

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 24 January 2013

Canyon Crest Academy

5951 Village Center Loop Rd., 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	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. 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 — October 25, 2012

Chair White recommended the board approve October's minutes and January's special meeting minutes at next month's meeting.

CONSENT AGENDA:

1. CV North MAD Budget, CV N-10 MAD Budget and PHR MAD Budget: Consider approval of FY 2014 Budgets.

- Applicant - CVCPCB MAD Subcommittee

Rick Newman informed the board that MAD fees will not be raised and that the budget will allow for local improvements in and around the community. Newman Motioned to approve, seconded by Christian Clews. Approved, 15-0-0.

PUBLIC COMMUNICATION

Katie Pianco of the Jewish Family Service informed the board that the organization provided over 600 rides to older adults this past year. She went on to explain that there is no ride service for the elderly in Carmel Valley and that new volunteers are always welcome.

ANNOUNCEMENTS

Officer Natalie Horn introduced herself to the audience. Horn explained that there is an average of four officers on duty at all times in Carmel Valley and they can cover 42 square miles with current staffing levels, with an average response time of 8.2 minutes. Officers in Carmel Valley received 2,600 calls last year, 10-15 a month for burglary. Horn encouraged the audience to use the neighborhood watch program.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

Councilmember Sheri Lightner recognized the time and effort that the One Paseo team, as well as Chair White and the Board, have put into the project. She is unable to take a position on the project at this time but asked the audience to contact her office if they have questions or concerns about the project.

MAYOR'S REPORT

San Diego Mayor Bob Filner stated that he takes the board's recommendation very seriously. He said that a community plan is the result of a shared vision. According to the current community plan, the One Paseo project is entitled to approximately 500,000 square feet. The current project is three times the allowed usage. Filner does not want to overturn the current community plan; the plan is in place for a reason. He looks forward to the Board's recommendation.

COUNTY BOARD OF SUPERVISOR'S REPORT

County Supervisor Dave Roberts addressed the board and audience after Councilmember Lightner. Roberts informed the board that he will be launching an electronic newsletter the day after the meeting. Roberts explained that he is against the current One Paseo project, as it does not fit the community character. He went on to urge the project team to design something that will work for the site and the community.

STATE ASSEMBLY REPORT

None.

INFORMATION AGENDA

None.

ACTION AGENDA:

1. One Paseo: Consider update to revised project. Final consideration will most likely occur at February's board meeting.

- Applicant - Kilroy Realty

Allen Kashani recused because Kashani's employer, Pardee, retains a financial interest in a property mapped for a potentially competing use.

Kilroy Realty presented a revised project plan for One Paseo. The project will be a mixed use village made up of residential, commercial and open space and will pursue a LEED Gold certification. The project has been reduced in size and has been revised to address community concerns. The site on which Kilroy wants to build is 25 acres and has been vacant for 3 years. Kilroy presented a video of the revised project to the board.

The new plan is shaped like a triangle and organized around a new main street and market plaza made up of commercial businesses with residential above to create a natural flow for pedestrians and motorists. The main street will have the ability to be closed for events. Trader Joe's will be an anchor tenant and there will likely be a cinema and bowling alley.

Six million dollars in traffic infrastructure will be included in the build, including new state of the art traffic signals to minimize traffic delays. Kilroy has done extensive traffic studies for the project. 34 intersections were surveyed and studied. Bike lanes are included as part of the project and an additional 3,688 parking space will be created.

Nancy Novak inquired about the amount of open space that will be included in the project. Kilroy explained there will be 10 acres of open space including the neighborhood plaza.

Debbie Lokanc asked whether the renderings in the video were to scale and shown at full height. Kilroy said that they were to scale and more information was available at OnePaseo.com. Lokanc stated she liked the town center in the original version.

Steve Davison asked the team for a parking breakdown, how much will be for residents, how much will be for the public. Kilroy explained there will be 1,100 residential parking spaces separated from the public, 1,000 open spaces.

Steven Ross asked how many people in the community endorsed additional office space. Kilroy said the office space has been reduced but there is a strong demand for more office space from the community. Ross asked who in particular showed a desire for more office space. Kilroy said they had a balance of support for both office and residential space.

Jill McCarty asked how long the phasing will take. Kilroy explained it will take two years for the first delivery and an additional year to complete the build. McCarty said she read the statute and that one of the phases may change. Kilroy said the phases will not change, but will have to conform to review. Bernie Turgeon added that the project is subject to substantial administrative reviews and that there are no standards within the community plan.

Laura Copic expressed concern about the traffic impacts and the results presented in the DEIR. Copic said the results appeared disingenuous. Kilroy explained that they followed the standards set by the City of San Diego. Their study found existing problems with traffic. They plan to utilize dual left turn lanes to optimize traffic. The west bound entrance to I-5 north creates congestion; they hope to ease congestion with smart traffic signals that adjust flow and phasing when appropriate. Copic asked if the traffic rating will still be an "F" after the improvements are made. Kilroy claimed that it will not.

