

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 26 June 2014**

Carmel Valley Library, Community Room  
3919 Towns gate 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. 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		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 — 24 April, 2014**

Christian Clews motioned to approve the minutes as corrected, seconded by Rick Newman; Motion carried, 9-0-2.

**CONSENT AGENDA**

**1. CPC Appointment:** Approve Chair’s appointment of Nancy Novak to fulfill Chair’s membership on the CPC.

- Applicant – Chair

**2. N4/4A Appointment:** Approve Chair’s appointment of Hollie Kahn to fulfill the N4/4A seat.

- Applicant – Chair

Laura Copic motioned to approve the consent agenda, seconded by Christopher Moore. Motion carried, 11-0-0.

## **PUBLIC COMMUNICATION**

A member of the public referenced a UT editorial on the late Tony Gwynn and expressed a desire for more restrictions on tobacco sales in the region. Chair White informed him that the board can't really take a stand on the issue as they are primarily there to deliberate over land-use issues but appreciated his point.

Ken Farinsky provided information on some of the summer activities around town and spoke on behalf of What Price Main Street regarding One Paseo.

Laura Copic informed the board that SDG&E did not present plans for a new transmission lines at the Torrey Hills Planning Board. Laura requested they come present to the Carmel Valley Planning Board.

A 10k fun-run through Gonzales Canyon is planned but did not come before the board. Mel will look into it.

## **ANNOUNCEMENTS**

Officer Tracy Williams reported for the San Diego Police Department. The division has a new captain. Officer Williams warned the public that summer time burglary is up and to be more cautious to not leave their belongings out in the open. A member of the public informed Officer Williams about a traffic light issues on Valley Center Loop. A speeding issue on Carmel Country Road was also reported. Officer Williams said he would look into it.

Vice Chair Ranu informed Officer Williams of the ongoing speed issues in PHR. Williams said he'd do his best but resources are stretched thin.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT 1 REPORT**

Mel Millstein provided a report. The best budget since 2008 was approved; the city hopes to get back to 2009 levels. Mel has been addressing some of the issues raised at last month's meeting raised by Johnathan Tedesco and Christian Clews.

The issue of tobacco sales was raised again but Mel was not able to speak to the issue at the time. Debbie Lokanc praised Mel for his help getting potholes repaired in the area. Vice Chair Ranu informed Mel of the light timing issue at PHR and Carmel Valley Road. An oversized vehicle parking ordinance was approved and will go into effect on August 1, 2014; Mel gave an overview of the new ordinance.

## **MAYOR’S REPORT**

None.

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

Sachiko Kohatsu gave a report to the board. The board of supervisors voted to support an increase in firefighting funding for the “Call-When-Needed” program and fire awareness. The county received the Grand Golden Watchdog award for the firestorm relief efforts. The Forest Conservation Initiative is before the board and Supervisor Roberts has taken a stance opposite the rest of the board and is fighting for the forest.

## **STATE ASSEMBLY REPORT**

Michael Lieberman gave a report. On the 22<sup>nd</sup> of July, staff from Senator Block’s office, Councilmember Lightner’s office and several other planning board reps will be meeting with the Assemblymember to discuss the Del Mar Mesa Preserve.

## **STATE SENATE REPORT**

None.

## **US CONGRESS REPORT**

None.

## **INFORMATION AGENDA**

**1. LaTerra at the Village:** Presentation of proposed SCR determination from City for a residential project with 57 market rate townhomes and 11 affordable units on a 3.49-acre site.

• **Applicant - Randi Coopersmith, Latitude 33**

Allen Kashani recused on the item. Randi Coopersmith provided an overview of the property to orient the board. It is an approve project and the team is looking to do substantial conformance review. They are looking to build 69 townhomes with the units having up to four bedrooms. The team presented two different possible architecture styles: Santa Barbara and contemporary. There will be 57 market rate and 11 affordable.

Randi showed examples of potential design styles which will have a row house feel. The garages will be alley loaded; the alleys are 26 feet wide. Nancy Novak and Debbie Lokanc expressed concern over safety in the alleys for children.

Anne Harvey appreciated the team presenting two options and hopes that they do a good job. Rick Newman, Laura Copic and Christian Clews supported the Santa Barbara style design; Christian said

he appreciated the community feel that it would bring to the area. Laura liked the green space that had been incorporated in the design.

