation of stop signs on Santa Fe Road and Caminito Mendiola. Steve has reminded traffic engineers to not block lanes during school rush hour. A pedestrian/horse crossing has been approved at Ridge Hill in order to stop traffic and make drivers more aware that pedestrians may be crossing with animals.

Ken asked Steve to delay the recreation council defunding decision. He asked for a temporary extension of operating permits so that recreation councils may continue to operate for a little longer; while the decision goes to committee within City Council and is discussed.

The proposal comes from the Park and Recreation Department. The proposal asks to take funds from local park and recreation councils and administer them from downtown. Councilmember Bry is opposed to taking away local recreation councils' control to decide programming, fee structures, and where revenue is spent. Ken reiterated that councils do not want to lose their local contractors. If the city were to manage funds centrally, they would create their own contracts. Their chosen contractors would work in local parks and recreation centers.

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 - Bob Knudsen, Office of Assemblymember Brian Maienschein

None.

L. STATE SENATE REPORT - Chevelle Newell-Tate, Office of State Senator Toni Atkins

None.

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

None.

N. INFORMATION AGENDA:

1. Pacific Arts Dance Center: Presentation by new tenant at Merge.

Patricia Frein wanted to inform the community that Pacific Arts Dance Center is opening on Wednesday. Pacific Arts is a merger of two dance studios. The dance studio serves 400+ children and hosts thriving adult classes. The dance studio hosts 75 children classes and 18 adult classes per week. The Dance Center will soon open four more studios. Patricia would like to dedicate Sunday's to community events as most of the children who attend classes are from the Carmel Valley community.

2. Hacienda del Mar: Update of project.

Mulan Capital Management is developing a 23-acre parcel on the southeast portion of Via De La Valle & El Camino Real. They are developing a senior housing facility, which will consist of assisted living, independent living, and memory care. They plan to contribute a portion of their land to open space and habitat creation. There will be linkages in order to provide equestrian access to the site from the North and from the South. Their goal is to get the project approved by the 2nd/3rd quarter of next year.

O. ACTION AGENDA:

1. Easement Vacation: Consider vacation of public building restricted and slope easement within lot 31 of Map No. 12477, which was set aside for a future street.

•Applicant - Pete Vandenberg, Hunsaker & Associates

The applicant did not attend the meeting.

2. Lighthouse Ridge: Consider the application for the subdivision of a 4.76-acre project site to accommodate 10 single-family residential units. The project site is located within Neighborhood 4a of the Carmel Valley Community Planning Area.

•Applicant - Melissa Krause, Latitude 33

Melissa Krause asked for support for the proposed project. The project is seeking a process four site development permit; they will go to the Planning Commission for ultimate approval. The 4.76-acre site is split zoned with the west being zoned single family 1 and the east being zoned open space. Their proposal is 10 single-family residential units ranging in lot sizes. The proposed density is 3.8 units per acre. The project has changed due to community input. Lot orientation has changed; lots have been moved south; a larger buffer (220 feet) between the lots and neighbors has been created; proposed homes' yards will now face east instead of facing towards neighbors. In addition, retaining walls on the slope have been shortened in height and length. Retaining walls will be hidden behind landscaping. Melissa also pointed out that the project does not request any deviation from the planning code. Lots are higher than existing

homes by a 27 ft difference. Johnson shared architectural summaries: proposed homes will architecturally blend into the community. Melissa spoke further on the open space boundary. Melissa touched upon mapping inconsistencies. Latitude 33 found a mapping error in which the open space line did not match what really existed. The Planning Commission is in the process of fixing this error.

Paul Sager, resident, represented the opposing side. Paul first became aware of the open space line change Wednesday morning. He is asking the Board to reject it as there is not enough time to investigate. Paul lists his first concern as open space. The North City West Planning Map (approved by the City Council) showcases the current line. The topography is a flat piece of land, which slopes down into the canyon. Paul insists that developers should be required to adhere to the open space line as showcased in the North City West Planning Map. Paul believes that if the developer wants to adjust the line, they should go to the City Council and have the City Council adjust the boundary. Chair White clarified that the line adjustment would affect two lots. Jose provided further information about the topography. Proposed homes would sit higher than neighbor's homes. Chair White clarified that an issue was that the graded elevation was higher than the natural topography. Paul stated building heights should be based on the natural topography. He expressed further issue with two 12 ft retaining walls. Melissa clarified they have lowered the retaining walls.

Ken began the discussion by noticing the westernmost portion of the project was cut and the nose of the open space was filled. He also expressed his dismay that the City would choose to change an open space line without consulting the Board first. He also expressed concern that the decision was based on two maps that indicate, "please refer to the relevant community plan documents." These maps are inadequate for deciding the open space line; the purpose of the maps was to showcase zoning in the community. Naomi stated the Planning Department went to the site and decided the zoning line was in error. The Department concluded the land was disturbed. The zoning line is in the process of being fixed through an internal process in which disturbed land may be developed. Ken argued disturbed land should not be developed; it should be left as open space. Latitude 33 clarified that there has been some grading by all nearby developments. Grading in the cul-de-sacs has made the land previously disturbed. Allen asked why the grade needs to be so high. Latitude clarified the grade is driven by minimum grade for drainage.

Barry asked if moving the open space line is just an administrative process that only those involved know about. Latitude answered that correcting documents to showcase the true line is an administrative process. However, if the line was being changed, it would be a council action. Ken asked if the decision can be appealed. Steve asked Naomi to provide an authority in order for the community to know how to challenge the open space line. Paul was adamant that he would appeal the open space line decision. The Board will pass on documents received from Latitude 33 to the opposing side.

The Board needs more information about the open space line before moving forward. Vote will be moved to November meeting.

