

CARMEL VALLEY COMMUNITY PLANNING BOARD MEETING MINUTES

7 pm, Tuesday, February 10, 2009

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

A. CALL TO ORDER AND ATTENDANCE

Rick Newman, David Bartick and Jill McCarty were excused. Alex Novolosky did not attend. Eric Spoor is no longer on the board.

B. APPROVAL OF MINUTES – January 13, 2008

In regards to public comment made by Neighborhood 10 resident Kyle Martin about traffic near Sage Canyon, Scott Tillson made a language correction about speed bumps; in regards to an information item on Peppertree Point, Scott requested changing language from ‘disappointment’ to ‘disappointed’; for the Verizon Wireless item, Scott suggested clarification that ‘vaults are not Verizon’s preference’; Scott corrected spelling of his last name to ‘Tillson’; Dean Dubey corrected the Peppertree Point item to read ‘the project will meet code as long as they get a waiver for tandem spots’; Manjeet Ranu made a comment that Officer Gaylan Sell’s name was misspelled; Manjeet also requested adding to the item on the PHR Village update that Manjeet reiterated that Pardee Homes should continue to work to coordinate Lot 1 at Pacific Highlands Ranch Parkway and Carmel Valley Road with the Johnson-Beck property and Manjeet emphasized that a building should front along Pacific Highlands Ranch Parkway to provide for a strong pedestrian orientation since that is a primary walking route from the single family homes on the north side of Carmel Valley Road. Manjeet also reiterated that the driveway intersection on the southeast side of Lot 1 should align with the nearby opposite street instead of the current offset proposal’; Manjeet also commented that on the Peppertree Point item he mentioned the architecture of the buildings should relate better to the aesthetic context of the south side of SR-56, which is dominated by the mesa; Ken commented that on the elections subcommittee Nancy’s last name is Nancy Novak. A motion by Scott Tillson was made to accept the minutes with comments, seconded by Christian Clews and unanimously approved (11-0).

C. CONSENT AGENDA:

1. CPC Appointment: Consider the Chair’s appointment of Manjeet Ranu to serve as the Chair’s designated representative on the Community Planners Committee.

- Applicant – Chair White

Ken Farinsky moved to accept as consent, seconded by Laura Copic with unanimous approval (11-0)

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

Presentations are limited to 3 minutes or less.

Janis Cabot, a resident in the community for 22-years spoke about her concerns with last month’s public comment regarding traffic concerns at Del mar Pines. She noted she has

had problems with the Del Mar Pines Elementary School community and does not have problems with the Torrey Pines High School drivers. Janis noted she believes the neighborhood is fine the way it is. She wanted to remind all that the high school was there before the elementary school. Chair White suggested Janis send her concerns to Chair White in writing to place in the project folder. Chair White noted Dana was asked to canvas the neighborhood. Another resident who works for San Dieguito and has a son that goes to Del Mar Pines commented that she has had problems with teenagers nearly running her off the road.

Jan Fuchs noted that there is a meeting to look at the Polo Field's submittal tomorrow at 1PM. The visit will be at the site.

Suzanne Bankhead announced she will be running for the Neighborhood 6 seat.

Nancy Novak announced she will run for Neighborhood 3 and she had attended the last board meeting as well.

Debby Lokanc who lives off Del Mar Trails announced she would like to run for the Neighborhood 5 seat. Ken Farinsky noted that Debby is not eligible to run since she didn't attend the last board meeting. Victor Manoushakian from Neighborhood 5 announced he would like to run for the business representative. Rodney Hunt announced he is interested in running for Eric Spoor's seat. Ken noted the same problem with attending two meetings prior to the election but also noted that the seat could be appointed once the seat is declared vacant.

Dean Dubey briefed the board about a wireless AT&T box recently installed along Village Center Loop Road in front of the park. Dean noted he has counted this as the 28th utility box on Village Center Loop Road. Dean expressed his concern with utility installations such as this not going through the board.

E. ANNOUNCEMENTS – San Diego Police Department

Gaylan mentioned there has been a rash of incidents including a residential robbery that occurred today on Whispering Hills Lane near Sage Canyon – the homeowner was confronted with a knife and then fled. Gaylan also explained how doorbell rings should be handled and recommended that people respond to door bell rings without opening the door; and recommended caution when photographing suspects by making sure photographs are taken from a place of safety.

