

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
7 pm, Thursday, June 25, 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		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. VACANT	CV/ PHR Business			
8. VACANT	CV Developer			
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 - May 28, 2020 & June 9, 2020

May 28th Meeting:

Motion to approve May minutes. Motion made by Rogers and seconded by Wintriss. Motion passes 7-0-0.

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.

Joe LaCava, candidate for San Diego City Council District 1, referenced his past 20 years of community service. Joe highlighted his participation in the fight against One Paseo and Soccer City. Joe stated that the Carmel Valley Planning Board is a high-functioning planning group and shared his support for community planning boards. Joe stated that City Hall has begun discussions on short-term vacation rentals.

Ken Farinsky stated that COVID-19 cases are increasing in San Diego County. Ken encouraged

residents to stay safe and wear a mask.

Ken also shared that a robber was caught on camera walking down Lady Hill Road at 3:15 a.m. trying to open car doors on both sides of the street. Ken stated that the robber was able to enter an open car and remove belongings. Ken advised residents to lock their car doors.

Debbie Lokanc asked about the synchronization of traffic lights on Del Mar Heights Road. Debbie stated that One Paseo had guaranteed to synchronize the traffic lights to keep traffic moving. Richard Flahive, from the Office of Councilmember Barbara Bry, stated that he will follow up with city staff. Danielle McCallion added that the issue of light synchronization extends on Del Mar Heights Road further from the intersection.

Vic Wintriss asked when the “No Right Turn on Red” sign will be removed. Richard stated the older “No Right Turn on Red” sign will be removed; however, there is some delay due to COVID-19.

Resident Ginny Barnes stated Kilroy was expected to complete landscape improvements including irrigation set up when they widened the right-turn from Del Mar Heights Road onto I-5 North. Richard stated he will look into the issue.

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 the city council has finalized the sale of the SDSU West Project, which includes affordable housing, a riverpark, graduate housing, and an extension of San Diego State University.

Richard stated that the budget review committee has approved the Mayor’s revised May budget. Richard stated that the budget includes cuts in arts and culture. Richard stated that Councilmember Barbara Bry’s budget priorities include the completion of Village Loop Road and the liveability study.

Richard stated the city council moved forward to allow the creation of an independent police

review commission on the November ballot. Richard stated that confirmation will occur in July and more than likely appear on the November ballot.

Richard stated that the Mayor recently issued executive orders on de-escalation policies for the police.

Richard stated that traffic engineers approved a request for a “Signal Ahead” sign to be posted on Del Mar Heights Road between Lansdale Drive and Carmel Canyon Road.

Richard stated that asphalt repair near Solana Highlands Elementary was completed.

Richard stated that “No Parking in Fire Lane” signs were installed in the southern end of Carmel Valley Road.

Richard stated that the “No Right Turn on Red” sign proposed for Carmel Valley Road and Del Mar Heights Road intersection will only be in effect during school hours.

Richard stated that the ongoing traffic study to place a crosswalk at Rancho Santa Fe Farms Road and Via Madera has resumed.

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. Confirmation of Chair's Appointments:** Confirm the appointment of Tiffany Finstad to serve the remaining term of the vacated CV Developer seat including the position of Secretary. Confirm the appointment of Allen Kashani to serve on the vacant CV/PHR Business seat until a CV/PHR business owner steps up to serve.
 - Applicants - Chair

Chair White stated he would like to confirm the appointment of Tiffany Finstad, Pardee Homes representative, to serve the remaining term of the vacated CV Developer seat including the position of Secretary. Chair White also appointed Allen Kashani to the vacant CV/PHR Business seat as he still lives in Pacific Highlands Ranch.

Motion to confirm Chair White's appointments. Motion made by Schultz and seconded by Lokanc. Motion passes 8-0-0.

- 2. PHR Unit 22B VTM & Development Permit Amendment:** Re-consider the project's connection to Rancho Santa Fe Farms Road. Architectural design of the homes has been reviewed at two previous meetings and is not a subject at this meeting.
 - Applicants - Tiffany Finstad, Pardee Homes

Tiffany Finstad, Director of Project Management, stated that Pardee Homes has decided to implement an emergency access road (which will allow pedestrian connection and emergency fire access) instead of a vehicular connection to Rancho Santa Fe Farms Road.

