

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES  
7 p.m., 24 October 2013**

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. Hollie Kahn	Neighborhood 4/4A	X	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. Jonathan Tedesco	Pacific Highlands Ranch, District 12	X		
13. VACANT	Business Representative			
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative		X	
17. Brian Brady	Investor Representative	X		

**APPROVAL OF MINUTES —22 August & 26 September 2013**

Vice Chair Ranu motioned to approve the August meeting minutes as amended, seconded by Christopher Moore. Motion passed, 10-0-3.

Vice Chair Ranu motioned to approve the September meeting minutes as amended, seconded by Debbie Lokanc. Motion passed, 12-0-2.

**CONSENT AGENDA**

None.

**PUBLIC COMMUNICATION**

None.

## **ANNOUNCEMENTS**

Officer Natalie Hone reported for the San Diego Police Department. There was an officer involved shooting in City Heights today. The officer is recovering and the suspect is in custody. Stolen copper was recovered from a vehicle left by a fleeing suspect earlier in the month. Victor Manoushakian inquired about a break-in next door to his shop.

Vice Chair Manjeet Ranu informed Officer Hone that a recycled water pipeline project is starting in Carmel Valley Road through PHR and heavy traffic disruptions are to be expected due to construction through the end of the year. Manjeet suggested additional police patrols to help calm the congestion.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT 1 REPORT**

Mel Millstein reported for the Office of Councilmember Sherri Lightner. City Council passed a plastic bag reduction ordinance to reduce the city's environmental impact. The City will be reorganizing some of its' departments to make things run more smoothly. The City is also looking for people to fill various boards and commissions; people interested can visit the City's website for more information.

## **MAYOR'S REPORT**

Council District One Liaison Lená Lewis reported for Interim Mayor Todd Gloria's office. Todd has been very busy getting things up and running again. Lena' asked the board and the public to continue to contact her regarding issues and concerns.

## **COUNTY BOARD OF SUPERVISOR'S REPORT**

None.

## **STATE ASSEMBLY REPORT**

None.

## **STATE SENATE REPORT**

None.

## US CONGRESS

US Congressmen Scott Peters reported to the board. Peters thanked the board for their continued hard work and diligence. The 16-day government shutdown was ridiculous and could have been avoided. The Congressmen shared a story about the dysfunction he had experienced, but said he and a number of the freshman congressmen have been trying to work together to move things along. He will continue to promote and support the drivers of our local economy: tourism, military and science/technology. The congressmen encouraged the board and the public to call his office with their thoughts and concerns.

## INFORMATION AGENDA

**1. Water Rates:** Presentation by Public Utilities Department on upcoming council agenda to increase water rates.

Applicant - Anthony Santacroce, City of San Diego

Dave Stahlman gave the board an overview of the history of our water systems in San Diego. The cost to pay the water district has gone up. Currently 90% of our water is imported from outside sources. The City is hoping to replace 40 miles of pipe per year. The San Diego County Water Authority (SDCWA) is proposing a tier change. They are also trying to incentivize water conservation as part of their efforts.

The team still has to get approval from City Hall at the end of November. The public has the chance to express their opinion by sending comment cards to the City Clerk's office. If they receive more than 50% + 1% opposition from the population, they cannot proceed with the increases. A cost of service study has been completed by an independent consultant. Currently the City has 3,300 miles of pipe to maintain. Mel Millstein said Councilmember Sheri Lightner is taking a look at the City's water supply policy.

## ACTION AGENDA

**1. Rancho Del Sol:** Consider the request of Deborah DeBow regarding Rancho Santa Fe Lakes' issues of concern for the Barczewski property's grading permit.

Applicant - Deborah DeBow

The applicant postponed and will return to the board in January.

**2. The Elms and The Ivy:** Consider the request for a Vesting Tentative Map, Site Development Permit and Planned Development Permit for the 146 market rate single family dwelling units and 28 affordable housing multi-family dwelling units.

Applicant: Taylor Morrison and Latitude 33, Consultant

Randi Coopersmith gave the board an overview of the redesigned project. It will consist of single-family detached homes, public streets, a large entrance and a large amount of open space with affordable housing units located to the south. Houses will range in size from 1,900-3,200 square feet, with a total of 174 units. The team worked back and forth with the city to get approval for the

project. The city required a roadway connection to the neighboring Costa Del Sol be paved in order to facilitate possible linking of the two developments.