Christopher Moore, Vice Chair Ranu and Chair White preferred the contemporary style to bring more variety to the area; Vice Chair Ranu said the four bedroom option is a very important aspect of the design as well as the green spaces. He also said he is not as concerned about safety in the alley but would like to see them broken up a bit if possible. Chair White also expressed concern about the long linear alley ways and would like to see more articulation in the green spaces.

The team will now go back and take the board's comments into consideration and then head to the city as part of the SCR process. Randi said he'd be happy to come back and update the board as the project evolves.

Some of the public concerns included: parking availability (residents, guests, overnight, oversized vehicles), ground texture and the height of the buildings exceeding the approved plan.

**2. Unitas:** Presentation of proposed 5-lot SFR subdivision on Carmel Valley Road.

• **Applicant - Tara Lake**

Tara Lake with Latitude 33 oriented the board with the location of the development. The site is triangular shaped and is 0.6 acres. They are proposing five single-family homes that are about 2,300 square feet. It is zoned RS-12 and they are seeking rezoning. They have submitted to the city and will have to come back to the board for final approval. They have reached out to the surrounding HOA to keep them informed.

Chair White suggested flipping the houses to face Carmel Valley Road (CVR). Anne Harvey suggested adding a pocket park right off of Carmel Valley Road to create a nice place for people to congregate; Chair White said it is likely too small and it is private property.

Laura Copic expressed concerns for fire department access; the team has already checked with the fire department and they gave approval. There will be a sound wall along Carmel Valley Road to reduce noise. Laura also said the right turn off of CVR looks very sharp and is concerned people will get rear ended making the turn; the team said a wider radius may be possible.

Vice Chair Ranu inquired about the possible zoning allowed for the space; it is zoned for small town homes/small residential. The team said it is a challenging site to work with. Chair White said they should have made the site below it absorb the remnant land.

Debbie expressed concerns about parking; they said they'd try to look into doing something to enhance the issue. Vice Chair Ranu said the architecture is insufficient and would like to see an improved plan.

**3. Cal Coast Academy:** Presentation of proposed SDP/CDP for a 75-student school.

• **Applicant - Ted Shaw, Atlantis Group**

Jan Denny, owner of the Cal Coast Academy, gave the board an overview of the school and a history of the buildings and oriented the board on its location. They will be seeking a site development permit and a coastal development permit.

They have already renovated the buildings that are onsite and hope to embrace the history of the site. There will be decomposed granite rather than asphalt and the pool has been removed. The team has met with Christian Clews, whose property is closest to the school, to keep him informed and get his input. They are allowed to build 20,000 square feet but will be looking to build approximately 5,400 square feet of class rooms and the maximum student load is 75.

Christian Clews gave a history of the school the previously occupied the site. Christian said the school is not consistent with the use that the community has planned for the land. He is also concerned with the amount of single family trips that it will add to the road and the impact the school will have on CVREP. Christian said Jan is a wonderful person but doesn't think that it will work in that location; he suggested the best use for the land is a single family home.

Vice Chair Ranu said he would like to see the land put to productive use rather than just sitting there. Allen Kashani clarified that Clews Ranch Road is an easement. Anne Harvey expressed concerns about the number of trips on the road. All staff parking will be in the cul-de-sac on decomposed granite. Laura Copic stated she would like to see the buildings colors match one another; the team said there is a need to make them different so the historic building will stand out as historic. Brian Brady inquired about the structures; they will be almost modular.

Concerns over traffic and parking, fire access/the fire line and impacts to CVREP were raised by several of the board members. A traffic study was suggested to try to address some of the boards concerns.

The public expressed concern about the noise and commotion generated for construction in regards to the horse training nearby.

#### **ACTION AGENDA:**

**1. Grand Del Mar:** Consider the MND Scope and Settlement for the Grand Del Mar NOV I and II Golf and Horse violations.

• Applicant - Perry Dealy

Allen Kashani recused on the item. The team gave an overview of the property and a brief history of the violations. They have been going through a series of negotiations with the city and Fish and Wildlife to help fix the issues. Steps are being taken to ensure that wildlife in the area is able to move unobstructed and proposed a boundary line adjustment. They are also offering five acres of land to be added to the MHPA. The mitigation ration is 2.2:1.

