

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, April 26, 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		1
5. Frisco White, Chair	CV Voting District 5	x		0
6. Laura Copic	CV Voting District 6			3
7. Annie Glenn	CV/ PHR Business	x		2
8. Allen Kashani, Secretary	CV Developer	x		3
9. VACANT	CV Property Owner			
10. Jeannie Kim	CV Property Owner		x	4
11. Shreya Sasaki	PHR D1	x		3
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 - February 22, 2018 and March 22, 2018

February 22nd Meeting:

Due to Jeannie’s resignation, there are not enough Board members that attended the February meeting to approve the minutes. As a result, the minutes will be listed as corrected not approved.

March 22nd Meeting:

Motion: Stella, to accept March Minutes as corrected. 2nd: Ken. Approved 8-0-0.

C. CONSENT AGENDA

1. Rancho Del Sol (Barczewski) EOT: Consider Extension of Time (EOT). No substantial changes are proposed nor a subsequent MND or other environmental documents are needed. The board reaffirmed its previous approval of the project on May 26, 2016.

•Applicant - Paul Metcalf

2. Wellness Magazine 5K: Consider Super Dentist 5K run on August 4, 2018.

•Applicant - Jeff Stoner, Seasick Marketing

Motion: Barry, to accept Consent Calendar. 2nd: Annie. Approved 10-0-0.

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

Stella Rogers stated that a week ago at 3 a.m., a neighbor noticed an individual standing on her porch. The incident occurred in the Arabella neighborhood. Stella asked residents to be vigilant about who is in the community.

Debbie Lokanc stated that residents should be informed of the new proposed signs in Del Mar Highlands as she doesn't think residents will be happy with the change. Chair White clarified that the item will be discussed at the May Meeting.

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

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT – Nathan Causman (CV) and Sara Toma (PHR), City of San Diego

None.

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

Steve stated that Councilmember Bry will be hosting a community lunch at the Del Mar Highlands Town Center on Saturday, 5/28/18, at 2:00-3:30 p.m. The Torrey Hills community lunch has been postponed.

Steve stated that the County will cease to operate animal control services in the area starting in June. Steve stated that the City will assume these responsibilities.

Steve indicated that the median on Carmel Country Road is owned by American Assets and ownership has not been transferred to the City. In 90 days, the City will gain ownership of the median.

Steve indicated that he is still working on fixing the light on Carmel Valley Road approaching the SR-56 onramp; the light falls under Caltrans jurisdiction.

Debbie Lokanc asked to who suspicious pictures on Next Door should be sent to. Steve stated that these images should be sent to Trevor Phillips. Vic Wintriss indicated that the police should work to have a larger presence on Next Door.

Ken Farinsky asked if the SDG&E trail is private property. Steve stated he will continue to look into it. Ken stated that if the trail is private, it should be made public.

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

Chevelle Newell-Tate stated that State Senator Atkins is the first woman to be sworn in as the California Senate President pro Tempore. Chevelle stated that State Senator Atkins' new role entails she is the leader of the Senate, chair of the Senate Rules Committee, the presiding officer on the floor, and oversees the appointment of committee members among other tasks.

Chevelle stated that State Senator Atkins is currently working on passing legislation dealing with human trafficking, survivors of domestic violence, and breast cancer.

Chevelle stated that State Senator Atkins plans to visit the Carmel Valley Planning Board in June. Chevelle stated that State Senator Atkins plans to update the Board on the state budget that needs to be passed by June 15, 2018.

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

None.

N. INFORMATION AGENDA:

1. Hacienda del Mar: Update of project.

•Applicant - Milan Capital

Chris Nickelson stated that the site is located at the corner of Via de Valle and El Camino Real. Chris stated that the project will be focused on 45% of the site in order to increase open space on the site. The site is 23 acres total and only 10 acres are being developed. Chris stated that the project will house 150 rooms total: 71 independent living rooms, 45 assisted living rooms, and 34 memory care rooms. Community open space benefits include a habitat creation zone and trail connectivity.

Chair White clarified that no significant changes to site plans or architectural styles have occurred.

Applicants stated they will return to present at a later board meeting.

2. Pell Property: Introduction of developers and their vision for the property.

- Applicant - Stephen Pomerence, Kimberly Elliott, Alexandria Real Estate Equities

Continued to May Meeting.

