

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 22 May 2014

Carmel Valley Library, Community Room
3919 Towns gate 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. VACANT	Neighborhood 4/4A			
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	@8:00 pm		
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 — 24 April, 2014

Laura Copic motioned to approve the minutes as corrected, seconded by Allen Kashani; Motion passed 7-3-0.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

None.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

Alexa Lazar provided a report. Construction has started on the Solana Ranch Elementary - Scott Tillson playground. It should be open to the public in January of 2015. Sherri is thankful to the board for all of their hard work in placing Prop C on the ballot. Mayor Faulconer will continue his meet-the-mayor tour, June 16th at the La Jolla Rec Center.

MAYOR’S REPORT

None.

COUNTY BOARD OF SUPERVISOR’S REPORT

Sachiko Kohatsu provided an update on the fires in the area; people who lost their homes will not have to pay fees to replace certificates and get permits to rebuild from the county. The new Waterfront Park is open and bustling. Sachiko also reminded everyone that it is rattlesnake season and to be careful out on the trails. The fires delayed the spraying of larvicide but they were able to do it this week.

STATE ASSEMBLY REPORT

None.

STATE SENATE REPORT

None.

US CONGRESS REPORT

None.

INFORMATION AGENDA

1. Village at PHR: Introduction of a mixed-use project consisting of 109 market rate units, 21 affordable units and 30,000 sf of commercial.

- Applicant - John Finley, Equities Properties Group

John Finley presented a redesigned project to the board. They are still working with the property owners on the boundary issues to make it a one village feel; 130 residential units: 109 market rate

and 21 affordable units. They will be changing from mostly medical offices, to mostly retail with some offices mixed in. Commercial will be on the ground floor with flats above and an activated street front; 40-45 flats will be on top. There may be 1-2 levels of underground parking. For the most part the development will have the same look and feel as previously planned.

Christian Clews asked about why the change from medical to retail and what the average size of the retail will be; the team said their research showed there is a better market for retail and the size will depend on the tenant.

The 21 affordable units will be on-site. The height of the project has not changed. Their application is for a re-zone, site development and a plan development permit. Chair White requested they keep the same style as the surrounding areas. They will head to the regional sub-committee in June.

2. The Heights at Del Mar: Update on proposed construction of Building 3.

- Applicant - Gensler, Architect for Kilroy Realty Corporation

Gensler provided an informational update on the proposed construction of building 3 at the Neurocrine facility. The construction is in conformance with the SCR and the El Camino Real Association has approved the project. They plan to submit the project to the city sometime in early June, construction beginning sometime in September or October of 2014. The footprint has been improved and the landscape has been updated. The new building will feature some new colors and improved exterior style. The signage will remain consistent throughout the site and they will be adding more ADA ramps and connecting paths throughout the site.

Christian Clews and Manjeet Ranu applauded the project. Anne Harvey asked if there will be a café or places for people to eat; they are looking at different options.

ACTION AGENDA:

[Action items were taken out of order.]

4. Del Mar Schools Education Foundation: Consideration of proposed 3rd Annual Carmel Valley 5K and Fun Run on January 24, 2015.

- Applicant - Katie Wilsey, DMSEF

Katie Wilsey presented to the board plans for the Carmel Valley 5K. All proceeds from the race will go towards education. All schools in the area will be welcome to participate. Parks and rec felt the race has become too big for the previous course. The new course is a loop that would start and finish at the Bay Club. They have been talking to St. Therese church about potentially using some of their parking for the event. The event will take place on Saturday, January 24, 2015 and begin at 8 a.m. Katie showed the board the new route on a map. The bike lane will be kept open and two water stations will be set up for participants.

Chair White expressed concerns over residential street access to homes; Katie said they will make sure to work with the police to ensure residents will have access and will communicate with the city during the permitting process.

Christian Clews is concerned for the safety of the riders/horses adjacent to the trail due to the noise and commotion created by the runners. Katie said she will work with Christian to make sure the event runs smoothly. A staggered start was suggested; Katie said they do a staggered start by pace.

Victor Manoushagian asked about potential sponsors; Katie said local businesses could sponsor and/or get an expo booth.

Laura Copic motioned to approve the item with the condition that Katie work with Christian to figure out the best solution regarding the horses; seconded by Manjeet Ranu. Motion passed 11-1-0.

3. San Diego Jewish Academy: Consideration of proposed SCR for the new Performing Arts and Multi-Purpose Buildings.

- Applicant - Jeff Barfield, RBF

The team familiarized the board with the campus and gave a brief history. Two separate buildings are being proposed: a performing arts theater and a mixed-use gathering/social hall. The 48,000 square foot building is being reduced to a 28,000 square foot space; the left-over square footage has been reallocated into other facilities. The new site plan was shown to the board. An underground basin will be built under the plaza to trap water and regulate the flow.

They are looking to do a series of retaining walls on top of the sloped part of the property but that will be dependent on funding. This will help reduce the view obstruction by setting back the roof line.

The buildings would feature natural stone, plaster, cedar accents and blend into the existing buildings. Christian Clews expressed concerns regarding building heights. The team showed that there will be less view disruption from CVREP.

The theatre is expected to have about 409 seats and double as a community room and have a more subdued façade. There will not be a lot of glazing on the North side of the building; users of the trail will not have to worry about glare.

Christian Clews motioned to approve the project as presented and requested the applicant return with colored renderings and a line of sight model; seconded by Nancy Novak, 12-0-1.

1. Elections: Election of officers for year 2014-2015.

- Applicant - Election Subcommittee

Officers Elected:

Chair:

- Frisco White (13-0)

Vice Chair:

- Christian Clews-3 v. Manjeet Ranu-10

Secretary:

- Allen Kashani: (13-0)

2. N4/4A: Approve Chair’s appointment of Hollie Kahn to represent N4/4A and Jed Weinberg to represent the vacant Business seat.

- Applicant – Chair

This item was postponed until next month’s meeting.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	Anne Harvey said they did the walk about of the new parking structure at Del Mar Highlands; she said it is going to make the area more walkable	None noted
2. FBA	White	None	None noted
3. MAD	Rick Newman	None	None noted
4. MAD N10	Copic	None	None noted
5. MAD PHR	Ranu, Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	Clews	Chair White received the first write up from the city regarding the changes in the bylaws. He will react to their comments then resubmit.	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
9. CVREP	Clews	Christian explained a maintenance issue that may hinder emergency vehicle access. He suggested the board have Mel Millstein contact the city to ensure the maintenance is being done.	None noted
10. San Dieguito River Park	Harvey	None	None noted

Subcommittee	Representative	Report	Next Meeting
11. CPC	Novak	None	None noted
12. Signage	John Dean	None	None noted
13. Livability	Manjeet Ranu	Met for the first time a couple of weeks ago to get organized. It will be a two year process to identify where to focus on. Manjeet is going to put together a scope of work.	

CHAIR’S REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

The board adjourned at 9:45PM.

NEXT MEETING

Thursday, June 26, 2014, at 7 p.m., Carmel Valley Library, Community Room.