The resolution measures include:

- Monetary Consideration: \$250,000 penalty paid to Horse Trail Fund administered by CVPG and DMMPG.
- Habitat/Impacts and Mitigation: Uplands impacts of 2.37 Ac. offset with restoration of 3.94 Ac., mitigation of 0.04 Ac. wetlands impacts with restoration of 0.04 Ac. of wetlands.
- MHPA Boundary Adjustment: Mitigate impact of 0.55 Ac. reduction with preservation of 0.79 Ac. MHPA added.
- Trail Easement: Dedicate a recreation easement to the city for the portion of public trail on the GDM property.
- 0.93 Ac. Additional Conservation: Dedicate conservation easement for additional onsite habitat to be preserved.
- Dedicate to the city a Covenant of Easement over portions of slopes with habitat within the golf course to be consistent with MHPA/Habitrack mapping.
- Install bio-filtration treatment for runoff from stables/riding ring and temporary parking areas.
- Abandon and restore three trails on the property.

They have already gone to the Del Mar Mesa planning board and received approval. Chair White requested the funds that are being paid go to the San Diego Foundation rather than the city.

Christian Clews motioned to approve the MND scope and settlement with the condition that the Carmel Valley Planning Board and the Del Mar Mesa Planning Board have a say in how the money is spent to ensure that open space planning remain cohesive and that the funds are deposited in an independent non-profit organization account. Additionally, if the city does not put the money in a non-profit account, they are not permitted to charge to that account or bill administrative charges. Seconded by Anne Harvey; Motion carried, 12-0-1.

**2. San Dieguito River Park Ranger Station:** Consider new station to be located off of San Andres and Via de la Valle.

- Applicant - Shawna Anderson, JPA

The applicant is looking for the board's recommendation to approve the first San Dieguito River Park ranger station. The approved Park Master Plan and the EIR include the station. They will also need to get approval from Coastal Commission. The ranger station will be part of a restoration project; Shawna familiarized the board with the site and gave a brief history of the area.

The property where the station will be is owned by the San Dieguito River Park. The station is 1,400 square feet with a 1,000 square foot, attached three car garage and a yard to work in. There will be one uni-sex public restroom and a small meeting room that will be available to rent. The roof will be single sloped and be a rolled asphalt color. Shawna gave an overview of the potential color schemes. After Carmel Valley the team will head to Coastal Commission.

Anne Harvey motioned to recommend approval, seconded by Vice Chair Ranu. Motion carried, 11-0-0.

**3. Rancho Del Sol Restoration:** Consider the application for the installation of a drainage structure and the creation and enhancement of wetlands to mitigate environmental impacts and satisfy court-ordered stipulated settlements with the city and Pardee Homes.

- Applicant - Barczewski Family Trust

Allen Kashani recused on the item. The applicant familiarized the board with the location of the proposed drainage structure. They are seeking a site development permit and have submitted to the city. The main elements of the plan have not changed but phases have been added to the project to mitigate the environmental impacts. The applicant briefly explained the dirt removal phases.

As part of the process they will be creating a public trail. Christopher Moore asked for more information on the coordination the Barczewski's have had with the corps of engineers. The applicant gave Chris a history of their collaboration. The team has an MND with the city but it is yet to be certified.

Vice Chair Ranu motioned to reaffirm the boards original recommendation (2009) and recommend the approval of the modified plan (Stipulated Judgment SDP for GIC No. 801949 Preliminary Grading Plan; Stipulated Judgment Exhibit for GIC No. 801949 Preliminary Grading Plan: Wetlands Creation; Stipulated Judgment Exhibit for GIC No. 801949 Preliminary Grading Plan: CORPS Restoration/Wetlands Creation) dated 5/28/14 and that the IOD be recorded within 90 days of approval of the entitlement. Seconded by Anne Harvey, Motion carried 10-0-1.

## SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None.	7/2/14 @ 430 pm.
2. FBA	White	None	None noted
3. MAD	Rick Newman	None	7/1/14 @ 430pm.
4. MAD N10	Copic	None	None noted
5. MAD PHR	Ranu, Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	Clews	None	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
9. CVREP	Clews	None	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Novak	Nancy is now the liaison.	None noted

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
12. Signage	John Dean	None	None noted
13. Livability	Manjeet Ranu	The committee reviewed map panels of the region and are working on their scope of work.	None noted

**CHAIR'S REPORT**

None.

**OLD / ONGOING BUSINESS**

None.

**ADJOURNMENT**

The board adjourned at 10:27 PM.

**NEXT MEETING**

Thursday, June 24, 2014, at 7 p.m., Carmel Valley Library, Community Room.