O. ACTION AGENDA:

1. Board Seatings / Elections: Seating of re-elected board members Ken Farinsky (CV1), Barry Schultz (CV2), Frisco White (CV5), Annie Glenn (CV/PHR Business), Shreya Sasaki (PHR D1), reappointment of Vic Wintriss to the Fairbanks Country Club/Via de la Valle/North City Subarea 2 seat and the election of officers for the FY 2018-2019 term.

- Applicant - Elections Committee

Motion to Seat New Elected Board Members: Stella. Second: Steve. Approved 10-0-0.

Board members voted to elect board officers. Chair White received 10 votes for Chair; Barry Schultz received 10 votes for Vice Chair; Allen Kashani received 10 votes for Secretary.

Motion to Confirm New Elected Officers: Stella. Second: Debbie. Approved 10-0-0.

2. Appointment of Vacated CV Property Owner Seat: Consider appointment of new member to complete the term of former member Jeannie Kim.

- Applicant - Chair

Chair White informed the Board that Jeannie Kim has resigned. The One Paseo property manager will resume the Kilory seat. He will be seated next month.

3. Development Proposal for SDCCU Stadium: Presentation by SDSU West.

- Applicant - Natalie Buchbinder or Steve Doyle, SDSU West

Steve Doyle presented on behalf of SDSU West. Steve informed the Board of the SDSU West Initiative which coerces the City to sell the stadium property to San Diego State at a fair market value. Steve stated that the initiative will also impose certain requirements on San Diego State. Steve stated that the initiative requires that as part of the purchase contract, San Diego State University agrees to build a stadium in seven years, develop parks in seven years, and to be in compliance with affordable housing.

Chair White asked why San Diego State was not leading the initiative themselves. Steve stated that San Diego State cannot propose an initiative because they are a public entity. Chair White also clarified that as a public entity they do not have to follow local building codes or zoning.

Steve touched on the potential economic impact, increased state and local taxes, and the creation of jobs as a result of San Diego State University buying the land.

Steve stated that the SDSU West Initiative is endorsed by Sierra Club, Lincoln Club, Police Officers Association, and a handful of council members.

More information on the San Diego State University West Initiative can be found on sdsuwest.org.

Chair White clarified that the presentation was based on the land plan submitted by San Diego State.

Ken Farinsky asked about housing. Steve clarified that the San Diego State Land Plan planned for 400 units of student housing, faculty housing, affordable housing, and market value housing. Ken asked who will maintain the neighborhood parks. Steve stated that the parks will be built by San Diego State University and then be transferred to the City.

Stella Rogers asked if San Diego State University is ready to buy the property. Steve stated that the University is ready to buy the property for \$82 million which is the fair market value.

Resident Marco Gonzalez stated that the SDSU West Initiative uses the San Diego State University trademark which confuses voters. Marco also introduced a third initiative. Marco's initiative requires that whoever is granted development rights for the stadium to build a 60-acre park along the river with \$40 million in private investment. Marco also stated that the initiative will cease having taxpayers subsidize sports teams.

Rachel Lang presented on behalf of Soccer City. Rachel stated that if San Diego State University owns the land, the property tax will decrease to zero. Rachel stated that if Soccer City owns the land, \$9.5 million in revenue (\$6.5 million in property tax) will be delivered to the city every year. Rachel stated that the CSU System self certifies CEQA. Rachel stated that Soccer City will privately fund the entire stadium. Rachel indicated that if Soccer City partners with San Diego State University, each will pay for half of the stadium. Rachel stated that as part of Soccer City, 4800 housing units will be built; 10% (480) will be classified as affordable housing.

Ken shared concerns that Soccer City's sports-entertainment district will heavily impact traffic.

Rachel stated that Soccer City is contingent on building the development if Major League Soccer (MLS) grants San Diego a soccer team. If no soccer team is granted, the land reverts back to the City. Shreya Sasaki asked about the decision-making timeline for Major League Soccer. Rachel stated that San Diego is a very attractive market for soccer and is confident that the soccer team will be granted if the stadium is built.

Both Soccer City and SDSU West Initiatives are on the November 2018 ballot.

4. No on Soccer City Proposal: Presentation by No on Soccer City Coalition. Soccer City

proponents will provide counterpoint.

•Applicant - Joe LaCava, No on Soccer City Coalition

Joe stated that Serra Mesa Planning Board voted no on Soccer City as they are concerned about the traffic.

Joe also stated that there is no guarantee on revenue or property taxes that might be generated by the Soccer City development. Joe indicated that the language of the initiative does not require Soccer City to deliver a soccer team.