F. WRITTEN COMMUNICATIONS

None.

G. INFORMATION AGENDA:

1. San Diego Corporate Center Mixed-Use: Presentation of proposed mixed-use project at El Camino Real and Del Mar Heights Road.

- Applicant – Kilroy Realty, Robert Little

Robert Little began presenting a possible conceptual project for the site that considered the site opportunities and constraints. Robert mentioned they had started the process with community outreach in June 2008 with a workshop that included some members of the board. They are looking to expand the current office designation into mixed use and they are considering residential, office, retail and hotel uses with a network of public space and open space. They also anticipate a small cinema (5 or 6 screen). Robert explained that on some blocks parking is proposed as sub-terranean and above-ground on other blocks. Chair White noted that many of the community concerns from the community workshop appear to have been addressed and Chair White expressed appreciation that the proposal appears 'people-friendly'. Scott Tillson asked a question about the Carmel Valley PDO Zone. The applicant commented that they are still looking at the issue and considering Regional Commercial as an appropriate zone. Scott commented that he feels the unique Carmel Valley Town Center zone seems most applicable to the proposal. The most of height is 4-6 level range however one office buildings in the center has a maximum height of 10 stories. Anne Harvey asked about the unit count and Robert noted the entitlements were for 515 units but the project proposes 860,000 SF + 625 units residential + 150 hotel. Anne commented that the board should consider affects this project could have on other parcels. Ken Farinsky noted he is happy to see a good start with providing a village center for the community. Manjeet Ranu expressed appreciation for the work done and noted this is a good start; expressed desire for pedestrian access from High Bluff Drive; expressed desire to develop linkage to the town center and incorporating transit center access. A member of the public made a comment about the 10-story building height being out of character. Gary Levitt mentioned we should try to use this opportunity to develop a code that establishes guidelines and rules for buildings and linkage. Gary thought this may be a good project to create such a code. Gary also commented that a public space should be placed on the sunny side of the street. Dean Dubey expressed that the community may be concerned with building scale and traffic and wondered if the applicant has met with home owner associations.

H. ACTION AGENDA:

1. Letter to Councilmember Sherri Lightner: Consider letter to Councilmember Sherri Lightner asking the City Council to encourage the enforcement of state law to eliminate the sale of illegal drug paraphernalia in the city.

• Applicant – Judi Strang

Laura Copic requested correction of an unclear sentence reading '21% of 11th grader smoked marijuana in the last 30 days, tobacco 17% in the San Dieguito Union High School District, highest in the county.' Judi Strang recommended the sentence be revised to read that the marijuana statistic is in contrast to the tobacco statistic. Scott Tillson motioned to approve the letter, seconded by Gary Levitt and was unanimously approved with Manjeet Ranu abstaining (11-0).

2. Cavallo Farms: Consider recommendation for approval the revised project and whether The project has addressed the design recommendations discussed with CVCPB in March 2008.

CEQA has not been completed.

- Applicant – Marty Bohl, Attorney for Applicant

Marty Bohl presented the redevelopment project and noted the board supported the project but asked for five items in a March 2008 letter: 1. Move office and guest quarters off the knoll (done); 2. Move access road to north side of property (done); Retain swale feature along creek slope (done with three bio-basins); 4. Minimize non-permanent facilities near the creek using a native plant palette but not complete restoration or revegetation (done and also increased the buffer south of the creek at the city's request – increased open space by 0.7 acres); 5. The board encouraged the applicant to make an arrangement to get access through the property (they have an revocable interim solution involving waivers). The applicant noted the planning department had alluded that a 20-foot minimum, 35' average buffer from the top of bank may be acceptable. Scott Tillson motioned for approval of the revised submittal with an explanation that the revised project has addressed the planning group's requests and the motion was seconded by Christian Clews. Chair White cautioned that the board should wait for the final EIR and noted he would not support the motion until we understand Bernie Turgeon's issues. Ken Farinsky asked for an amendment to add subject to our review and comment on the EIR. Scott and Christian accepted the amendment with the language modified to 'The project re-design has addressed the board's recommendations made in March 2008 subject to the boards further review and comment on the project environmental document'. The motion was approved (7-5).

