

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, October 25, 2018

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		1
2. Barry Schultz, Vice Chair	CV Voting District 2	x		2
3. Steve Davison	CV Voting District 3	x		2
4. Debbie Lokanc	CV Voting District 4	x		0
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. Annie Glenn	CV/ PHR Business	x		2
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Nate Smith	CV Property Owner			1
11. VACANT	PHR D1			
12. Stella Rogers	PHR D2	x		1
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		2

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - September 27, 2018

September 27 Meeting:

Minutes were recorded as amended.

C. CONSENT AGENDA

- 1. Report of Vacancy:** Accept the Secretary's Report of Vacancy for Carmel Valley Property Owner seat held by Nate Smith for having missed 3 consecutive meetings during the fiscal period.

•Applicant - Allen Kashani, Secretary

Allen motioned to approve Consent Agenda. 2nd: Barry. Approved 9-0-0

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

Mariana, a fifth-grade student, asked the Board to vote yes to install stop signs, as requested in Action Item 6, so she may feel safe walking to school.

Ken Farinsky stated that Pacific Highlands Ranch Recreation Center will be opening an advisory council with public meetings to be announced.

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

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Nathan Causman (CV/PHR/NCFUA Sub 2) and Lesley Henegar (Fairbanks CC/Via de la Valle), City of San Diego

None.

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

Steve Hadley reported that tree removing and pruning at Carmel Mission Park is set to begin in mid-November and is estimated to last six weeks. Steve stated that removed trees will be turned into mulch and reused in the park. Steve stated the process will be noisy and start at 7:00 a.m. each morning. Steve stated that trees and bushes will be planted at Carmel Mission Park. Ken Farinsky reminded the community that trees are planted by city staff in the maintenance assessment district and are not planted by SDG&E. Ken reminded the community that the MAD subcommittee will be choosing which trees will be planted.

Two residents shared their concern about dogs in city parks.

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. **Hacienda Del Mar:** Project update and request to be forwarded to the Design and Planning Subcommittee.
•Applicant - Milan Capital Management

The applicant stated that they submitted a comprehensive submittal with updated site plans and architecture on July 13, 2018 and it is currently being reviewed by city staff. The applicant stated that a cycle 14 letter is expected next week. The applicant stated that they will receive input and start resolving issues; afterward, they will begin working on the environmental impact report.

2. **Del Mar Union School District:** Update of current high importance issue of School Facilities and Capital Improvement Planning and Educational Priorities for DMUSD.
•Applicant - Holly McClurg, Superintendent

Holly McClurg stated that the district has decided through many community meetings to build a new neighborhood school in eastern Pacific Highlands Ranch. The school board passed a resolution to put Measure MM on the ballot to build a new school. Stella Rogers asked what would happen if the measure does not pass. Holly responded that it would be necessary for the school board to evaluate how it deals with student growth. A possible solution includes using portables to increase the number of classrooms.

Holly stated that schools in the district were in need of modernization; however, the funds were not available.

Karen Dubey asked if it would be possible to change school start times. Holly responded that changing school times would have a ripple effect.

O. ACTION AGENDA:

1. **Bylaw Revision:** Direct Chair to submit to City of San Diego's for approval the revision of Article III, Section 2 (2nd Paragraph) to change that Property Owners may be either in CV or PHR.
•Applicant - Chair

Allen motioned to move Bylaw Revision to Consent Agenda. 2nd: Barry. Approved 9-0-0

2. **Consideration of Stop Sign Installations Recommended in the 2018 PHR Livability Report and Subsequent Community Requests:** Consider clarification of board action that the stop signs at Lopelia Meadows and Silver Brush Creek would be immediately requested by the board and that other stop signs will be considered individually at a later date prior to Council Office requesting those installations.
 - Applicant - Chair

Item combined with Item 6.

3. **Del Mar Highlands Signage:** Presentation by Jones Sign for Neighborhood Use Permit.
 - Applicants - Kathy Corvin, Jones Sign & Don Armstrong, DMH

Item continued to January.

4. **Seabreeze Senior Living:** Consider the redevelopment of the existing Seabreeze Farms Equestrian Center into a fully licensed residential care facility for the elderly (RCFE) with adjacent independent senior cottages.
 - Applicant - Ryan Leong & Rim Rivard, SRM Development

Ryan Leong stated that the site is 10 acres and located off Carmel Valley Road. Ryan stated that the average occupancy of Carmel Valley senior housing is 97%. Ryan indicated that unmet demand is 300+ units. Ryan stated the project is meant to meet needs for independent, assisted, and memory care. Ryan stated that the percentage of residents owning vehicles is <25% with the project providing shuttles and transportation services for residents. Ryan highlighted the results of community outreach efforts. Ryan stated that the next steps include preparing the environmental document and attending a public hearing with the Planning Commission. Ryan stated the density of the project will increase to 8.7 units per acre in order to offset the addition of affordable housing on site; this results in an increase from 40 units to 65 units. Andrew stated that vegetation will provide a shield for nearby neighbors.

Debbie Lokanc stated that she appreciated the over embellishment of landscaping and consideration of the community's input. Ken Farinsky stated that enhanced pavement increases noise and advised to keep enhanced pavement to a minimum. A resident shared concerns of emergency responders reaching the facility. Ryan responded that the plan has passed a fire inspection. A resident asked if the facility provides enough parking for visitors at guest peak hours. Ryan answered that the facility provides more parking than is required for a facility of this size. A second resident asked what the capacity of the facility is. Ryan responded that at full capacity the facility could house 145 residents.

