

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 22 July 2010**

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. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. Susanne Bankhead	Neighborhood 6		(resigned)	
6. Dave McIntyre	Neighborhood 7	X		
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. Dean Dubey	Pacific Highlands Ranch, 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		

ANNOUNCEMENT

Dean Dubey announced his resignation from the board effective immediately.

APPROVAL OF MINUTES—8 JUNE 2010

David Bartick motioned to approve the minutes with suggested revisions, seconded by Dave McIntyre and unanimously approved with Jill McCarty abstaining (12-0).

APPROVAL OF SPECIAL MEETING MINUTES—23 JUNE 2010

Dave McIntyre motioned to approve the minutes with suggested revisions, seconded by Jill McCarty and unanimously approved (9-0).

APPROVAL OF SPECIAL MEETING MINUTES—13 JULY 2010

Jill McCarty motioned to approve the minutes, seconded by Dave McIntyre and unanimously approved (9-0).

PUBLIC COMMUNICATION

A resident north of Beth Am asked for at least maintenance of the existing landscaping regarding a proposed modification to a Clearwire cell facility at Beth Am. The resident was also concerned that trailers have been at the site for 13 years when only 3 years were allowed. Another resident expressed concern for noise from a box facility near the Synagogue.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

No report/no representative present.

COUNCIL DISTRICT ONE REPORT

Mel Millstein provided a report.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu provided a report.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

No items.

ACTION AGENDA

1. Neighborhood 10: Consider proposed Unit 8 access easement, city project #201005.

- Applicant – Curtis Turner, PDC

Allen Kashani recused. Curt Turner explained the need to grant an easement to the Amber Ridge HOA within City open space. The path will follow the existing road and no grading is proposed. David Bartick motioned to support the easement, seconded by Nancy Novak, unanimously approved (12-0-1)

2. T-Mobile: Consider proposed cellular site at Hartfield.

- Applicant – Becky Siskowski

Becky Siskowski presented a request to renew the existing facility on the fire station. The antennas are proposed to be raised flush with the roof; also the dog house is proposed to be replaced with a smaller dog house and new landscaping. Dave McIntyre asked for consideration by the applicant to paint the fire station garage doors. Dave motioned to support the project, seconded by Manjeet Ranu, and unanimously approved (13-0).

3. Clearwire: Consider proposed cellular site at Beth Am.

- Applicant – Becky Siskowski

Becky Siskowski presented a request for two replacement ‘radomes’ at the Beth Am site. Landscaping is being proposed around the light poles. Concerns were expressed by the board about existing landscaping on the Beth Am property not being maintained and why the property owner should be allowed to continue to benefit from cell site revenue when they are not taking care of the landscaping. Manjeet Ranu motioned to continue the item to allow the applicant an opportunity to address the landscape maintenance as well as noise issues identified earlier during public comment, seconded by Dave McIntyre and the motion was unanimously passed (13-0).

4. Grand Del Mar: Consider Grand Del Mar NOV Summary Memo.

- Applicant – Grand Del Mar

No appearance.

ACTION AGENDA (CONT.)

5. Flower Hill Promenade: Consider proposed redevelopment of Flower Hill.

- Applicant – M. Rose Jabin, Protea Properties

Chris Wahl from Southwest Strategies presented with power point graphics. Chris explained the shopping center is currently 112,000 square feet (SF) and now 173,000 SF is proposed. The 61,000 SF addition reflects a 35,000 SF Whole Foods, 29,000 SF second floor boutique retail and office, 9,000 SF ground level retail, 2,000 SF storage in the parking garage and removal of the 14,000 SF theater. Chris explained that the Whole Foods is needed to make the shopping center viable. Chris also explained they are supporting the current location of Flower Hill Drive (no realignment). Chris addressed the following concerns that were previously raised by the board:

