

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
7 pm, Thursday, July 23, 2020
(Meeting Conducted via Zoom Meeting)

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		0
3. Steve Davison	CV Voting District 3	x		0
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. Allen Kashani	CV/ PHR Business	x		
8. Tiffany Finstad	CV Developer	x		
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	x		0
11. Danielle McCallion	PHR D1		x	0
12. Stella Rogers	PHR D2		x	0
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		0

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - June 25, 2020

June 25th Meeting:

Motion to approve June minutes. Motion made by Davison and seconded by Wintriss. Motion passes 6-0-0.

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.

None.

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

None.

F. WRITTEN COMMUNICATIONS

None.

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

Richard Flahive stated that an emergency ordinance has gone into effect allowing businesses to operate on sidewalks. Richard stated that businesses include gyms, churches, and salons in addition to restaurants.

Richard stated that parking enforcement will not go into effect until August 1, 2020. Richard stated only white and red curbs will be enforced.

Richard stated that District 1 has a 70% completion rate on the United States Census. Richard encouraged residents to continue to complete the Census.

Richard stated that the “No Right Turn on Red” sign on westbound Del Mar Heights Road near the I-5 has been removed.

Debbie Lokanc asked if Councilmember Barbara Bry can provide more information on rezoning proposals. Community planner Lesley Henegar responded that residents can visit <https://www.sandiego.gov/planning/programs/completemunities/housingsolutions> and <https://www.sandiego.gov/complete-communities-mobility-choices> to access more information.

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:

None.

O. ACTION AGENDA:

- 1. Grove:** Review revised / enhanced elevations of the parking garage pursuant to the condition of the board motion for approval dated May 28, 2020.
 - Applicants - Stephen Pomeranke & Michael D'Ambrosia, Alexandria Real Estate Equities

Applicant Stephen Pomeranke presented an enhanced elevation to the parking garage which will be visible from El Camino Real. Stephen stated that they minimized the screen and increased greenery. Stephen stated that they are planning to use cascading plants, rosemary, shrubs, and vines. Stephen stated that every opening contains planters to soften the facade. Stephen stated they broke up the art panel to soften the scale of the parking garage and break the length of the elevation. In addition, Stephen stated that the trees at the base of the building and the plants in the foreground will soften the impact of the parking garage.

Chair White asked where they are in the planning process. Applicant Michael D'Ambrosia responded that they are waiting for the City of San Diego to release the final Complete Communities plan before proceeding forward.

Ken Farinsky stated that the parking garage looks fine and airy with minimal artwork and a lot of greenery.

Steve Davison stated that the parking garage will look nice as long as irrigation lasts. Stephen responded that the planters at the base of the parking garage are self-watering with each containing a water reservoir. In addition, they are planning to use plants that require minimal water input (e.g. rosemary) and installing drip irrigation.

Debbie Lokanc stated her appreciation for the abundance of greenery. She stated the parking garage will look more beautiful with time as the trees and plants mature.

Allen Kashani, Tiffany Finstad, Daniel Curran, and Vic Wintriss shared their support for the parking garage's new design.

Resident Raymond Whitwer stated that the parking garage looks great.

Motion to accept the parking garage portion of the project. Motion made by Wintriss and seconded by Lokanc. Motion passes 9-0-0.

2. Lady Hill / High Bluff Stop Signs: Consider alternative process for the installation of stop signs at Lady Hill and High Bluff.

- Applicants - Michael Wood

Resident Raymond Whitwer stated that he called the Solana Beach School District and confirmed that the local schools will be participating in distance learning in the Fall. Raymond stated that the community has time to decide on the best solution for the intersection and there's no need to rush. Raymond also stated he noticed speeding southbound traffic on High Bluff Drive and suggested placing a flashing speed limit sign to reduce traffic speed.

Applicant Michael Wood responded that safe passage is necessary for school children and community members. Michael Wood stated a stop sign will also help reduce traffic speed along High Bluff Drive.

Vic Wintriss and Tiffany Finstad stated their support for a pedestrian-activated crosswalk.

Allen Kashani and Steve Davison stated their support for a stop sign as a temporary solution.

Debbie Lokanc stated a pedestrian-activated crosswalk will be the best solution for the intersection. She shared her concern that placing a stop sign as a temporary solution may lead to the city not actively pursuing a pedestrian-activated crosswalk as a solution.

