

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 27 September 2012**

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Hollie Kahn	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. Steven Ross	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8		X	
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative		X	

APPROVAL OF MINUTES—23 August 2012

Action to be taken on minutes from August at next month’s meeting.

CONSENT AGENDA

Vice-Chair Manjeet Ranu led the meeting, as Chair Frisco White was absent. Vice-Chair Ranu announced that action items 4, T-Mobile Del Mar Polo and T-Mobile Del Mar Mesa, will be moved to next month’s action agenda.

PUBLIC COMMUNICATION

Vice-Chair Ranu reminded the public to refrain from making political endorsements during the public comment portion of the meeting.

A citizen reported that the walls in her neighborhood needed painted and a neighbor volunteered time and resources to purchase supplies and paint the walls.

Christian Clews stated that the neighbor's name is Jason Kincade and he hired city employees on their off hours to paint the walls. Clews proposed a plaque be purchased and presented to Kincade to thank him for his generosity.

Anne Harvey reported that Kilroy left letter talking to individual residents regarding One Paseo. She also reported that no maps for the One Paseo project are provided on their website.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT ONE REPORT

Councilmember Sherri Lightner attended the meeting and reported that the One Paseo EIR is still under review. She added that the sequestration resolution has been brought to City Council, and meetings will be held in the future to talk about what it means for the community. The Connect 2 Careers job fair will be focusing on the hiring of veterans and youth. She also reported that the El Camino Real wildlife crossing construction crews discovered a severed water main and repairs are expected to be completed mid-October. She added that Prop A has been allowed to move forward and that the Council office continues work to solve the problem of oversized vehicles on Carmel Vista Rd.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu reported that UCSD will be putting in a contemplation garden on their campus. Kohatsu also provided an update on the Citrus Psyllid disease that has been killing citrus trees in the area and provided copies of a fact sheet about the disease. She added that citizens can now register to vote online through the secretary of state's website. She announced that a new drug take back event has been scheduled at Scripps Hospital. The program has collected over 14,000 pounds of expired drugs to date. Kohatsu advised community members not to flush their drugs down the toilet because it ends up in the ocean.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

1. Yes on CC: Presentation of upcoming ballot measure.

- Applicant – Suzanne Hall, Committee for Quality Schools Del Mar

Suzanne Hall presented the board with an overview and benefits associated with an upcoming ballot measure, “CC”. In the 2011-2012 school year, the district saw an increase in deficit spending. As of now there is \$2.3 million left in the general fund. At the current rate of spending, the fund will empty by 2014.

Ballot measure “CC” is a 76.8 million dollar bond that would cost each house hold approximately \$65 each year. It is different from other bonds in that it is more flexible with its terms. On October 4th, DMUSD will host an open forum to discuss the bond. Hall concluded with a quote, “Communities are known by the schools they keep.”

Allen Kashani asked if the bond will be tax deductible. Hall said that it will be tax deductible. She went on to explain that the bond will be a 25-year bond that will be paid back depending on the current state of the economy.

ACTION AGENDA:

1. Griffin Residence: Consideration of proposed single-family residence

- Applicant - Steven Opp

Steven Opp returned for formal approval of his single family residence. Opp reported that Costal Commission completed its review and he had received a certificate of compliance.

Anne Harvey, Christian Clews and Steven Ross complimented Opp on his project. Ross asked if Opp had received any more feedback from neighbors about the property. Opp stated he had not heard anything but Vice-Chair Ranu explained that Chair White had received several emails voicing opposition for the project due to traffic concerns.

Neighbor, Sal Allen expressed his discontent regarding the project. Allen stated the lot is not intended to be developed and warned Opp that he should expect more opposition. Allen claimed that traffic makes the lot unsafe to build on and also pointed out the acreage on the minutes from August’s meeting are inaccurate. Vice-Chair Ranu informed Allen that the minutes were to be amended and had not been approved.

Laura Copic asked for clarification regarding the rear of the lot, whether or not the property was underground. Opp said it is not underground at all points.

Allen Kashani asked Opp to clarify how the project is 70% open land. Opp explained that the first level leaves 70% open land. Opp also stated that he had met with a city planner during the development process and had incorporated all of the planner’s recommendations in the design.

