

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**Tuesday, April 14, 2009**

Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, Ca 92130

**A. CALL TO ORDER AND ATTENDANCE**

All board members attended.

**B. APPROVAL OF MINUTES – March 10, 2008**

Regarding the CPC report, Manjeet Ranu asked that 'given' be revised to 'give'; regarding public comment from Karen Dubey about the I-5/SR-565 connectors, Dean Dubey asked that 'which is not true' be added to the end of the first sentence and that the last sentence regarding the PHR MAD/Airoso Recreation Center Room comment be revised to clarify the room is being offered for 2009; Dean also requested that the public comment from Ken Farinsky regarding utility boxes on Village Loop Road be revised to change from 'Tim has met with deputy...' to 'Tim plans to meet with deputy...' and also Dean mentioned attorneys was misspelled in that same sentence; regarding the Little McGonnigle Ranch Road item, Dean asked that 'doesn't mind' be changed to 'favors'; Laura Copic requested that the public comment from Paul Metcalf representing Bob Barczewski reference the future project; Laura requested the public comment from Mike Magic clarify reference to the Kilroy future project; Laura requested finishing the last sentence for the public comment from David Bartick regarding the board agenda; Laura requested the public comment made by Allen Kashani regarding the SDG&E work in Del Mar Heights Road be revised to have the second sentence start by reading 'Allen is not aware...'; Laura requested the public comment from Karen Dubey regarding red light running at the SR56 Eastbound to Northbound Ramp clarify 'at Carmel Valley Road'; Laura requested that the Little McGonnigle Ranch Road item seventh paragraph last sentence be revised to change '...Del Mar Mesa extension cannot find...' to 'Del Mar Mesa FBA cannot fund'; Ken Farinsky asked that Manjeet Ranu's last name be added to the elections section and Jill McCarty's last name also be corrected in that section; In the third sentence from the end of the public comment item regarding traffic near Del Mar Pines Elementary School, Rick Newman requested removing the word 'resulting' from the sentence that read 'Another member of the public suggested they consider resulting traffic impacts...'

David Bartick motioned to accept the minutes as amended, seconded by Dave McIntyre (13-0)

**C. CONSENT AGENDA:**

No items.

**D. PUBLIC COMMUNICATION – Speakers are limited to topics not listed on the agenda.**

Presentations are limited to 3 minutes or less.

Paul Metcalf asked for the board to consider hearing Chabad Del Mar at the next board meeting concerning a two acre site they have in escrow on Carmel Valley Road. They are proposing a temple. This site was previously proposed as an assisted living project.

Charles Moore asked for a discussion on the sign ordinance at the next board meeting.

Tony Magnusson asked about the status of managing the skatepark and opportunities to give lessons at the skatepark. Ken Farinsky mentioned that Ginny Barnes and the city park board are investigating opportunities to allow contractors to run the facility. Dave McIntyre summarized some of the issues including liability and noted that the City Risk Management Department is involved.

Chair White noted he received a fire hazard map for Carmel Valley and Pacific Highlands Ranch from the city and asked that the map be put on the website.

**E. ANNOUNCEMENTS – San Diego Police Department, San Diego Fire Department, United States Marine Corps**

No report.

## **F. WRITTEN COMMUNICATIONS**

No report.

## **G. INFORMATION AGENDA:**

**1. Flower Hill Promenade:** Presentation of proposal redevelopment of Flower Hill.

• Applicant – M. Rose Jabin, Protea Properties

Dave Reinker, the project architect overviewed the project. Dave provided project history and explained the applicant's community input process. The existing project is just over 112,000 SF. However, the original project included a garden center (next to the existing theater) which had approximately 40,000 SF of garden within fenced area. In 2004, there was a proposal for nearly 264,000 SF. The site is within a CC13 community commercial zone which allows a floor area ratio of up to 0.75 yielding 494,000 SF. Currently they are proposing 173,872 SF which they represent is nearly a 21,000 SF difference from the current condition.

Dave explained the applicant's goals include creating a life style center that enhances the community, preserving and protecting the positive aspects of the community, enhancing the vitality of the center for the tenants, providing additional and complimentary office and retail uses and improving parking and access. They also have a goal to integrate environmentally-friendly objectives including storm water filtration, recycling of construction debris and everyday waste generated by the shopping center, using recycled materials, installation of controlled high-efficiency lighting and installation of shaded trees on the parking lot and parking garage.

Dave described the proposed building/parking additions as a Whole Foods building with nearly 90 parking spaces fronting the Whole Foods building, an office building facing the plaza and a parking garage with a paseo connecting the parking garage to the main plaza. The offices and the main shopping area are also accessed from the parking garage. Existing buildings including the current Miltons building will remain. 866 total parking spaces are proposed where 335 spaces are in the parking garage.