Ken Farinsky stated that he is not in support of planning by initiative and is willing to support no on Soccer City. Shreya Sasaki and Steve Davison stated they both need more time to think about both initiatives. Barry Schultz stated that planning by initiative is wrong and it is a disservice to our city. Barry stated that both initiatives were filled with uncertainty and ambiguity. Stella Rogers asked Joe if any planning boards have approved of Soccer City; Joe stated that no planning board has.

The Board will make a motion next month on Soccer City and SDSU West Initiatives.

5. Costa Azul: Consider proposed hotel and office project.

•Applicant - Darrel Fullbright, Gensler

The presenter stated that community benefits of the development include bike paths, pedestrian promenades, public parks, and ADA accessible trails. The presenter described the architecture as a terracing design with variations in height, voids to define entries, and a revealing corner. He stated that the project passes the height limit in some areas due to terracing. The presenter stated that the allowable floor area ratio (FAR) is 2.0, with the project's floor area ratio being 1.3 (65% of allowable area).

Ken Farinsky suggested there should be bike path directionals.

Resident Marco Gonzalez shared his concern over the height of the project; he would like the entire development to be built to the height limit.

Motion to Accept Project as Represented with the Implementation of Directional Signage Leading to the Bike Path: Ken. Second: Barry. Approved 10-0-0.

6. Via de la Valle: Consider a Tentative Map, Specific Plan Amendment, Site Development Permit, Planned Development Permit and Rezone for a 30-Single Family Residential project at 2778 Via de la Valle.

•Applicant - Hamid Bagheri

Jim stated that the site is 22 gross acres and 18 net acres. Jim stated that only 20% of the site is being developed. Jim indicated that the long range plan allows the development of 4.7 acres; however, they are only developing 4.1. Jim stated that they are in the process of having the land rezoned from agricultural and residential to RS-1-14.

Jim stated that the project has been separated into three portions; the three portions are separated by swells. Jim stated that all buildings meet the 35-foot height limit.

Shreya Sasaki asked if possible rockslides and mudslides have been addressed in designing the site. Jim stated that brown ditches will be built higher on the slope to defer water sliding down the slope.

Ken Farinsky asked if a sidewalk will be built in front of the development. Jim clarified that a sidewalk will be built. Steve Davison asked if the only entrance to the property will be off Via de La Valle. Jim stated that this will be the only entrance and that a road widening has been approved.

Chair White suggested the development should shy away from a 32-foot curb-to-curb road and instead the road should be narrowed and made into a private road. Chair White suggested the single family homes should be moved higher so there's more distance between the homes and the Via de La Valle corridor. Chair White suggested not putting any trees under the SDG&E easement.

7. Democracy in Planning: Consider Democracy in Planning Enhancing Democratic Participation in San Diego's Community Planning Groups report prepared by TransitCenter and Circulate San Diego. Also consider the San Diego County Grand Jury's report regarding planning groups.

•Applicant - Chair

Chair White stated that the reports made commentary about consolidating planning boards. Chair White stated that there is already consolidation as Carmel Valley, Pacific Highlands Ranch, and North City West are represented by the Carmel Valley Planning Board. Chair White stated that a second point made by the reports was pointed at the lack of diversity on planning boards. Chair White stated that the Carmel Valley Planning Board has a diversity of members; members are developers, real estate attorneys, business owners, and other types of professionals. Chair White concluded by stating that the Board tries to engage residents to be on the Board.

Ken Farinsky stated that he is concerned at the suggestion that city council members should appoint members of planning boards. Chair White revoiced this comment saying it politicizes planning boards.

Shreya Sasaki stated that as she read the article, she thought of the underserved communities in San Diego where residents might not have the opportunity to participate due to circumstance. Steve Davison stated he is in favor of city staff attendance at planning board meetings. Barry Schultz asked how do we get the community more engaged. Stella Rogers stated that she felt one report was counterdictive as it's impractical to consolidate planning boards and also limit planning board meeting time. Secondly, she stated that the term diversity was never defined in the report. Debbie and Annie both voiced that they care about what is going on in the community.

Joe LaCava stated that there are 42 different planning groups in San Diego with 42 different

personalities. Steve Harvey stated that planning boards act as a forum that provide a piece of democracy. He stated that people can contribute more than just voting for elected officials.

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 June 5, 2018.
4. CV MAD N10 Subcommittee	Laura Copic	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is May 7, 2018 at 5 p.m. at Carmel Valley Library.
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)	Ken Farinsky/Chris Moore	No Report.	TBD.

Q. CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 11:06 p.m.

T. NEXT MEETING

Thursday, May 24, 2018
Carmel Valley Library, 7pm