Debbie Lokanc asked if any of the house is subterranean, Opp said none of the house is subterranean. Opp also added that the correct acreage is 4,129 square feet. Steven Ross asked if the

board approved the project, what the next steps in the process are. Opp stated he would then seek approval from the City. Ross also inquired whether accidents occur at the intersection closest to the property. A member of the public gave some examples. Rodney Hunt stated that the property does not fit the description of a Spanish style home.

Christian Clews stated that there are traffic laws in place to protect drivers and that he is not worried about traffic being a concern for Opp.

Christian Clews motioned to approve, seconded by Steven Ross. Approved 10-1-3.

2. High Bluff Drive: Consider reduction of travel lanes to accommodate on-street parking on a portion of High Bluff between El Camino Real and Del Mar Heights Road.

- Applicant - Gary Pence, City of San Diego

No presentation was provided. Christian Clews made a motion to continue, seconded by Debbie Lokanc. Unanimous approval. 14-0-0

3. Worsch Way: Consideration of a Site Development Permit and Vesting Tentative Map for an 11-lot, single-family, standard subdivision at 4140 Worsch Way in Neighborhood 5, under the existing CVPD-SF2 and CVPD-SF3 zones. No deviations are proposed. Decision will be reconsidered if upon the release of the MND the document presents new information that will impact the previous decision.

- Applicant - Gary Levitt, Seabreeze Properties
Carol Chase, RBF Consulting

Gary Levitt presented the subdivision site map to the board. The project was introduced over a year ago but there have been substantial changes to the plan. They have worked with the neighbors to alter the plan so that the project is more acceptable to the neighborhood. The lots will be standard sub-division lots ranging from 5,000-11,000 sq. feet spread out over 11 lots and green building technology will be incorporated into the build.

Laura Copic inquired whether there would be traffic concerns of direct access on Worsch Way. Levitt replied that there are to be 6 homes on Worsch Way the same as before.

Christopher Moore asked if the change in grade would affect the distance of the houses off of the street. Levitt: it would not. The homes would be set back 20 feet from the street.

Christian Clews thought the updated plan was an improvement over the first.

Steven Ross asked if they had consulted with local HOA's. Levitt advised that there were no HOA's in the area but they had spoken with the residents.

Members of the public expressed disappointment that the original project had not been approved but appreciated the amount of public outreach Levitt and his team had done. A resident asked about the construction schedule. Levitt was not able to provide an accurate timeline but hoped to complete grading by the end of summer.

Another resident asked if the job would be sold to a builder to which Levitt replied that yes it would be sold to a builder with the hopes of raising the property values in the neighborhood.

Debbie Lokanc stated that the city planners had given input that was incorporated in the process.

A question was raised about the outdoor architecture; Levitt said that it would comply with all of the neighborhood’s guidelines.

Allen Kashani asked Levitt to provide the export volume. Levitt replied that the export volume is 30,000 cubic yards.

Debbie Lokanc motioned to approve based on contingency of MND, Seconded by Victor Manoushakian. Unanimous approval, 14-0-0.

**SUBCOMMITTEE:
SUBCOMMITTEE MEEING REPORTS AND ANNOUNCMENTS**

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	14 th site visit to Pacific Highlands Ranch	11/7/12 4:30pm
FBA	White	None	None noted
MAD	Rick Newman	None	10/2/12 at 4:30 at Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	<p>A. Survey crew has been working on Fish Head Trail. Mike Kelly has been doing Bio work and driving his truck on CVREP.</p> <p>B. Maintenance workers have been driving on the trail. No tires should be on the dirt.</p>	None noted

Subcommittee	Representative	Report	Next Meeting
		An official request should be made to keep trucks on the pavement.	
San Dieguito River Park	Harvey	River Valley Fest is coming in October. 1880's dress attire.	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	None	None noted
CPC	Moore	Moore officially stepping down, Holly to take his position starting next month.	Next week.
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

Pacific Highlands Ranch Elementary School #7 ground breaking is scheduled to take place November 15th. The school is expected to open in time for the 2014 school year. Five names for the school have been proposed and will be reviewed at the October meeting.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, October 25, 2012, 7 p.m., Carmel Valley Library

ADJOURNMENT

Clews motion to adjourn. Board adjourned at 9:10 PM.