- A site tour was provided on April 27 at the request of the board.
- Story poles were installed for the parking garage.
- Visual perspectives were provided of the parking garage looking from the uphill neighborhood.
- Landscaping along Flower Hill Drive has been upgraded per the perspectives provided.
- The project only increases traffic onto Flower Hill Drive by 11 trips per hour and therefore the applicant the realignment of Flower Hill Drive should not be a requirement of the project.
- The applicant's traffic study accounts for the fairgrounds future traffic however the applicant's traffic study includes two corrections that are not represented in the fairgrounds traffic study.
- Proposed parking complies with the land development code requirement of five spaces per every 1000 SF of retail space.
- Level 1 and 2 of the parking structure would be for Whole Foods Customers; level 3 for retail and office customers; level 4 for office and Flower Hill employees. Flower Hill Drive will not be used for Whole Foods deliveries.
- Hours will be restricted to 6AM to 10PM.
- The architect explained the theme is California Coastal and the Whole Foods now follows a California Craftsman façade.
- Landscaping is proposed within a new median at the entry.
- A graphic was presented to illustrate an outline of the buildings as viewed from I-5.
- Regarding concerns with phasing of development, Chris explained a second phase would require an entirely new process.
- Chris explained underground parking is not financially feasible.

Chris explained traffic changes with the proposed project are 4.3-4.5% on Villa De La Valle, 5% on San Andres and 2.7% on Villa De La Valle East. Intersection delays from west to east along Villa De La Valle are 0.6 seconds, 7.4 seconds and 1.8 seconds respectively. Chris provided a graphic that depicted pedestrian connectivity including pedestrian access along Flower Hill Drive and noted multiple connections. Chris also noted their economic study shows 500 new jobs with \$360K additional annual sales tax, \$160K additional transportation tax and \$366K additional property tax generated. With approvals construction is expected early next year and the Whole Foods opening in mid-2012. The applicant is requesting approval with no realignment of Flower Hill Drive.

ACTION AGENDA (CONT.)

David Bartick asked about calculation of trip generations for the office land use. The applicant explained that approximately 675 trips are generated by the office use with approximately 79 trips during morning peak (33% additional traffic) and 76 trips during afternoon peak (23% additional traffic). Dave McIntyre asked about the fairgrounds expansion traffic and the applicant noted the fairgrounds expansion traffic (about 5000 ADT) was addressed under cumulative impacts for the Flower Hills project.

Manjeet Ranu asked if there are any off-site improvement requirements and the applicant noted that there is a \$1MM contribution for the Via De La Valle widening and an additional \$2MM contribution if there is a funding gap identified for the widening.

Victor Manoushakian suggested that deliveries not be done before 8AM.

Horace from the Spindrifft HOA representing 144 homeowners presented and noted the HOA's 100% support for the project and unanimous vote to approve the project. Greg Rothman from the HOA also presented and explained how the subcommittee they formed helped come up with a win/win solution for both Spindrifft and Protea. Greg reiterated they do not want Flower Hill Drive realigned and provided reasons including poor line of sight, increase in speeds, narrowing of their current driveway with new City requirements, etc. Greg also explained they know the consequences of the realignment best because Flower Hill Drive is their only access point and they have real experience with how traffic operates in the area.

A resident from Llomas Santa Fe who was a past president of the HOA explained the HOA was advised not to take a position. Some residents from Llomas Santa Fe made comments about too much traffic on Via De La Valle and had doubts about traffic representations.

Evan Kleber from the Brisas Del Mar HOA also explained their board chose not to take a position. When asked about his personal opinion, Evan explained he is concerned for traffic and doesn't understand why Whole Foods needs access from Flower Hill Drive.

Anne Fletcher representing P&G (Chase Bank, US Bank and Armstrong Nursery) wants existing access maintained and doesn't feel P&G should have to provide right-of-way for this project, they ask that the applicant provide their own right-of-way for their project.

Robert Vacino explained he believes avoiding realignment of Flower Hill Drive needs to be discussed with the City and there are still issues with bulk and scale in addition to traffic. Robert Vacino presented an exhibit and explained he feels parking should be provided underground to address the visual issues. Robert also had concerns for backup beeping of delivery vehicles and believes the floor area ratio (FAR) is inconsistent with adjacent shopping and community character. Robert requests that FAR be restricted on the project.

Mo Sammak explained the City of Solana Beach provided comments to the EIR and the City has not yet explained how the comments will be addressed. Comments are related to traffic, 911 call service, sewer, air quality, etc. Scott Tillson noted that the City will be required to respond to the comments.

ACTION AGENDA (CONT.)

A number of tenants explained their support for the proposed re-vitalization and asked the board to listen to the businesses as well.