Tiffany stated that public feedback on the vehicular connection was split. Tiffany stated that to avoid unnecessary delays, Pardee Homes has decided to move forward without the vehicular connection.

Steve Davison shared his support for the vehicular connection. Ken Farinsky stated he was disappointed but understood Pardee Homes's position. Ken shared his continued support for a vehicular connection at Rancho Santa Fe Farms Road. Chair White stated that a vehicular connection is needed for traffic circulation. Chair White stated that new residents deserve access to a public street as much as any other resident. Debbie Lokanc stated she is shocked that circulation that is needed will not be included in the project. Debbie stated it was a poor decision on Pardee Homes's behalf.

Danielle McCallion stated that claims that the new exit will increase traffic and create a safety issue on Rancho Santa Fe Farms Road are fabricated and not based on fact. Danielle stated that the traffic study demonstrated the opposite. Danielle stated that the current exit on Cypress Meadows Trail is more dangerous than the proposed exit because it is on a blind hill with high-speed traffic. Danielle stated that allowing residents to exit at the proposed exit will provide a safer left turn for residents. Danielle also stated that residents with elementary-aged children will be attending Solana Santa Fe Elementary. Danielle stated these residents will be forced to make a less than safe left turn on Cypress Meadows Trail to reach the elementary school. Danielle stated that she would not be surprised if these new residents then request a traffic signal on Cypress Meadows Trail to allow for a safer left turn. Danielle stated that not allowing this exit will

increase traffic on residential streets and increase risk to pedestrians. Danielle stated that threatening litigation over improvement that will benefit the community as a whole is deplorable. Danielle stated that Pardee Homes building additional homes will increase traffic and result in more cars driving on residential roads. Danielle stated that Lakes residents decided they are more important than the rest of the community and are abusing the idea of litigation to hold up the project.

Marc Nasoff, HOA president for Rancho Santa Fe Lakes Community, stated that opposition included Casabella, Rancho Santa Fe Lakes, and Artesana, among other communities. Marc stated they fully support the revised plan which takes into consideration the safety concerns from Casabella, Meadowood, Rancho Santa Fe Lakes, Artesana, and county residents. Marc stated that in the interim, photos were submitted of an auto accident occurring at the intersection of Rancho Santa Fe Farms Road and Carmel Valley Road last Sunday. Marc stated these were submitted in rebuttal to the traffic report which mentioned there had been no accidents on Rancho Santa Fe Farms Road.

Marc stated a new entrance on Rancho Santa Fe Farms Road will result in eight left-hand turns within 800 feet. Marc stated left-hand turns are dangerous, especially on a high-speed road. Marc stated these factors make adding a new left-hand turn out of the realm of safety. To conclude, Marc stated the communities he represents will continue to support Pardee Homes throughout their city planning process.

Debbie proposed possible alternatives to a left-hand turn. Debbie stated her disappointment that a vehicular connection will not be created.

Ken stated that during the April planning board meeting, Allen Kashani presented the proposal as a package deal which included a vehicular connection and the additional homes.

Todd Holzer, resident, stated that Rancho Santa Fe Farms Road is a high-speed road and cited the car accident over the weekend. He shared his support for Pardee Homes's decision to remove the vehicular connection.

Bruce Cameron, Pacific Highlands Ranch North Master Association board member, stated that on Rancho Santa Fe Farms Road between Carmel Valley Road and the intersection with Watermark, there are four intersections within 1400 feet, not eight intersections within 800 feet.

Bruce stated that they approached Pardee Homes with the vehicular connection proposal. Bruce stated that without the vehicular connection, the Canterra community is unable to enter from the West or leave to the East, without adding miles to surface streets and crossing dangerous intersections. Bruce stated that the traffic study revealed no traffic impacts on Rancho Santa Fe Farms Road. Bruce stated that the vehicular connection was approved unanimously during the May 22nd and June 9th planning board meetings. Bruce stated that Marc Nasoff proposed time-delaying tactics through legal action and other methods. Bruce stated that this position was reiterated when the measure was approved for the second time. Bruce stated that Marc stated they would go to the Planning Commission with council to request additional traffic studies. Bruce also stated that the validity of traffic data represented by Justin Rasas was questioned by

an opponent speaker at the last meeting. Bruce stated that the opponent speaker claimed they could get a traffic report to say whatever they want, thus questioning the ethics of Justin. Bruce stated that Pardee Homes is faced with a hard choice. Bruce stated intimidation and legal threat from a few residents is not appropriate. Bruce stated that he feels disappointed that Pardee Homes has been forced to abandon the vehicular connection.