Using a proposed site plan, Dave overviewed traffic circulation and parking changes including a 3-story parking structure. 35,000 SF is proposed for the Whole Foods building, 8754 SF is proposed for 1-4 retail stores, 28,927 SF is proposed as Boutique Professional and 2,300 SF is proposed for storage within the parking structure. 866 parking spaces are proposed where 335 spaces are in the parking garage.

Dave presented massing studies. The height of the two-story building is higher than the parking garage. The parking garage is proposed to be accessible from Flower Hill Drive. Dave mentioned they propose to continue using the existing high-pitched roof architecture and some arches similar to the current Miltons building.

Dave summarized geometric changes to access including moving Flower Hill Drive north to allow for additional stacking along Northbound San Andreas Drive.

Christian Clews asked about grading impacts at Flower Hill Drive and the project engineer Greg Shields explained grading work will be minimal and involve installation of 2-6 foot retaining walls.

Chair White asked about the city's cycle issues that reference offsite parking spaces. It was clarified that those spaces are part of the property. Chair White also asked what city staff's significant environmental issues are with the project. Greg Shields responded that the significant issue is primarily traffic impacts to the surrounding community.

Dave McIntyre asked if there was a threshold condition for Via De Valle to be widened to six-lanes before the project. Greg Shields responded that they are waiting for the traffic study with comments to verify.

Dean Dubey asked if the Whole Foods will be accessed from the garage. Dave Reinker confirmed that proposed access can be taken from the garage through the paseo opening.

Robert Vicino asked about the improved size of the nursery space. The applicant guessed the roof size was nearly 16,000 SF although the fenced area was approximately 40,000 SF. Robert also noted some current use of the property doesn't meet existing city code and asked if the proposal will meet code – Robert mentioned he calculates the project will be nearly 200-250 parking spaces short.

Anne Fletcher, an owner to the east, provided the board with a copy of an old aerial along with a letter to Mr. Tim Daly regarding a traffic study done for the area. Anne discussed her concerns with traffic impacts to their site. Anne was concerned about the realignment of Flower Hill Drive limiting ingress and egress out of their site. Anne was also concerned about the Via De La Valle widening impacting driveway access. Anne recommended consideration of a second access point along Via De La Valle instead of realigning Flower Hill Drive.

Peter Fuller with the Lomas Del Mar HOA asked for clarification as to whether sidewalk and the bike path along San Andreas Drive is proposed to be eliminated. Greg Shields clarified that the sidewalk and bike path are not being eliminated. Peter also expressed concern with noise caused by additional traffic associated with access changes.

Ken Farinsky expressed concern about potential for the elevated parking structure viewing onto residences and commented that screening should be considered.

Tony Magnusson asked if Whole Foods was a guaranteed tenant and commented that Whole Foods would be a good addition to the community.

Debra Kerns, a tenant at Flower Hill expressed concern for construction impacts to tenants that have leases pending. Debra also expressed concern about health risks associated with construction.

Ed Green with the Friends of San Dieguito River Valley voiced concerns about intensive use including traffic, noise, pollution, etc. Ed was concerned about the size of retail stores and impacts associated with office space and accommodation of delivery trucks. Ed was also concerned about the proposal causing precedent to allow for more development in the area. Ed expressed his concern that the proposal is not necessary for Solana Beach.

Richard Merk asked if Flower Hill Drive would remain as one-lane and the applicant confirmed yes.

A member of the public voiced opposition to the Whole Foods and the traffic that the Whole Foods would cause.

Another member of the public voiced concern with the large building being out of scale with the rest of the existing buildings.

A Spindrift HOA member noted he has traffic concerns with office building access to the parking garage off Flower Hill Drive conflicting with current Spindrift access during peak hours. The HOA member also acknowledged that they have a 50% easement cost responsibility for maintenance and repair of Flower Hill Drive. The HOA member also noted that they have a security problem with non-residents using their facilities.

Tom Pay, a neighbor asked for an explanation regarding the advantage of relocating Flower Hill Drive. The applicant responded explaining that additional distance and a dedicated lane provides for better traffic circulation.

A member of the public that faces Flower Hill was concerned about the garage blocking resident's view.

Chair White commented that the board should consider asking that the project be taken to a higher level than process two due to the fact that city staff recommends a full EIR. Scott Tillson noted that the permit

will not be approved absent the environmental document and commented that the permit process need not be changed because of environmental impact issues.

Laura Copic encouraged the applicant to look at opportunities for solar power (e.g. on the parking structure).

Christian Clews asked if a sidewalk or bike lane is proposed Flower Hill Drive. Greg Shields responded by explaining that the current condition will be maintained.

Anne Harvey supported Chair White's wish for a more extensive public hearing. Anne also noted a trail is being built south of the shopping center along the lagoon and pedestrian access from the trails should be addressed.