Chair White and Vice Chair Ranu expressed great concern for the unnecessary paved area, saying that it will create a mini area of blight that will be detrimental to the development. The idea of installing a pocket park was suggested.

Allen Kashani asked how the affordable housing will be accessed as it is on the other side of the freeway to the south. Randi said it is accessed by a frontage road. Laura Copic expressed concern for accessibility to the town center for residents who live in the affordable units. Anne Harvey commented that the affordable housing is in a great area, surrounded by luxury homes.

Randi presented the architecture concepts. The alley loaded units will have side and rear courtyards and the green/paseo spaces will act as entryways. Garages will be two and three car capacity. 292 spaces are required by code; there will be 525 total spaces with ample street parking. The streets will be public roads as opposed to private. There will be storm water treatment throughout the development.

Vice Chair Ranu motioned that The Carmel Valley Community Planning Board approve The Elms and The Ivy with the condition that the roadway connection to the neighboring Costa Del Sol's private streets be eliminated and that that area becomes a landscaped usable space for residents. The landscaped space can be dedicated as a right of way in the event the roadway is needed in the future. Seconded by Jonathan Tedesco. 13-0-0.

**3. One Paseo:** Direct Chair to review the forthcoming re-circulated environmental documents for the reduced project alternate and submit comments to the City.

Allen Kashani and Brian Brady recused on the item. Allen stated his recusal is due to Pardee's ongoing interest in a property that has a competing use. Chair White suggested members of the board review the new 25 page document, submit their comments to him and he then draft and submit comments expressing the board's concerns. Vice Chair Ranu stated that the Brown Act may disrupt the committee. Nancy Novak expressed concern about the public not being informed about the new EIR document and the need for a special meeting to be held so that their concerns can be heard.

Ken Farinsky expressed his concerns about the new EIR. Among some of his concerns were building heights, issues with the "string of pearls" installations, noise and traffic. Ken also mentioned that there is no graphical material making it hard to visualize the changes. Debbie Lokanc also made note that the lack of renderings made it difficult to visualize building heights.

Christopher Moore asked how the public was being informed about the recirculation of this EIR. Public notice was posted in the paper.

Vice Chair Ranu said holding a special meeting would not be a good use of everyone's time as it is likely that many members of the public would comment on the project as a whole rather than focusing on the new document. Manjeet also said that most of the public's concerns have already

been aired and taken into consideration. The city has still not completed their review of the document; a recirculation is likely to happen shortly after the holidays. Vice Chair Ranu motioned to not schedule a meeting unless absolutely necessary, seconded by Victor Manoushakian. 8-3-2.

Victor said he trusts Chair White’s judgment to respond on behalf of the board. Chair White mentioned the possibility of a PSA of the board’s comments be ran in the local newspaper.

Long-time Carmel Valley resident Jim Tuffield expressed his support for the One Paseo project, saying that it will be a great place to visit with an abundance of goods and services that will benefit the surrounding community. Jim urged the board to approve the project.

Kilroy representative Marcella Escobar stated that Kilroy will do the reduced Main Street alternative ( 1.4 million Sq. Ft ) but Kilroy would not do the reduced mixed Use alternative( 0.8 million sq.ft.)

Laura Copic motioned to approve the item, seconded by Vice Chair Ranu. Motion passed, 11-0-2.

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None.	December 9, 2013
FBA	White	None	None noted
MAD	Rick Newman	None	None noted
MAD N 10	Copic	Budget will be discussed at the next meeting.	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/ Policies/Procedures	Clews	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	None	None noted
CPC	Hollie	None	None noted
Signage	John Dean	None	None noted

**CHAIR’S REPORT**

None.

**OLD / ONGOING BUSINESS**

None.

**ADJOURNMENT**

Debbie Lokanc motioned to adjourn, seconded by Vice Chair Ranu. Meeting adjourned at 9:54 p.m.

**NEXT MEETING**

Thursday, January 23, 2013, 7:00 p.m., Carmel Valley Library, Community Room