Stella Rogers stated she agrees with Bruce and Danielle's positions. Stella stated that she is sad to see that the vehicular connection will no longer be built. Stella stated that the Board listened to everyone and it is sad that residents felt the need to threaten Pardee Homes with legal action. Stella encouraged Pardee Homes to not allow themselves to be bullied.

Chair White stated that 'threatened' may not be the appropriate word and encouraged Marc to not be offended by the choice of words. Marc responded that these were not the actions of one person, they were actions of multiple people from multiple communities. Marc also stated that his calculations were based on the traffic report submitted to the planning board. Marc stated that the traffic report showed the distance to be 761 feet.

Lauren, a resident and Solana Santa Fe Elementary parent, reiterated support for the changes Pardee Homes has made.

Juniper Sykes, Sierra Highlands HOA member, stated the vehicular connection will improve community safety and not impede traffic. Juniper emphasized the road connection has been approved twice by the planning board. Juniper stated she concurs with Bruce, Stella, and Danielle.

Raymond Whitwer, resident, stated only having one access route to the neighborhood is unreasonable and unsafe. Raymond stated the public will be restricted from accessing alternative routes during an emergency.

Lucas Kuran suggested adding traffic calming measures along Rancho Santa Fe Farms Road.

Motion to Deny the revised connectivity that Pardee Homes is now proposing, which is a landscaped fire lane emergency access road with bollards. The Carmel Valley Community Planning Board continues to support the original connectivity to Rancho Santa Fe Farms Road. We have on two previous meetings voted to support a vehicular connection to Rancho Santa Fe Farms Road. Motion by Farinsky and seconded by Rogers. Motion to Deny the revised connectivity passes 7-1-2.

3. **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 Pomerence & Michael D'Ambrosia, Alexandria Real Estate Equities

Applicant Stephen Pomerence presented an enhanced elevation to the parking garage which will be visible from El Camino Real. Stephen identified three new layers: a ground plane of shrubs and trees, a middle portion which consists of vertical slats, and a continuous art panel on the

upper level. Stephen identified the art panel as an opportunity to beautify the building. Stephen stated that the west side will consist of a hanging garden.

Stella Rogers shared her preference for the greenery as opposed to the slats and artwork. Stella stated that the artwork makes the parking garage stand out more. Ken Farinsky stated that by outlining the garage, the size of the garage is emphasized. Ken suggested adding variety to break the line of artwork on the upper layer. Ken also stated that having artwork on the upper layer will not let natural light in. Ken indicated that light is needed for the parking garage to be inviting for residents. Stephen replied that the artwork can be made of perforated metal, which will allow light in, instead of using canvas. Danielle McCallion stated her preference for the original artwork due to its subtleness. Stephen suggested adding green to each slat. Danielle stated that would be pretty. Debbie Lokanc shared her support for the original parking garage with cascading trees breaking up the view of the parking garage. Debbie stated the proposed aqua art panel outlines the building and makes it look larger. Debbie stated that the original artwork was more visually pleasing. Tiffany Finstad suggested bringing in some of the vertical slats especially on the empty bay in order to break up the facade.

Ken suggested using a mixture of green, art, and slats. Debbie stated her support for the greenery.

Allen Kashani asked Stephen how the interior design would be affected due to COVID-19. Stephen stated that as a lifescience real estate trust they are in a niche that is thriving despite the pandemic. Stephen stated that they are considering open spaces, air ventilation, no tight spaces, and rethinking bathroom designs.

Stephen stated he is willing to present multiple options on the parking garage at the next meeting.

Continued to July.

- 4. Lady Hill / High Bluff Stop Signs:** Consider alternative process for the installation of stop signs at Lady Hill and High Bluff.
 - Applicants - Michael Wood

Applicant Michael Wood stated that 60 households support the implementation of a three-way stop at Lady Hill and High Bluff for the safety of students and community members. Michael stated that since the last board meeting, 10 additional households have shared their support for the stop sign.

