

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, January 24, 2019

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 - October 25, 2018

October 25th Meeting:

Ken motioned to approve October Minutes. 2nd: Annie. Approved 7-0-0

C. CONSENT AGENDA

- 1. CV North MAD Budget, CV N-10 MAD Budget and PHR MAD Budget:** Consider approval of FY 2020 Budgets. The MAD subcommittees recommends approval.

- Applicant - CVCPB MAD Subcommittees

Ken motioned to approve Consent Agenda. 2nd: Stella. Approved 8-0-0

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

Resident Joanna Herman asked for a pedestrian bridge over the Del Mar Heights and Carmel Valley Road intersection in order to allow students to safely cross the intersection and increase traffic flow. Chair White encouraged the resident to attend the livability subcommittee and open

a discussion of the idea there.

Resident Bruce Cameron asked about an update on funding for a traffic study and proposed safety measures in Pacific Highlands Ranch. Chair White directed Bruce to the livability subcommittee.

Allen Kashani informed the community that the Pacific Highlands Ranch Community Park, located on Village Loop Road, is substantially complete. Allen stated that the 90-day maintenance period ends March 21, 2019 and if all goes well the park is expected to open by the end of the quarter.

1. **Board Elections:** Announcement of the March 28, 2018 elections under the new bylaws and new voting districts. Seats up for election are: Carmel Valley Districts 3, 4, 6, CV Developer, CV Property Owner and PHR District 2 Representatives.

- Applicant - Chair

Chair White clarified that candidates must have attended at least two planning board meetings in their entirety. Ken Farinsky clarified that District 3 is Carmel Creek Town Center area, District 4 is Carmel Del Mar, and District 6 is old neighborhood 10, south of I-56 by Sage Canyon.

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

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 - Steve Hadley, Office of Councilmember Barbara Bry

Steve Hadley reported that he has been working on solutions to the off-leash dog problem. Steve stated that he will be asking the recreation council to consider building an additional dog park in Carmel Valley. Steve stated that in the meantime he has asked the Humane Society to come to the community and enforce off-leash laws, specifically in Carmel Mission Park and Carmel Del Mar Park. Debbie Lokanc added that new signs will be placed in the parks informing residents of the law and the location of the nearest dog park.

Steve stated that Councilmember Barbara Bry will be hosting her State of the District Address on January 30, 2019 at University City High School in University City. Debbie Lokanc encouraged residents to attend the State of the District Address to voice concerns to Councilmember Barbara

Bry or to her staff members.

Karen Cody asked for an update on One Paseo. Steve stated that residential units will begin to open by the end of March. Steve indicated that afterward retail will slowly begin to open. Ken Farinsky asked when traffic light synchronization will begin. Chair White stated that light synchronization will begin when the residential units open.

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. Ashley Falls Large Scale LID:** Update presentation for the construction of a large-scale storm flow storage and multi pollutant treatment system construction of 12" RCP, 18" RC, and 24' RCP Storm drain and appurtenances for low-flow collection at Bio filtration Basin. CVCPCB initially supported this project on September 24, 2015.
 - Applicant - Rawsan Salha, City of San Diego

Chair White reminded the applicant that the Board had supported the project in 2015. Brendan Hastie indicated that prior feedback from the Board included removing the fence from around the basin and increasing park elements. Brendan stated that they were able to remove the fence by decreasing slopes to 3-to-1 in order to allow people who may fall to stand up again and walk out of the basin. Brendan continued that a permanent irrigation system will be installed with drought-tolerant plants with a goal to turn off the irrigation system after one year. Brendan stated that the plants will improve the aesthetics of the community.

Ken Farinsky asked how long the street will be closed in order to construct the trenches and will the street need to be repaved. Brendan answered that roads will stay open during the trenching process resulting in minimal traffic impacts. Brendan also stated that he is unsure if the streets

will need to be repaved as it is dependent on current city requirements.

Debbie Lokanc asked if the presenters will return with landscape renderings. Brendan stated that the only landscape rendering has been shared and no additional renderings will be created. Ken asked about the species and height of trees. Brendan stated that 22 five-gallon trees will be planted.

- 2. Development of Industrial Court and Sorrento Valley Road:** Introduction of potential redevelopment of multi parcels at Industrial Court and Sorrento Valley Road.
 - Applicant - John Ziebarth, ZAAP

Applicant John Ziebarth stated that the addition of a Home Depot along Carmel Mountain Road will decrease driving distance and driving time as other Home Depots are outside of the community. John stated that the project is in the due diligence phase as he works to solicit comments, concerns, and questions from the nearby communities. Stella Rogers asked what other planning boards thought of the project. John stated that Torrey Pines was supportive but had stated concerns about traffic, flooding, and impact on the lagoon. John clarified that on-site stormwater will be treated prior to discharge. John further clarified that treated stormwater will not be emptied into the lagoon.

Debbie Lokanc stated that the location will have a negative impact on traffic. John stated that the trip generation for Home Depot is less than typical box stores. Steve Davison asked if other retailers were located nearby. John responded that no other retailer is located nearby.

Ken Farinsky shared his concern that increased retail along Sorrento Valley Road will make it more difficult for vehicles to enter and exit parking lots. John stated that a traffic study will be needed to address this issue. Chair White reminded John that the traffic study baseline must be based on industrial, light-industrial, and office in order to reflect the dominant features of the area. A resident asked about the impact to bicycle trails as the trails serve as a connector to the marshes and the transit system. John responded that no impact will occur to the bicycle trails. Karen Cody shared that communities with big box stores were created with big box stores in mind; however, Carmel Valley was not created with big box stores in mind.