Chair White asked about the future of traffic in the area and whether it will affect future development rights. Kilroy explained their study followed San Diego City practices and procedures and included long term traffic models.

Rodney Hunt asked about the parking ratios of the project. Kilroy explained there will be shared parking. Approximately 3.5 stalls for every 1,000 square feet and the office buildings will be multi-tenant parking.

Christian Clews said there are major holes in the traffic studies, but liked that the hotel had been removed from the plan. He also said that the concept of a transit center will not work.

Christopher Moore shared concern for the lack of attention to the long term impacts of the project. Moore also inquired as to which intersections will be impacted by the project. Kilroy said they will put exhibits online for people to see.

Anne Harvey asked if the parking will be free for anyone. Kilroy said there will be 1,000 free spaces with some sort of parking control. Harvey stated that the new proposal claims that traffic will be reduced by 10%. Kilroy said the new signal technology will reduce traffic. Harvey claimed that frustrated drivers will take the long way around to avoid congestion.

Rick Newman stated that everyone is excited about mixed use and an anchor tenant like Trader Joe's, but is still concerned about resulting traffic and the removal of road medians.

Vice-Chair Ranu said that the board will be very interested in seeing the DEIR comments. Ranu also said the general consensus regarding office space is negative. Ranu also commented on the medians in the road and asked that Kilroy use the medians to bring out design, as they are important to the community's character.

Chair White asked for a reduced project plan. Kilroy claimed this would not be advisable and would look too similar to the adjacent property.

Chair White opened the floor to public comment beginning with those against the project.

Opponents – (Time 40:04)

Bob Fuchs of whatpricemainstreet.com presented to the board. Fuchs said the public relations campaign from Kilroy is misleading. Fuchs claims that traffic problems created by the project are unavoidable. He said the 13% less traffic is still four times the current traffic and that the adaptive traffic signals do not work when traffic nears capacity. Fuchs urged the board not to approve the current project.

A community member stated the buildings would be so big they would cast a shadow into his back yard and recommended the Board not to adjust the community plan in favor of a particular development. He stated that getting a Trader Joe's is not a reason to over build.

Walter Kulin expressed concern for traffic congestion and emergency vehicles being unable to get to emergencies due to congestion.

Paul Slepentin said access to I-5 is a constant problem that should be addressed by the design team.

Kerry Katy expressed concern for traffic congestion.

Dennis Ridz said the community plan should be rewritten to plan for new transportation systems.

Gene Halsol said he wants to make sure the project is bicyclist friendly.

Ben Snyder said to make a change to the community plan would be deplorable. He is also extremely opposed to eight story buildings.

Gabriel Reger said that Kilroy's claim that the project is "from the community" is wrong and that the majority of the community was not contacted.

Proponents – (Time 40:30)

Janette Witler said adding lanes would make biking safer. She also liked the idea of new traffic systems and said that she had met with Kilroy multiple times and felt like her input was taken seriously.

Virginia White said she is happy a Trader Joe's will be coming to the area.

Weston Quick said he likes the development and is excited to be able to walk places rather than drive.

Community member Alyssa said she feels like Carmel Valley is so isolated and is excited for something new that will improve people's quality of life.

Carol Kline said she appreciated the opportunities Kilroy provided for members of the community to give their input.

Eric Pelt said he likes the idea of smart growth principles which Kilroy has used to develop the project.

A community member said that a compromise needs to be made. Kilroy needs to make money off this development or else there is no point in building it. He also stated that the board should consider revising the community plan, since it is from 1975.

Steve Vickers said the project will provide positive job growth for the area.

Kent Lyle said that this project can become the down town for Carmel Valley and looks forward to its completion.

Ed Harr said he likes that the project will be built to LEED standards and that Kilroy has addressed the concerns of the public well. Harr also thinks there are great economic benefits of the project.

Kevin Hall said he likes the aesthetics of the design, thinks it will be a great addition to the area.

Jim Sorbo thinks there needs to be a compromise and likes the idea of putting in a Trader Joe's.

Comichell Rodriguez said she is ready for more growth and urged everyone to be a little more patient with the project.

Richard Copeland said he thinks not allowing for growth is a bad idea.

Larry Scheiber said Carmel Valley is not a community and that this project can make it one.

Mike Williams said we need to accommodate growth in the region and integrate housing with business opportunities. He also thinks the project demonstrates positive thinking.

Cynthia Dial said Carmel Valley needs a place like One Paseo for people to gather and thinks that a main street is what the community needs.

Omar Rodriguez thinks the city needs a heart or central location for high school kids like him to gather, but eight story buildings are too high.

Steve Burton said Kilroy's community outreach efforts were well executed. He also said not having a form of traffic mitigation will create large problems.

Shelley Lefton said the project will add something nice to the community.

Chair White ended public comment due to time constraints.

NEXT MEETING

Thursday, February 28, 2013, 7 p.m., Carmel Valley Library, Community Room

ADJOURNMENT

Nancy Novak motioned to adjourn. Board adjourned at 10:05 pm.