Allen motioned to Approve Seabreeze Senior Living Facility as Presented, conditional that the Board shall review any changes and also be provided an opportunity to review any changes to the precise plan. 2nd: Debbie. Approved 9-0-0

5. **Verizon Blazing Star:** Neighborhood Use Permit (Process 2) for the installation of a WCF located at 13385 Highlands Place in the CC-1-3 zone. Project consists of (12) panel antennas oriented in 3 sectors of 4 antennas/sector. The antennas are architecturally integrated and concealed behind FRP screening painted and textured to match the existing exterior building façade. Associated equipment is located behind the rooftop parapet walls on the upper level of the parking garage without impact to parking spaces.
 - Applicant - Kerrigan Diehl, Plancom, Inc. 6.

Kerrigan Diehl stated that the location of the project is at the former village loop in a new residential complex.

Debbie Lokanc asked if it would be possible for Verizon to add new antennas. Kerrigan stated that it would be possible with a new use permit. Debbie Lokanc provided the contact information for Donald Campbell who can provide information about cell towers. Phone: (202) 418-2405. Email: donald.campbell@fcc.gov

Allen motioned to Support Verizon Blazing Star as shown on the document sheets with black vinyl-coated chain link. 2nd: Ken. Approved 8-1-0

6. **Stop Signs:** Consider the installation of multiple stop signs in the PHR neighborhoods of Olvera, Almeria, Watermark and PHR East.
 - Applicant - Bruce Cameron & Kurt Knutson

Bruce Cameron presented on requested traffic solutions in the Olvera, Almeria, and Watermark neighborhoods. Barry Schultz asked why Pacific Highlands Ranch and the City are refusing to approve the stop signs. Steve Hadley indicated that Pardee Homes is currently in possession of the streets until the City accepts the streets. Allen Kashani noted that Pardee is in the process of turning over the streets. Steve stated that there is wide support in the community to install stop signs and traffic calming measures in the neighborhood.

Allen Kashani asked if the stop signs are being requested to reduce cut-through congestion, or for pedestrian safety. Allen noted that at Portico cut-through traffic diverted from Carmel Valley Road congestion created safety concerns in the Portico neighborhood, which stop signs did not deter, and that eventually a temporary barrier administered approximately between 7:30-8:00AM on school days became necessary – though Portico is a private street neighborhood. Melissa Strauss from the public responded indicating that the purpose of the request was for safety.

Barry Schultz asked if the traffic measures were solely a request due to peak times. Bruce answered that a majority of the stop signs are requested due to safety concerns as a result of elevation and blind turns. Barry stated that vehiclists who ignore stops signs will continue to ignore stop signs. Ken Farinsky responded that stop signs will encourage vehiclists to stop and/or slow down as opposed to an unmarked intersection. Vic Wintriss reminded the community that it is important to be mindful of stop signs as stops result in pollution and used fuel.

Chair White suggested that if no-right-turn signs are not possible, the community should consider placing stop signs at these intersections.

In addition to the original stop signs requested, the applicants for Olvera, Almeria, and Watermark requested:

- A stop sign on Pacific Highlands Ranch at Mariposa Drive and a traffic light study to be conducted at this intersection
- An all-way stop on Sagebrush Bend Way at Seafaring Way
- An all-way stop at the intersection of Golden Cypress Place and Silverbush Creek Street.
- A stop sign at Golden Cypress Place and Montez Villa Road.
- The removal of an all-way stop at Sagebrush Bend Way and Golden Larch Place from the original stop sign request document.

Kurt Knutson presented on possible traffic solutions in Pacific Highlands Ranch East. Kurt requested stop signs at three intersections. In addition to the original stop signs requested, the applicants for Pacific Highlands Ranch East requested:

- The City to evaluate traffic at Carmel Valley Road and Morado Trail

Two motions were created. The first motion was made for traffic solutions in the Olvera, Almeria, and Watermark neighborhoods. A second motion was made for traffic solutions in Pacific Highlands Ranch East.

Barry motioned to Approve Olvera, Almeria, and Watermark Items as listed including the request of a traffic light study addition to Item 1, a request for an all-way stop for Item 3, deleting Item 16, and the addition of Item 20: an all-way stop at Golden Cypress Place and Silverbush Creek Street. 2nd: Stella. Approved 8-1-0

Stella motioned to Approve the installation of stop signs TS-2, TS-3, and TS-4 and a request for the City to evaluate the intersection at Carmel Valley Road and Morado Trail in Pacific Highlands Ranch East. 2nd: Ken. Approved 8-1-0

7. **PHR Village:** Confirmation of prior Tower approval on Lot 26.
 - Applicant - Greg Sorich, R & V Management

Greg Sorich, as the applicant, stated that the proposed tower is 35-feet high and the building is 10 feet by 10 feet. Greg stated that the tower was approved in Exhibit A in 2000. Greg stated that the style, stone, and design match the surrounding area. Dan stated the tower has water, electricity, and storage space for community events.

Karen Dubey stated that the tower looks like it has no use and suggested adding a clock. Greg stated that the tower will be owned by the City and they may be weary of adding a clock due to maintenance.

Annie motioned to Support Tower as Presented with the additional suggestion that no new trees will be planted to block the view corridor and the Tower will have enough electricity to support concerts. 2nd: Barry. Approved 8-1-0

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	No Report.	Next meeting is November 6, 2018 at 4:30 p.m. at Carmel Valley Recreation Center.
4. CV MAD N10 Subcommittee	Donald Billings	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	Barry Schultz	Barry stated that the City is working on the Park Master Plan and soliciting comments. Barry encouraged the community to look over the plan and submit comments.	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 10:51 p.m.

T. NEXT MEETING

Thursday, January 24, 2019
Carmel Valley Library, 7 p.m.