

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
6 pm, Tuesday, June 9, 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. ACTION AGENDA:

1. 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 of this special meeting.

- Applicants - Tiffany Finstad, Pardee Homes

Applicant Tiffany Finstad, Director of Project Management, presented specifically on the vehicular connection to Rancho Santa Fe Farms Road from PHR Unit 22B. Tiffany stated that the new proposed site plan includes 81 single-family homes, a park on the northwest corner of the property, and a vehicular connection to Rancho Santa Fe Farms Road as requested by numerous Pacific Highlands Ranch residents and members of the Pacific Highlands Ranch traffic subcommittee. Tiffany stated that Pardee Homes’ traffic study found that the vehicular connection would result in a shorter route to travel east on Carmel Valley Road for approximately 111 homes and the project’s 81 future homes. Tiffany stated that this will result in 203 daily trips from future residents and 139 redistributed daily trips on Rancho Santa Fe Farms Road. Tiffany stated that the vehicular connection does not change level of service (LOS) on

roadways, does not result in operational changes during PM peak hours, and reduces AM peak hour traffic by .4 seconds. Tiffany stated that the new site plan better utilizes street configuration opportunities to add five units to the previously approved 76 units, resulting in a total of 81 units. Tiffany stated that all lots will remain between 5,000 and 10,000 square feet. Tiffany stated the new site plan provides an additional affordable housing unit located offsite at Del Mar Highlands Estates. Tiffany stated the new site plan is consistent with land use, zoning, and density for the property.

Tiffany stated that Pardee Homes added the connection to accommodate the request from the community but is open to keeping or eliminating the connection based on tonight's discussion and Board's direction.

Marc Nasoff, HOA president for Rancho Santa Fe Lakes Community, shared his opposition to the vehicular connection to Rancho Santa Fe Farms Road. Marc stated that numerous communities would be negatively affected by the vehicular connection. Marc summarized his three concerns as safety, gridlock on Rancho Santa Fe Farms Road, and lack of transparency on behalf of Pardee Homes.

Marc stated that creating an entrance and exit from PHR Unit 22B to Rancho Santa Fe Farms Road creates a dangerous condition. Marc stated Rancho Santa Fe Farms Road is an exit for numerous Carmel Valley communities and thousands of county residents use it to head south. Marc stated that this has resulted in traffic congestion, especially in the mornings. Marc cited the Board's previous placement of "No Right Turn" signs on Cypress Meadows Drive to prevent drivers from cutting through the Watermark community. Marc stated that they don't want to subject people to gridlock on Rancho Santa Fe Farms Road and believe it will encourage people to cut through communities.

Marc stated that there were major safety reasons why this proposal would lead to unsafe conditions. First, Marc stated that the northbound entry into the new project from Carmel Valley Road could create traffic congestion on Carmel Valley Road due to no left-turn lanes into the new project on Rancho Santa Fe Farms Road. Marc stated that if a left-turn lane was created it could still result in traffic being backed up onto Carmel Valley Road, an already congested road. Marc stated that a left-turn lane would also create a visual impairment for those communities that must exit onto Rancho Santa Fe Farms Road.

Chair White asked if there was a center 2-way turn lane. Marc responded that there was but the community was already using it extensively. Marc shared his disapproval at adding an additional left-turn lane.

Marc requested the Board set aside the decision until Board members can visit the site, community members can conduct their own traffic study, and residents can retain land use counsel that can adequately represent their interests.

Bruce Cameron, Pacific Highlands Ranch North Master Association board member, shared his support for the Rancho Santa Fe Farms Road vehicular connection. Bruce clarified that the vehicular connection was not Pardee Homes' idea, it was a request from numerous residents residing in multiple homeowner associations. Bruce stated that residents coming from SR-56, The Merge, or numerous high schools cannot enter PHR Unit 22B from Carmel Valley Road and must use residential streets. Bruce stated that the City of San Diego is moving towards connectivity and away from cul-de-sacs. Bruce stated that the traffic study found that direct access to Rancho Santa Fe Farms Road would result in no impact to traffic. Bruce stated the entrance could result in more cut-through traffic through Pacific Highlands Ranch, but can be mitigated by private streets or installing a swing barrier to use during peak traffic. Bruce stated that there are no direct driveways onto Rancho Santa Fe Farms Road, instead driveways face into collector streets, which then pour out onto Rancho Santa Fe Farms Road. Bruce said that driveways do open onto Golden Cypress Street.

Chair White asked about adding a controlled intersection at the Lakes entry and PHR Unit 22B entry to help signalize and mitigate traffic concerns.