A resident that lives on Avacado Drive wondered why a smaller grocery store couldn't be proposed.

Two individuals from Spindrift voiced their support for the project.

One individual noted the movie theater requires three times as much parking.

Allen Kashani asked the applicant if right-of-way could be provided on the applicant's property only and Chris Wall explained their request for no realignment of Flower Hill Drive would not require any additional right-of-way.

It was reinforced by the applicant that underground parking is not feasible and explained that underground parking could be as much as \$30K per parking space vs \$12-\$15K for above ground parking.

Manjeet Ranu expressed his support for the re-vialization and explained he feels P&G should not lose any access.

Laura Copic asked for clarification on the proposed location of the San Andres Drive median. The applicant explained that if Flower Hill Drive is not realigned there is no median proposed north of Flower Hill Drive and that the median south of Flower Hill Drive which is needed to prevent northbound access to the gas station can be done within existing right-of-way.

Scott Tillson noted for the record he arrived at 8:50PM and explained he was able to listen to the presentation and all comments.

ACTION AGENDA (CONT.)

After discussion and public testimony, David Bartick made a motion to support the project with the following conditions that were developed with input from Frisco White, Manjeet Ranu and Anne Harvey, which were accepted by David:

- This recommendation of approval is conditional on consistency with the Draft EIR that was available to the Board at the time of action. The Board reserves the right to reconsider this action upon receipt and review of the Final EIR.
- The Board does not support a realignment of Flower Hill Drive's intersection with San Andres based on a review of the facts presented and public testimony.
- All improvements on San Andres south of Flower Hill Drive shall be within existing right-of-way or be on the applicant's property. Improvements on San Andres are not supported north of Flower Hill Drive.
- The Board notes that updated comprehensive land use planning is needed for the Via De La Valle corridor due to concerns about community character resulting from both the cumulative changes occurring and potentially proposed to occur in this corridor, which is adjacent to the San Dieguito River Park, an environmental asset of immense value to the region. The Board requests that the City Planning & Community Investment Department prioritize preparing updated community plans for Via de la Valle, NCFUA Subarea II, and Fairbanks Ranch Country Club. Support for this proposed project does not imply that the board will support further densification or improvements.
- The City of San Diego should verify parking requirements.
- The applicant agrees to not oppose the community's desire for roundabouts at Via De La Valle and El Camino Real and immediately adjacent intersections currently under study by the City of San Diego.
- The applicant will return to a Board subcommittee meeting before the Planning Commission hearing upon availability of the Final EIR with proposed building materials, colors and visual simulations of the entire west elevation of the project including buildings and the parking structure and terracing of the second story office above the building proposed for Whole Foods. The Board wants to ensure that the architecture, massing, scale, articulation, colors and materials present an appropriate visual appearance and contribute positively to community character, as this project is the gateway to the Via de la Valle corridor, which includes the San Dieguito River Park, and is visible from Interstate 5.
- Hours of delivery shall be restricted to the City of San Diego noise ordinance. The applicant will consider further restricting hours to lessen the impact of delivery noise to the neighboring residences.
- Landscape installation shall provide maturity at time of installation. New landscape planting materials, including trees, shrubs and specimen plants, should provide at least 3/4 of the height, width and coverage expected at full maturity.
- Old and new signage shall conform to the current San Diego Sign Ordinance. A comprehensive signage program shall be presented to the Board for review and comments.

Manjeet Ranu seconded the motion and the motion passed (11-3-0).

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None noted
MAD	McIntyre	None	(dark in August)
MAD N 10	Copic	None	(dark in August)
MAD PHR	Dubey, Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	Scott Tillson noted that the City Council hearing on the proposed ballot measure is on Monday; then the hard work begins. Scott also explained the 5-56 steering committee meetings keep getting pushed off.	None noted
CPC	Ranu	None	None noted
Signage	John Dean	None	None

CHAIR'S REPORT

None

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, 16 September 2010, 7 p.m., Carmel Valley Library

ADJOURNMENT

The board agreed to go dark in August and adjourned at approximately 11:45PM.

ACTION ITEMS

- David Bartick, Anne Harvey, Manjeet Ranu and Allen Kashani to work on Flower Hill motion.