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

Dan Ryan and Carlos Ortuno presented the project. The applicant noted that Neurocrine has vacated the front building and moved to the rear building. Consequently the applicant is looking to modify the front building to work for multiple tenants. The modifications include creating a central hallway for access; adding windows to expand lighting (helping certify building as LEAD); and creation of an atrium at the entry. The applicant noted they have verified parking requirements are met with the city. Ken Farinsky asked about improving the exterior and expressed his desire to get back to the 'craftsman' style that was requested with original approvals. The applicant pointed out that some of the changes they are proposing help but noted there is not much opportunity to change the look. Ken also asked that special care be taken to the side that faces the community. Dean Dubey asked for more landscaping as the renderings did not depict much landscaping.

A motion to approve the project was made by Christian Clews, seconded by Dean Dubey with Manjeet requesting an amendment to incorporate as much of the original materials as possible. The amendment was accepted and the motion was unanimously approved (11-0).

I. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

1. Regional Issues & Design Review Anne Harvey/Jan Fuchs

No report.

2. F.B.A. Chair White

No report.

3. M.A.D. Dave Mc Intyre

Dave MacIntyre reported the city is looking into the drought issue. Next meeting 3/3 5PM

4. M.A.D. N 10 Laura Copic

Next meeting 3/3 6PM

5. By-Laws/Elections Ken Farinsky

Elections are on March 10 – 6-6:45PM and board members must come and vote for themselves. Eric Spoor (investor) and John Fiske (NH) is announced vacant since they have moved from the community. Results will be announced in April and new board members seated in April.

6. Policies/Procedures

Vacant

7. Community Concourse Alex Novokolsky

No report.

8. Trails Anne Harvey

No report.

9. CVREP Christian Clews

No report.

10. San Dieguito River Park Jan Fuchs/Anne Harvey

No report.

11. Route 56 Steering Committee Jan Fuchs/Scott Tillson

Next steering committee is on March 19 at 2PM in the Carmel Valley library. SR56 has dropped from RTIP radar.

12. CPC Manjeet Ranu

At the last CPC meeting City Attorney Jan Goldsmith spoke regarding indemnification and city council is working on the issue as well. People not on the board are not indemnified by the city. Jan Goldsmith will re-examine whether the brown act applies to planning groups. Regarding the General Plan Action Plan, the CPC is looking to prioritize seven or eight broad action items – nothing appeared applicable to Carmel Valley.

13. MAD PHR

Next meeting is March 19 at Airoso Rec. Center 7PM (3rd Thursday every three months).

14. COMPACT Vacant
No report.

15. Signage John Dean
No report.

17. Skate Park Ken Farinsky
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
Mel Millstein mentioned they are receiving calls regarding water availability and Mel provided informational meeting dates for more information. Mel also provided www.sandiego.gov/wateremergency as a site for info. On March 5 Councilmember Lightner will be attending the Northwestern Community Forum (Crime Forum) 6:30PM at the Carmel Valley Recreation Center. Mel also noted Councilmember Lightner's office has new chief of staff John Riverra (John was prior staff for Councilmember Kevin Faulkaner). Manjeet Ranu asked about the fire engine and Mel mentioned he has investigated and the fire department has responded explaining the need for the fire station elsewhere.

M. MAYOR'S REPORT – Stephen Lew, Office of Mayor Jerry Sanders
No report.

N. COUNTY BOARD OF SUPERVISORS REPORT – Sachiko Kohatsu, Office of Supervisor Pam Slater
Sachiko noted the Board of supervisors has approved a reduction in staff (27 people). This is being done in advance due to a lack of revenue and a lack of work with building fees; and as a proactive response to avoid deficit. Sachiko also noted four of supervisors will be going to Sacramento to have a protest meeting on steps of the capitol asking for stimulus money not go through the state.

O. STATE ASSEMBLY REPORT – Office of Assembly member Fletcher
Clinton announced this year and next year's fiscal budget should be finalized and there shouldn't be another budget debate for another 18 months. Assembly member Fletcher believes the budget plan should create jobs. Assembly member Fletcher also believes raising taxes is not a good solution. For questions email Clinton.soffer@asm.ca.gov. Clinton also mentioned they are in process of putting together a 'community coffee program'.

P. OLD / ONGOING BUSINESS:
None.

Q. ADJOURNMENT

R. NEXT MEETING: Tuesday, March 10, 2009
Carmel Valley Library, 7 pm