Resident Aaron Ling shared his support for adding a stop sign at the intersection because of speeding vehicles that do not stop for pedestrians. Aaron stated that once One Paseo is complete, traffic may be redirected to High Bluff by applications such as Waze and Google Maps. Aaron indicated this will increase the amount of speeding vehicles.

Diane Borys read statements from two residents sharing their support for a stop sign at the intersection due to the speed of vehicles.

Resident Ginny Barnes stated that a system to help pedestrians cross the street safely should be considered. Ginny shared her support for a pedestrian crosswalk consisting of a solar-powered pedestrian sign with lights embedded on the edges, that only flashes when someone presses the button. Ginny stated she wants the conversation to focus on pedestrians not vehicles. Ginny stated that stop signs do not make the community safer. Ginny stated that she does not support a stop sign but supports a pedestrian crosswalk with a sign that flashes when initiated by the pedestrian.

Resident Raymond Whitwer stated an additional stop sign will result in increased pollution. Raymond stated there's a stop sign and crosswalk located at the main entrance of the school campus for students to use.

Resident Marlene Gotz stated numerous residents have shared their opposition for a stop sign and their support for a pedestrian-activated crosswalk. Marlene stated the crosswalk will only be used when needed, allowing vehicles to keep driving when no pedestrians are present. Marlene stated that at the last meeting someone mentioned that stop signs are more visible. However, Marlene stated that a light-up pedestrian crosswalk is more visible because it's fluorescent, has flashing lights, and is the same size as a stop sign. Marlene stated the intersection is not used by pedestrians 24/7, while a stop sign will impede vehicles 24/7. Marlene concluded by stating that stop signs give pedestrians a false sense of security because drivers still drive through them. Marlene stated a crosswalk will give residents more awareness of incoming traffic. Marlene stated this can be used as a safety teaching tool for students.

Resident Carole Morrison concurred with Marlene and Ginny. Carole stated she is extremely opposed to the stop sign.

Richard Flahive, from the Office of Councilmember Barbara Bry, stated that a study to find if a rectangular flashing beacon will be suitable for the intersection will continue in June. Richard stated it takes 90 days to collect data.

Chair White asked Michael if he would be in support of a pedestrian-activated crosswalk instead of a stop sign. Michael said he would support either solution but preferred a stop sign. Michael stated that 70 residents that he had surveyed shared their support for a stop sign and only six residents shared their support for a flashing pedestrian crosswalk.

Vic Wintriss shared his support for a flashing pedestrian crosswalk because it will only be used when necessary. Vic stated he does not support a stop sign due to pollution.

Ken Farinsky stated that he supports a stop sign at the intersection. Ken stated that he is not sure if the City will support a pedestrian-activated crosswalk due to cost. Ken stated the City is studying placing a flashing beacon at the intersection. Ken stated he does not support a flashing beacon. Vic agreed, he stated that he also does not support a flashing beacon. Ken stated he prefers a stop sign because it is safer than a pedestrian-activated crosswalk. However, Ken stated he would be willing to support a pedestrian-activated crosswalk if the City was willing to place one at the intersection.

Barry Schultz stated his frustration with speeding drivers who are inattentive to pedestrians. Barry stated his frustration at having to decide traffic calming measures by intersection instead of a holistic approach. Barry stated his support for a pedestrian-activated crosswalk but also stated that he would support a stop sign. Barry stated he is unsure if the City will support a pedestrian-activated crosswalk. Chair White also shared his frustration at having to decide traffic calming measures by intersection as opposed to holistically. Ginny shared her support for a comprehensive liveability study to study traffic holistically.

Steve Davison stated that he is curious about which traffic calming measure will complete the city process the soonest. Steve stated that if the pedestrian-activated crosswalk would have a prolonged process, he is in favor of the stop sign.

Debbie Lokanc stated the stop sign will result in increased pollution and force cars to stop 24/7. Debbie stated a pedestrian-activated crosswalk will be the best solution because it will only be used when needed.

Allen Kashani stated his support for a pedestrian-activated crosswalk. Allen stated that in the meantime, a stop sign makes sense.

