

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., Tuesday, 9 June 2009**

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

**CALL TO ORDER AND ATTENDANCE**

| <b>Board Member</b>          | <b>Representing</b>                     | <b>Present</b> | <b>Excused</b> | <b>Absent</b> |
|------------------------------|---|----------------|----------------|---------------|
| 1. Rick Newman               | Neighborhood 1                          | X              |                |               |
| 2. Nancy Novak               | Neighborhood 3                          |                | X              |               |
| 3. David Bartick             | Neighborhood 4/4A                       | X              |                |               |
| 4. Scott Tillson             | Neighborhood 5                          | X              |                |               |
| 5. Susanne Bankhead          | Neighborhood 6                          |                | X              |               |
| 6. Dave McIntyre             | Neighborhood 7                          | X              |                |               |
| 7. Frisco White, Chair       | Neighborhood 8                          | X              |                |               |
| 8. Anne Harvey               | Neighborhood 8A & 8B                    | X              |                |               |
| 9. Robert Cimo               | Neighborhood 9                          |                |                | X             |
| 10. Laura Copic              | Neighborhood 10                         | X              |                |               |
| 11. Manjeet Ranu, Vice-Chair | Pacific Highlands Ranch,<br>District 11 | X              |                |               |
| 12. Dean Dubey               | Pacific Highlands Ranch,<br>District 12 | X              |                |               |
| 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—12 MAY 2009**

Dubey commented that the minutes provided were overly simplified and did not capture an appropriate amount of discussion by the Board. Dubey to provide paragraph with additional detail regarding the El Camino Real Widening action item.

A motion to accept the minutes with one addition from Dubey was made by Dubey and seconded by Tillson (10-0-1/McCarty; Hunt was not present for approval of the minutes).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

Karen Dubey thanked Mel Millstein, Office of Council Member Lightner, for coming to Pacific Highlands Ranch (PHR) to look at community concerns about the placement of utility appurtenances within the sidewalk of Village Center Loop Road and concerns about contractor

restoration of public improvements following construction work. Tim Nguyen, City Planning & Community Investment, indicated that he will have the appropriate City staff member will look into it further.

Ken Farinsky noted that the library reading program and summer recreation center programs were starting. Also, the Summer Serenades concerts in the Carmel Valley area parks will start on 12 July. He thanked Pardee Homes for their sponsorship of the Summer Serenades.

Dean Dubey expressed concern that the urban amenity in PHR (a trail and landscape corridor required by the PHR Sub-area Plan) was not going to be covered by the PHR Maintenance Assessment District (PHR MAD). The City stated the PHR MAD was not set up to allow it to maintain the urban amenity. Therefore, Pardee Homes is in the process of setting up a Maintenance Assessment (MA), a type of homeowners' association, to maintain the urban amenity. Dubey expressed concern that the public would not be able to participate, since the proposed MA would be private. Ranu echoed these concerns and noted that the urban amenity has lights, landscaping, lighting and a decomposed granite surface, all of which require ongoing maintenance. Tillson shared the concerns of Dubey and Ranu and questioned whether the City was correct to conclude that the urban amenity is not part of the PHR MAD. Nguyen will look into it and report back to White in two weeks.

## **ANNOUNCEMENTS**

Officer Gaylon Sells, San Diego Police, was in attendance.

## **WRITTEN COMMUNICATIONS**

None

## **INFORMATION AGENDA**

### *1. Peppertree Point/Gables Residential*

Michael Yanicelli, representative for the applicant, Gables Residential, provided an update to the Board on changes to the project in response to previous Board, subcommittee and City comments:

- Will avoid grading portions of the existing disturbed area
- Firelane will be grasscrete; it will be open to the public and include simple amenities; applicant committed to allowing public access and accepting the responsibilities that come with that
- Will incorporate low water use planting
- Wants to provide an access point to CVREP at Tang Drive, but City has concerns about public access through the MHPA
- Tower design was adjusted to be more conspicuous
- Stone color to be similar to natural sand/soil color on site
- Metal canopies, wrought iron railings and exposed wood to provide detail

- Banding and other treatments to distinguish floors and break up the building elevations
- Board members generally noted that the building and roofline needed more articulation to appear less massive
- Applicant stated that rooftop mechanical units will be fully screened in a well of a mansard roof
- Applicant is working with surrounding property owners and the City to put in a hardscape roundabout feature at the end of Carmel Creek Road; right-of-way is excessively wide

2. *Pacific Athletic Club*

The applicant was not available so this item was not discussed.