3. Caltrans Grant Funding: Presentation by TPCPB regarding their application for grant

funding to enhance Del Mar Heights Road from I-5 to Camino Del Mar.

•Applicants - Diana Scheffler & Vicki DiCicco, TPCPB

Applicants provided us with background on the Torrey Pines community. The community was not planned and therefore lacks facilities, public landscaping, sidewalks, and parks. Del Mar Heights Road has become a speedway and therefore divides the community into north and south. Pedestrians do not want to cross the road. TPCPB would like to develop a master plan in order to reduce speed and traffic while increasing walkability and bikeability from Interstate 5 down to Camino Del Mar. Grant funding is available through the Active Transportation Grant Program, which encourages multiple travel choices (funded by SANDAG).

Applicants would like a letter of support from the Board. They hope to have a draft application by February 2018. They would like a provisional endorsement letter in the meantime.

Motion by Ken: To write letter of support. 2nd: Laura. Approved 10-0-0.

4. Traffic onto Residential Streets in PHR: To reduce the impact of commuter traffic onto the residential streets in PHR consider requesting City of San Diego to post a No Right Turn from Carmel Valley Road onto Zinnia Hills Place, Lopelia Meadows Place and Golden Cypress Place between the hours of 7-9 am M-F.

•Applicant – Chair White

Allen Kashani presented a suggestion to reduce cut-through traffic that is occurring in Pacific Highlands Ranch Neighborhoods. Allen explained that traffic east of Pacific Highlands is bypassing congested SR-56 westbound and using Carmel Valley Road instead. During a short timeframe on certain days of the week there is a surge of traffic overflowing onto neighborhood streets. Vehicles are passing through neighborhood streets to avoid congestion on Carmel Valley Road. Vehicles are using Zinnia Hills Place, Lopelia Meadows Place, and Golden Cypress Place to bypass a section of Carmel Valley Road. Allen identified that he and Manjeet Ranu had met with Council President Pro Tem Sherri Lightner who suggested using No Right Turn signage from 7-8 am M-F signs at the Carmel Valley Road intersections to keep traffic from using the neighborhoods. It was noted that this measure has been used effectively elsewhere in the City. Bruce Cameron, a Watermark resident, asked for the same sign to be posted from Rancho Santa Fe Farms Road onto Cypress Meadows Trail.

Shreya commented that a bigger conversation needs to be had about supporting alternative methods of transportation. Debbie commented that traffic is going to get worse as developers try to exceed height limits and increase density. Chair White clarified that a bulk of the traffic is coming from outside the PHR community as commuters try to bypass traffic on their way to the 56. Laura summarized this as a school problem: a majority of the traffic congestion occurs during school rush hour.

After discussion, there was a motion by Ken to approve as a temporary “band-aid” posting a No Right Turn from Carmel Valley Road onto Zinnia Hills Place, Lopelia Meadows Place, Golden Cypress Place and from Rancho Santa Fe Farms Road onto Cypress Meadows Trail between the hours of 7-8 am M-F. 2nd: Stella. Approved 9-1-0.

5. San Diego Housing Commission: Consider responding to SDHC’s “Addressing The Housing Affordability Crisis” discussion (pages 40-41) regarding the streamlining of the planning and community input process.

•Applicants - Chair

Barry summarized the idea behind the report as identifying ways to streamline the approval process to get more units developed. One approach is rezoning areas in communities to increase the density. By increasing the density, more units can be implemented, therefore becoming more affordable. It was noted that some individuals feel that community planning groups are viewed as an impediment to development as they are viewed as creating timing issues. The proposal mentions revising the community planning process in order to streamline how decisions are made. Another option is creating a different body; the current system would be expanded to create one city planning group. Barry voiced frustration over how community planning groups are portrayed negatively. Debbie stated that local control helps us; planning boards want what is best for the community. Chair White added that our planning board has a reputation as a fair board. CVPB has seldom denied a project. Instead, the Board works with developers to create a better project for the community. Ken states it’s important to work with the community to get the community’s input of what will and what won’t work. Ken suggested an “adopt a planning board” program where successful planning boards can help struggling planning boards. Shreya felt it was disingenuous to view the planning boards as hindering developments from happening. It was noted that efficiencies of the City and the Planning Department should also be considered. Steve Davison expressed concern that the role of developers was not mentioned in the report. He described the role of the planning board as the first filter between the developer and the community. Chair White put forth the idea of writing a counterpoint letter addressed to the Housing Commission. Barry suggested the letter also be sent to City Council.

Motion: Ken to Approve Letter to San Diego Housing Commission & City Council. 2nd: Barry. Approved 10-0-0

6. Carmel Valley PFFP: Consider for approval the CV PFFP update.

•Applicant - Megan Sheffield and Scott Mercer, City of San Diego

The applicant did not attend the meeting.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	Seabreeze Senior Living Facility will be discussed. Board member attendance is capped at six. Meeting will be held 11/9/17 at 4:45pm at Carmel Valley Library.
2. CV FBA and PHR	Chair White	No Report.	No Report.

FBA Subcommittees			
3. CV MAD Subcommittee	Ken Farinsky	No Report.	Meeting will focus on trees. Meeting will be held 11/7/17 at 4:30pm at the Ocean Air Recreation Center.
4. CV MAD N10 Subcommittee	Laura Copic	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	No Report.
6. Bylaws, Policy & Procedures Subcommittee	Chair White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	TBD	No Report.	No Report.
9. Livability (Special)	Ken Farinsky/Chris Moore	No Report.	No Report.

Q. CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 11:04 pm.

T. NEXT MEETING

Monday, November 13, 2017 at 4:30PM.
Carmel Valley Library.