**2. Friends of Gonzales Canyon:** Presentation about the group.

- Applicant – Friends of Gonzales Canyon

No appearance.

**3. Heights at Del Mar:** Consider architectural, interior and site planning revisions for Building B1 on the former Neurocrine Campus.

- Applicant – Carlos Ortuno, Architect for Veralliance Properties

Carlos Ortuno presented the project and noted changes that address the board's prior concerns for more landscaping and less glass. Dave McIntyre noted construction has started and the applicant responded explaining that they had proceeded per the board's prior approval.

**H. ACTION AGENDA:**

**1. Elections:** Board shall certify election results and seat new boardmember(s).

Announcement of candidates for office and election of officers.

- Elections Subcommittee – David Bartick

Chair White announced next month Victor Manoushakian and Rodney Hunt will be appointed to the business seats and Robert Cimo will be appointed to the Neighborhood 9 seat since no additional candidates have come forward.

Chair White summarized the election results as follows:

New members elected

Neighborhood 3: Nancy Novac

Neighborhood 6: Suzanne Bankhead

Pacific Highlands Ranch District 12: Dean Dubey

Pacific Highlands Ranch District 11: Manjeet Ranu

Old members re-elected

Neighborhood 1: Rick Newman

Neighborhood 5: Scott Tillson

Neighborhood 10: Laura Copic

Business seat: Jill McCarty

Christian Clews moved to certify the election, seconded by Dave McIntyre and unanimously approved. The new board members were then seated.

David Bartick provided ballots to the board to elect the board officers. Chair White was unanimously voted to chair. Allen Kashani was unanimously voted as secretary. Christian Clews and Manjeet Ranu ran for vice-chair person, Manjeet was elected.

**2. Kaiser Permanente:** Consider the application for an Extension of Time for Site

Development Permit, Planned Development Permit, and a new Coastal Development Permit for the property addressed as 11921 Carmel Creek Road (Project No. 168788).  
• Applicant - Kaiser Permanente, Skyler Denniston

Skyler Denniston explained that the project is at the Southwest corner of Carmel Creek Road and Shaw Ridge Road (street name corrected by Christian Clews to Tang). The January 12, 2006 coastal commission approval had expired on January 12, 2008. The site development permit and planned development permit are still active however. Now they are applying for a new coastal development permit. The project has not changed.

A motion to approve the extension was made by Christian Clews, second by Nancy Novak and unanimously approved (14-0)

**3. Creekside Villas:** Consider the application for a Senior Housing CUP. This project was previously approved by the board as a condominium project.  
• Applicant - Mike Finley

Mike Finley presented the 12.25 acre project and noted they had prior board approval for 89 units. Now they are returning to the board to seek approval for a conditional use permit for senior housing/assisted living. They are proposing to incorporate 14 affordable housing units at \$850-\$900/mo where market rate is \$3600/mo – this allows for a 50% density bonus. They are staying within same footprint. They are proposing to increase the building size to 181,500 SF (vs. 131,000 before). Parking is mostly underground with 3-stories above. They propose 30,000SF common area including on-site dining, fitness room, library, beauty shop, massage center. The applicant mentioned average daily trips are nearly negligible. Van/limousine service will be provided.

Jill McCarty asked about disability stalls – the applicant responded with 5%.

The architect overviewed the project and presented plan/elevations and view simulations.

The project is proposing 25% as developed.

David Bartick asked if the applicant is willing to place a cap on the units. Currently 127 units are planned but 134 is limited by a density agreement with the housing commission. 11 assisted living units are proposed with a 23 unit possibility. Maximum staffing is 23 people.

Dave McIntyre suggested that staff hours be coordinated with school hours.

Mike Finley noted the city may ask for a roundabout.

Dean Dubey asked if there will be visitor parking spaces that are not hindered by a gate – the applicant responded yes and explained with some detail though the proposal is still conceptual.

Scott Tillson expressed his appreciation for the proposed architecture fit with the community and commented that the purpose of the proposed use serves well.

Allen Kashani asked about evacuation procedures and the applicant responded explaining that evacuation of senior housing is a difficult issue that they plan to address.

Dave McIntyre asked about access for paramedics and fire engines. The applicant explained how fire turn-around access will be provided.

A motion from Christian Clews was made to support the concept regarding the change from condominium to senior housing with the proposed density change, second Dave McIntyre and unanimously approved.

**4. Heights at Del Mar:** Consider approval of Building 3 designs.  
• Applicant – Carlos Ortuno, Architect for Veralliance Properties

Carlos Ortuno presented the proposal for building 3, which includes a request to change the building to a commercial office use (prior approval was for research and development) and architectural changes to enhance the building to match the other existing buildings. The building size will remain around 91,000 SF. Parking requirements will be met by relocating the prior sports court next to building 1 and parking under building 3.