**ACTION AGENDA**

No items.

**SUBCOMMITTEE MEEING REPORTS AND ANNOUNCEMENTS**

Reminder: send agendas to White four days prior to a subcommittee meeting for Brown Act compliance.

| <b>Subcommittee</b>                      | <b>Representative</b> | <b>Report</b>  | <b>Next Meeting</b>  |
|--|-----------------------|--|--|
| Regional Issues & Design Review          | Harvey, Jan<br>Fuchs  | None   | 17 June, 4:30 p.m., site visits  |
| FBA                                      | White                 | City staff says PFFP updates are on a “pause” unless warranted by a specific need  | White to set up meeting to review area PFFPs (Carmel Valley and PHR) with City staff (Frank January & Megan Sheffield) |
| MAD                                      | McIntyre              | Low water use plant palette being explored; landscape project for unfinished median in Carmel Country; seeking volunteers to supervisor skate park; park athletic field rehabs have been postponed | 7 July, 4:30 p.m. at CV Recreation Center  |
| MAD N 10                                 | Copic                 | Working on low water use planting and water conservation; Pardee Homes ready to turn over Carmel Mountain  | 7 July, 6:00 p.m. at CV Recreation Center  |
| MAD PHR                                  | Dubey, Ranu           | See above discussion about urban amenity   | 18 June, 7:00 p.m. at Airoso Club House  |
| Bylaws/Elections/<br>Policies/Procedures | Bartick               | Nothing to report  | TBD  |

| <b>Subcommittee</b>      | <b>Representative</b>                        | <b>Report</b>  | <b>Next Meeting</b>                          |
|--------------------------|--|--|--|
| Community Concourse      | White  | Nothing to report  | TBD  |
| Trails                   | Harvey (Copic, alternate to LPCP CAC)        | Nothing to report  | N/A  |
| CVREP                    | Clews  | Some lights are no longer operating; Millstein to look into it                                   | TBD  |
| San Dieguito River Park  | Harvey, Fuchs                                | Nothing to report  | N/A  |
| SR-56 Steering Committee | Tillson, Fuchs (Michelle Strauss, alternate) | White continuing to discuss with City staff how to get PHR represented on the Steering Committee | 18 June, 2:00 p.m. at CV Library             |
| CPC                      | Ranu   | Leo Wilson of Uptown Planners Committee was re-elected as chair                                  | 23 June, 7:00 p.m. at City Operations Center |
| Signage                  | John Dean                                    | None   | TBD  |

### **CHAIR'S REPORT**

Chair White provided a report.

### **COMMUNITY PLANNER REPORT**

Nguyen was in attendance.

### **COUNCIL DISTRICT REPORT**

Millstein was in attendance.

### **MAYOR'S OFFICE REPORT**

No report/no representative present.

### **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

No report/no representative present.

### **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

### **OLD/ONGOING BUSINESS**

Del Mar Mesa Community Planning Board (DMMCPB) will be discussing the potential deletion of Little McGonigle Ranch Road (reference CVCPB approval of letter on 10 March 2009). This Board had requested that the DMMCPB keep it informed and involved in the discussion. Dubey to attend DMMCPB meeting.

## **ADJOURNMENT**

9:12 p.m.

## **NEXT MEETING**

Tuesday, 14 July 2009, 7 p.m., Carmel Valley Library

## **ACTION ITEMS**

1. Dubey to provide paragraph with additional detail regarding the El Camino Real Widening action item.
2. Tim Nguyen, City Planning & Community Investment, indicated that he will have the appropriate City staff member will look further into the issues regarding the placement of utility appurtenances and contractor work restoration on Village Center Loop Road.
3. Ngyuen will look into why the urban amenity in PHR is not being allowed to be maintained by the PHR MAD and will report back to White in two weeks.
4. White to set up meeting to review area PFFPs (Carmel Valley and PHR) with City staff (Frank January & Megan Sheffield)
5. Millstein to look into lighting re-activation along CVREP.
6. White continuing to discuss with City staff how to get PHR represented on the Steering Committee
7. Dubey to attend DMMCPB meeting regarding the Little McGonigle Ranch Road agenda item.