Danielle McCallion stated a flashing beacon is not the answer. Danielle stated there are no other stop signs on High Bluff Drive except at Long Run Drive. Danielle stated cars will be driving fast due to the lack of stop signs. Danielle stated she is leaning towards a stop sign to discourage vehicles from driving too fast along High Bluff Drive.

Stella Rogers stated she is leaning towards adding the stop sign.

Tiffany Finstad stated her support for adding a pedestrian-activated crosswalk because it is the safer solution.

Chair White shared his support for a pedestrian-activated crosswalk but stated he is unsure of what the city process would entail. Chair White asked board members if they would consider installing a stop sign while a pedestrian-activated crosswalk is studied and then substitute the stop sign with a pedestrian-activated crosswalk. Vic stated he would not support a stop sign being installed because once a stop sign is installed, it is difficult to remove. Ken shared his support for the two-step solution and also offered alternative solutions.

Chair White asked Richard to ask traffic engineers if pedestrian-activated signalization would be allowed in 30 days. Richard responded he will go ahead and speak to traffic engineers but is unsure if the intersection will meet the criteria for a pedestrian-activated crosswalk.

Chair White asked Michael for his opinion on postponing a motion until July. Michael requested a stop sign be placed in the meantime. Debbie stated it would be a mistake to place a stop sign now.

Barry asked to move the motion to July. Barry stated it is necessary to know if there is a viable,

time-efficient alternative to a stop sign.

Continued to July.

5. **Cavallo Duplex EOT Project #661581:** Consider Extension of Time (EOT) for Cavallo Duplex.

- Applicants - Charles Johnson, Leppert Engineering

Applicant Charles Johnson asked for extension of time for the tentative map. Chair White stated he received a letter from the city council dated May 25th stating an extension of time is needed for the tentative map, coastal development permit, and site development permit. Charles responded that after May 25th, the development permits became vested and can no longer expire.

Vic Wintriss asked how many homes will be built. Charles responded that two homes will be built.

Barry Schultz asked why the City had not extended the tentative map. Charles stated that the City does not have the ability to extend the tentative map because of the subdivision map.

Chair White stated that he received emails from numerous residents stating they did not want the homes built. Chair White asked residents to speak up on the issue.

Motion to approve the extension of the tentative map. Motion made by Schultz and seconded by Farinsky. Motion passes 10-0-0.

6. **International Smoke:** Request for additional exterior signage.

- Applicants - Alex Farris, International Smoke

Applicant Alex Farris requested to add signage along an interior-facing parking lot located off Del Mar Heights Road and add signage to the building exterior facing El Camino Real.

Alex clarified that currently there is no signage on the exterior of the building. Alex stated that having signs facing the street is crucial for their business. Alex stated that when the Del Mar Heights facing signage was removed, he received numerous inquiries from residents asking if the business was closing.

Alex clarified that International Smoke does have frontage along El Camino Real. Ken stated that he would like to see the proposed signage. Ken stated he does not like flat, painted-on signs and would like to see raised, back-lit, high-quality signs.

Chair White asked Alex to coordinate with Julie Neward on One Paseo's comprehensive signage program. Chair White clarified that since International Smoke has frontage on El Camino Real they are entitled to signage along El Camino Real. Ken agreed.

Stella Rogers, Danielle McCallion, Tiffany Finstad, Allen Kashani, Debbie Lokanc, and Steve Davison shared their support for having Alex coordinate with Julie Neward on One Paseo's

comprehensive signage program.

Chair White indicated that Alex has 30 days to return with a signage program. Ken asked about possible temporary signage. Alex stated he can get a banner announcing that International Smoke is open for business. Chair White advised Alex to refer to One Paseo’s temporary signage program. Ken stated he can also place a sign in the window.

Continued to July.

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 in August.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is in August.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is in August.
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	Lucas Kurlan stated that nothing transit related will be on the 2020 Ballot. Lucas stated MTS is focusing on their COVID-19 response and has postponed activities related to the transit Ballot measure.	No Report.

Q. CHAIR’S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 9:58 p.m.

T. NEXT MEETING

Thursday, July 23, 2020
Carmel Valley Library, 7 p.m. (TBD)