Dean Dubey asked if the basketball half-court would remain with the relocated sport court – Carlos responded yes.

Chair White asked about preserving trail connections and Carlos Orturo explained trail connections will remain.

Ken Farinsky from the public asked about the 'spine' in the back of the buildings that was lost from prior proposal and whether it could be re-introduced. Carlos responded explaining that the concept had been lost during the original design for cost reasons.

Dave McIntyre recommended consideration during design be made to deter skateboarding.

Dave McIntyre motioned to approve the building 3 design, David Bartick seconded, unanimously approved (14-0).

**5. Flower Hill Promenade:** Consider the review process for this project and send a letter to the City indicating our concerns for the project and its review process.

• Applicant – Chair

A motion to send the letter to the city requesting the project be brought to a higher level of public review was made by Laura Copic, seconded by Dean Dubey, approved (11-2). Scott Tillson recused.

## **I. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

1. Regional Issues & Design Review Anne Harvey/Jan Fuchs  
Next meeting on May 6 4:30PM at the Carmel Valley Library

2. F.B.A. Frisco White  
No report.

3. M.A.D. Dave Mc Intyre  
City staff is looking at water usage. At the Recreation Council there was discussion about need for additional parking at Torrey Highlands Park (east side of Torrey Pines High School). Ken Farinsky mentioned this could be considered an FBA project due to increased density. Dave also mentioned four to six parks will have fields closed during summer 6-8 weeks.

4. M.A.D. N 10 Laura Copic  
The next meeting is May 5 at 6PM at the Carmel Valley Recreation Building.

5. M.A.D. PHR Dean Dubey/Manjeet Ranu  
The next meeting is June 18 7PM at the Airso Recreation Center

6. By-Laws/Elections/Policies/Procedures Vacant  
No report.

## **I. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS (Cont.)**

7. Community Concourse Vacant  
No report.

8. Trails Anne Harvey

Anne Harvey mentioned there has been discussion with a working group at Sandag to dispense \$220,000 Transnet money for open space access control. The importance of access control will be emphasized to law enforcement officers.

9. CVREP Christian Clews

Christian requested that the board request Captain Heeley authorize mounted police to patrol CVREP. Christian will draft the letter request.

10. San Dieguito River Park Anne Harvey/Jan Fuchs

No report.

11. Route 56 Steering Committee Scott Tillson/Jan Fuchs

The last meeting was cancelled. Scott Tillson reported on progress and noted Caltrans added a 'hybrid with flyover' alternative (\$40-\$50MM additional price tag and adds to visual congestion).

12. CPC Manjeet Ranu

Manjeet Ranu reported that the SD Airport Authority adopted the ALUC and the city is implementing.

13. Signage John Dean

No report.

**J. CHAIR'S REPORT**

No report.

**K. COMMUNITY PLANNER REPORT** – Tim Nguyen, City of San Diego

No report.

**L. COUNCIL DISTRICT 1 REPORT** – Mel Millstein, Office of Councilmember Lightner

Council district one is Seeking alternate applicants to San Diego Youth Commission. A budget forum will be held Thursday 6PM at University City High School. The will be an open house at the Police Department Western Division on May 9 10AM-12PM. Mel reported SDG&E's Sonia Wallard explained the work in Del Mar Height Road was to repair a 6-inch gas line – work is to be completed this month. Regarding the SDG&E reconducting brought up by Christian Clews at the last meeting, Mel heard from Ahmad Soloman of SDG&E that they are reconducting only from Carlsbad to Encinitas. Regarding the proposed park in Pacific Highlands Ranch, Lane Mackenzie of City Real Estate Assets is developing timeline estimate and council district one will also setup a meeting with planning department to discuss.

Christian Clews noted to Mel that addresses along Shaw Ridge Road on south side of SR56 should be Tang Road. Christian also reported that the lights are out on the bridge along Carmel Creek. Mel will look into the issues.

**M. MAYOR'S REPORT** – Stephen Lew, Office of Mayor Jerry Sanders

No report.

**N. COUNTY BOARD OF SUPERVISOR'S REPORT** – Sachiko Kohatsu, Office of Supervisor Pam Slater

Sachiko reminded all that assessment appeals are due by May 30, 2009. The supervisor is having a small business forum on April 23 11:30-1:30PM at AMN Healthcare on High Bluff Drive to discuss opportunities to untangle mortgage problems. The Board of Supervisors will be appointing a new sheriff before the current sheriff retires to maintain public safety.

**O. STATE ASSEMBLY REPORT** – Office of Assemblymember Fletcher

No report.

**P. OLD / ONGOING BUSINESS:**

No report.

**Q. ADJOURNMENT**

The board meeting was adjourned.

**R. NEXT MEETING:** Tuesday, May 12, 2009  
Carmel Valley Library, 7 pm