Ken Farinsky stated that the city has a policy on adding crosswalk controls which requires a fairly extensive study of the intersection with results showing that the location meets certain warrants (e.g. distance from other controlled intersections, number of pedestrians, proximity to schools and parks, speed of passing vehicles). Ken stated that the intersection is right on the edge of meeting these warrants. Ken stated that if the intersection does not meet the warrants, the city will say no and the only option will be to pursue a stop sign through the alternative process. Ken stated that the intersection may not meet pedestrian and traffic warrants due to COVID-19 and schools and businesses being closed. Ken stated that the pedestrian-activated crosswalk is a viable solution if community members are willing to wait for a long-term study when normality assumes and students are back in school.

Richard Flahive, from the Office of Councilmember Barbara Bry, stated that currently two studies are being conducted at the intersection. Richard stated there is a study to find if a rectangular flashing beacon is suitable for the intersection. Richard stated that a separate study is studying different traffic calming measures (e.g. speed bumps and raised curbs) and is expected to be complete by October 15, 2020. Richard stated that he can request both studies be halted until after the pandemic.

Michael stated that over 70 households signed a petition showing their support for a stop sign. Michael asked the Board to respond to the petition and not push back action. Diane Borys stated that the PTA, Dance Club, and principal of Solana Highlands Elementary have shared their support for the stop sign. Diane also stated that a pedestrian-activated crosswalk does not solve the problem of speeding vehicles. Diane stated that despite the pandemic, residents are still

crossing the street and using the intersection.

Resident Marlene Gotz responded that petitioners were not aware of a pedestrian-activated crosswalk as a viable solution. Marlene stated that it is difficult to collect petitioner data due to the pandemic. Marlene stated her preference to wait for the city to conduct a study on a pedestrian-activated crosswalk. Marlene stated that a crosswalk will benefit everyone and that she does not see a lot of people crossing at the intersection. Chair White asked Marlene if she would support a two-step process consisting of installing a stop sign while a pedestrian-activated crosswalk is studied and then substituting the stop sign with a pedestrian-activated crosswalk. Marlene stated she is not in favor of a two-step process, citing the difficulty of removing a stop sign once it's installed.

Chair White asked Michael if he would support a two-step process. Michael stated he is in favor of the two-step process.

Barry Schultz stated his frustration at having to decide traffic calming measures by intersection instead of a holistic approach. Barry stated his support for the two-step process but is unsure if the city will support adding a pedestrian-activated crosswalk.

Debbie Lokanc stated she would like to move forward with the pedestrian-activated crosswalk. She stated that she is against placing a temporary stop sign at the intersection. Debbie suggested starting the pedestrian-activated crosswalk process now instead of waiting for the pandemic to conclude.

Ken Farinsky shared his support for the two-step process.

Steve Davison stated that it is clear that both sides want some sort of traffic calming measure. Steve stated that any traffic study occurring now will not be reflective of normal pedestrian activity and traffic. Steve stated his support for the two-step process.

Motion to request the alternative process of installing a stop sign at the Lady Hill and High Bluff intersection with the condition that the Board will revisit the issue and complete a traffic study to place a pedestrian-activated crosswalk. Motion made by Farinsky and seconded by Davison. Motion passes 8-1-0.

Marlene asked what the next steps would be. Chair White responded that the Board can place the item on the agenda as a monthly item to continue discussions.

3. **International Smoke:** Request for additional exterior signage.
 - Applicants - Alex Farris, International Smoke

Continued to August.

4. **Coralina at PHR SCR (Project #652668):** Consider Process 1 Initial Review of SCR.
 - Applicants - No Participant

Continued to August.

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.	No Report.
4. CV MAD N10 Subcommittee	Vacant	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 Schultz stated that the CPC has spent time analyzing state bills focusing on housing. Barry stated that it is clear the State is pushing housing development in a way that jeopardizes the traditional single-family zone. Barry stated that labeling areas as job-rich and transit-priority zones justifies increasing density. Barry stated that this makes it easier to develop single-family lots with multifamily products. Barry stated that CPC has gone on record to oppose these measures. Barry stated that these bills do very little for affordable housing and rely on the	No Report.

		trickle-down method. Barry stated this is unrealistic. Barry stated that the CPC does not want to jeopardize good neighborhood planning, especially at the local level. Barry recommended residents pay attention to the bills and begin asking hard questions about the bills and how they will affect the community.	
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 8:14 p.m.

T. NEXT MEETING

Thursday, August 27, 2020
Carmel Valley Library, 7 p.m. (TBD)