O. ACTION AGENDA:

- 1. Pell Property Initiation:** Alexandria Real Estate Equities, Inc. requests recommendation for the initiation of an amendment to the Carmel Valley Community Plan for the Pell Property to change from “Town Center” designation to “Employment Center” in order to allow “Research & Development” use. Direct Design Subcommittee to begin review of the initiation and the design and planning of the parcel.
 - Applicant - Kimberly Elliott, Alexandria Real Estate Equities

Applicant Kimberly Elliott stated that Alexandria Real Estate Equities is trying to develop the Pell Property to be a life science building. Kimberly stated that in order to develop the property it must be rezoned from “Town Center” designation to “Employment Center.” Kimberly stated that in order to amend the Carmel Valley Community Plan, the Planning Board must initiate the amendment.

Ken Farinsky clarified that the building will only include offices and no restaurant will be constructed. Debbie Lokanc asked about site parking. Neil Hyytinen, an attorney on behalf of Alexandria Real Estate Equities, responded that the parking ratio is 2.5, which is lower than what was originally proposed.

Ken motioned to approve the initiation of the plan amendment; however moving the initiation forward does not signify approval of the project. 2nd: Allen. Approved 7-0-0

2. **Village Loop Road Update:** Update of the impasse between the City of San Diego and the Lin Family on the negotiation for the implementation of the PHR Community Plan's vital circulation element.
 - Applicant - Chair

Steve Hadley stated that the City is asking for an easement to build the road. Steve stated that it is unclear if discussions are still being conducted. Chair White stated that the update of the Village Loop Road is crucial for the Pacific Highlands Ranch Community Plan due to prospective developments in the community. Chair White also highlighted the negative impact on traffic circulation patterns in the area due to the road only having one entrance and exit, as opposed to being a full loop. Chair White asked if eminent domain is an option the City can pursue. Steve responded that it is unclear what the city attorney's next steps are. Chair White stated that a letter will be created by the Board addressed to Councilmember Barbara Bry in support of the Village Loop Road update.

Stella motioned for the Board to create a letter addressed to Councilmember Barbara Bry in support of the Village Loop Road update. 2nd: Debbie. Approved 7-0-0

3. **Transit Subcommittee:** Discussion of questions for Transit Subcommittee to present to SANDAG in February.
 - Applicant - Karen Cody & Sonya Solinsky, Co-Chairs

Sonya Solinsky stated that the goal of the Transit Subcommittee is to get effective transit service reinstated into Carmel Valley in a reasonable amount of time.

Sonya stated that SANDAG is working on its Regional Transit Plan for 2050 which includes two local transit lines: Rapid 473 (starting at Oceanside and ending at UTC) and Local Bus 103 (starting at Solana Beach, traveling across Del Mar Heights and Pacific Highlands Ranch, to Saber Springs). Sonya stated that Rapid 473 is expected to open in 2035 with no timeline in place for Local Bus 103.

Sonya stated their proposal for SANDAG. Sonya proposed a pilot program for a North-South local route beginning prior to 2021 and lasting for three years in order to show stable ridership through the opening of the Mid-Coast Trolley. Sonya stated that the line would begin at Via de la Valle, travel through Carmel Valley, Torrey Hills, Sorrento Valley, and end at the Genesee Ave. Transit Station. Sonya indicated that this proposal would modify route 473, as it would no longer be considered a Rapid line. Sonya continued that this modification would reduce distance

and cost. Sonya stated that the second proposal was activating proposed bus line 103 by 2035 and following SANDAG’s plan to use local Carmel Valley streets.

Sonya asked the community to generate questions they would like asked at the next SANDAG meeting. Sonya asked the community to have these questions generated by the next Carmel Valley Planning Board meeting on February 28.

A resident shared her interest in having the bus line pass along shopping centers, transit centers, and UTC. Sonya answered that at this time the Transit Subcommittee was only asking SANDAG for two lines. Sonya continued that in the future it would be possible to ask for additional transit lines. Dee Rich, the vice-chair of the Torrey Pines Planning Board, asked for Torrey Pines to be included in the transit line in order for Torrey Pines’ aging population to utilize the line.

Ken Farinsky stated that Kilroy had initially stated that their shuttle system could be used by anyone. Ken stated that now Kilroy was only offering shuttle services for Kilroy tenants and Kilroy employees. Steve Hadley provided insight; he stated that in the City-Kilroy agreement, Kilroy agreed to provide a shuttle service to Kilroy employees, tenants, and visitors in order to mitigate traffic impacts to its properties. Ken stated that this was not what Kilroy had told the community in previous discussions.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	Chair White stated that the last meeting on Hacienda Del Mar dealt with concept drawings. Chair White stated that the next meeting will address comments made on the concept drawings.	Hacienda Del Mar Review on February 19, 2019 at 5 p.m. at Carmel Valley Library.
2. CV FBA and PHR FBA Subcommittees	Chair White	Chair White stated that \$4 million has been set aside for the livability subcommittee's recommendations on traffic.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	Next meeting is February 5, 2019 at 4:30 p.m. at Carmel Valley Recreation Center.
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	Chair White stated that a revision to the bylaws was turned in. Chair	No Report.

		White asked for the business seat to be open to Pacific Highlands Ranch business owners in addition to Carmel Valley business owners.	
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.	No Report.
10. Transit Subcommittee	Karen Cody & Sonya Solinsky	No Report.	No Report.

Q. CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 8:57 p.m.

T. NEXT MEETING

Thursday, February 28, 2019
Carmel Valley Library, 7 p.m.