Barry Schultz asked how traffic mitigation would have worked if the optional school site had been built. Justin Rasas, LOS Engineering, stated he was unaware of a specific entry design for a school. Justin stated that the original traffic analysis looked at 76 lots for the site and had acceptable operations and areas that needed mitigation. Barry asked for clarification on the points of mitigation. Justin stated that points of mitigation are sizing of the roads and intersections. Justin stated that the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road is operating sufficiently to carry the traffic.

Barry asked if the original analysis included the entrance on Rancho Santa Fe Farms Road. Justin responded that when he studied the connection, he found that it had no inverse or significant impact. Justin stated that the shift of traffic and new traffic can be accommodated at the intersection and along Rancho Santa Fe Farms Road with a left-turn occurring within the existing center 2-way turn lane. Justin stated that the spacing of the driveway location is critical and meets city standards, this means that drivers will have sufficient space in the center 2-way turn lane to accommodate northbound vehicles turning left into PHR Unit 22B without conflicting southbound vehicles turning left in their own left-turn lane as they approach Carmel Valley Road. Justin stated that the amount of northbound vehicles turning left into PHR Unit 22B during AM peak hours is a total of 3 vehicles and 14 vehicles in the PM peak hour. Justin concluded that Rancho Santa Fe Farms Road can accommodate this driveway.

Marc responded that there is an enormous amount of traffic on Rancho Santa Fe Farms Road in the morning. Marc stated that if this were untrue, there wouldn't be a "No Right Hand Turn" sign onto Cypress Hills Meadows. Marc stated that there must be a fair amount of traffic to justify this sign. Marc stated that hypothetically, if he were sitting in traffic on Rancho Santa Fe Farms Road heading southbound, he would drive through the PHR Unit 22B community to enter Carmel Valley Road. Marc stated that he felt mostly everyone would do the same to avoid the traffic on Rancho Santa Fe Farms Road. Marc stated that there were numerous left-hand turn lanes for communities along Rancho Santa Fe Farms Road. Marc stated that the existing center 2-way turn lane would be crowded. Marc stated that drivers turning left onto Rancho Santa Fe Farms Road from the Lakes or Meadowood communities would have difficulty entering traffic and making a left-turn due to the numerous cars that would be using the 2-way turn lane. Marc stated that this would cause a huge safety issue.

Marc concluded that they preferred to keep the original plan in which the PHR Unit 22B community would have two entries on Golden Cypress Place and none on Rancho Santa Fe Farms Roads.

Danielle McCallion commented that at a previous meeting the Board had discussed a 4-way stop at the entrance of the Lakes community. Danielle stated that the Board had previously been told that they could not have a traffic signal there because it would be too close to the traffic signal at Rancho Santa Fe Farms Road and Carmel Valley Road. Justin responded that in order to add a traffic signal, the area must meet signal warrants. Justin responded that the volume here does not meet signal warrants. Justin stated that a traffic signal cannot be installed at Rancho Santa Fe Farms Road and Rancho Santa Fe Lakes Drive.

Chair White asked if the Rancho Santa Fe Farms Road entrance would be better located at the Lakes entry or at the proposed location. Justin stated that the proposed location works the best.

Stella Rogers stated that if the proposed entrance is not built, residents would be making U-turns on Carmel Valley Road to enter the community. Stella stated that in her opinion it is more dangerous to make a U-turn than to make two left-turns. Stella also clarified that the "No Right Hand Turn" signs were erected due to the speed of drivers not the quantity of drivers. Stella stated that if drivers were driving too fast through the PHR Unit 22B community, then a "No Right Hand Turn" sign would have to be placed at the entrance as well.

Jennifer Sikes, Sierra Highlands HOA member, stated that her main concern is safety. Jennifer stated that students walking to school would be using residential roads. Jennifer stated that Rancho Santa Fe Farms Road would be able to better handle traffic than residential streets.

Jennifer stated that it is safer because Rancho Santa Fe Farms Road is not a pedestrian street.

Tom Holzer, resident, stated that the municipality would support a traffic signal if it is a safety issue, regardless of warrants.

Richard Flahive, community representative from the Office of Councilmember Barbara Bry, stated that in January there was a traffic study conducted about placing a traffic signal at Rancho Santa Fe Farms Road and Rancho Santa Fe Lakes Drive. Richard stated that Rancho Santa Fe Lakes Drive goes into country jurisdiction and was not viable. Richard stated that traffic engineers were studying placing a traffic signal at Via Madera and Rancho Santa Fe Farms Road, between Carmel Valley Road and Rancho Santa Fe Lakes Drive. Richard stated the traffic study was postponed in May due to COVID-19. Richard stated it is unclear what the results of the traffic study will be.

Ram M., resident, stated that it is important to consider other entrance options in addition to the proposed location.

Phani, resident, stated that it is a hassle to make a right or left turn from Via Madera to Rancho Santa Fe Farms Road in the morning. Phani stated that creating an entrance on Rancho Santa Fe Farms Road would make the situation worse. Phani asked the Board to consider other entrance options.

Stanley Kinsey, resident, stated that Rancho Santa Fe Farms Road is congested in the mornings making it difficult for residents to make a left-turn onto Rancho Santa Fe Farms Road from the Lakes Community and adjacent communities. Stanley said the added entrance would make it more difficult for residents of the Lakes and adjacent communities to make a left turn. Stanley shared his support for a traffic study after COVID-19.

Karen Dubey, resident, stated that she had received notice of Pardee Homes' plans to build a community and vehicular connection. Karen shared her support to add a vehicular connection to Rancho Santa Fe Farms Road. Karen emphasized that traffic in the morning is bad for all Pacific Highlands Ranch communities and stated the need for a comprehensive traffic study. Karen stated that adding an entrance on Rancho Santa Fe Farms Road will not make traffic worse, it might shift traffic, but it is necessary to remove traffic from residential streets where it is unsafe for pedestrians. Karen stated that it might be necessary to add a "No Right Turn" sign during AM and PM peak hours at the entrance of the community. Karen asked the Lakes residents to support the vehicular connection.

Su Zhang, resident, stated that the vehicular connection to Rancho Santa Fe Farms Road would

result in increased traffic and create a safety issue. Su Zhang stated that she is against the vehicular connection to Rancho Santa Fe Farms Road.

Jordan Becker, resident, shared his support for an independent traffic analysis.

Vishal Bansal, resident and chief of trauma surgery at Scripps, stated that data supports that longer, faster, and hard to visualize roads are responsible for two-thirds to 70% of pedestrian v. auto, pedestrian v. bicycle, and auto v. auto collisions. Vishal stated that Rancho Santa Fe Farms Road was never designed to house the types of communities built in Pacific Highlands Ranch. Vishal stated that hills, hidden driveways, and hidden roads make it deadly due to the inability to see. Vishal stated that increased traffic on Rancho Santa Fe Farms Road would result in more motor vehicle accidents and pedestrian v. auto accidents.

Linda Gao, resident, shared her support for the vehicular connection, citing better traffic flow from the community. Linda stated that adding a “No Right Turn” sign at the proposed entrance would help deter cut-through traffic during peak times.

Lauren, resident, stated it is extremely difficult to turn in either direction onto Rancho Santa Fe Farms Road. Lauren stated that increased traffic would make it more difficult for residents to exit their communities. Lauren asked when traffic data was collected for the entrance on Rancho Santa Fe Farms Road. Justin clarified that traffic data was collected in the Fall, before COVID-19.

Chair White asked if placing an intersection across from the Lakes community would result in a grading problem for PHR Unit 22B. Justin responded that the intersection would not meet warrants. Chair White asked if Pardee Homes would move forward with or without an entry on Rancho Santa Fe Farms Road and if the entry is denied, would the street turn into an additional lot. Tiffany clarified that Pardee Homes would instead build an additional home.

Danielle shared her support for an additional traffic analysis but stated an exit onto Rancho Santa Fe Farms Road is necessary. Debbie Lokanc stated traffic would flow better from the community if a vehicular connection is created. Barry and Ken Farinsky shared their support for a vehicular connection.

Chair White stated the need for a vehicular connection, regardless of location along Rancho Santa Fe Farms Road. Chair White asked if the HOA can close the entrance during PM peak hours. Bruce responded that the HOA can close the private road whenever they wish. Chair White asked if it would be possible to study other locations for a vehicular connection. Tiffany stated that there were difficulties creating vehicular connections at locations further north.

Danielle asked if the traffic studies considered which school students in the neighborhood would be attending. Danielle stated that this would have an effect on traffic patterns. Justin stated that the traffic study was based on current distributions encompassing commuters, school traffic, shoppers, etc. Justin stated that school district changes might influence traffic.

Daniel Curran asked if the opposing side would support adding an entrance at a different point along Rancho Santa Fe Farms Road. Marc stated that they are opposed to any entry along Rancho Santa Fe Farms Road.

Motion to support a PHR Unit 22B vehicular connection to Rancho Santa Fe Farms Road. Motion made by Farinsky and seconded by Wintriss. Motion passes 8-0-0.

C. ADJOURNMENT

The Board adjourned at 7:54 p.m.