

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 27 March 2014**

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. 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. 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		

ELECTIONS

Action Item 5. (Election: Announcement of election results and voting of officer positions) was taken out of order.

Chair White reviewed the election results. Those reelected: Steven Ross, Neighborhood 7; Steve Davison, Neighborhood 9; Victor Manoushakian, Business Representative; Christian Clews, Investor Representative; Anne Harvey, Neighborhood 8A/8B; Manjeet Ranu, PHR District 11; Frisco White, Neighborhood 8. Everyone was seated uncontested.

APPROVAL OF MINUTES — 27 February, 2014

Laura Copic motioned to approve the minutes as corrected, seconded by Nancy Novak. Motion passed 11-0-0.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

San Diego Unified Port Commissioners Marshall Merrifield and Rafael Castellanos gave a history of the Port of San Diego and what the Port does for the region. The commissioners announced they are in the process of developing a 50-year master plan to figure out how San Diego will use the tidelands. They will be going out to the community to hear from the public about what they want to see on the San Diego Bay. The public can go to www.portforall.org to participate in the survey. There will also be public meetings. The Port is a huge economic engine and steward of the environment. The commissioners expect the 50-year plan to take seven years to complete, with updates occurring every five years.

Melinda Vasquez presented Nextdoor.com to the board. It is a private social media website intended to connect neighbors in the community. There are many things people can do with the website such as organize block parties, plan events, locate lost pets and inform residents of break-ins/crime in the area. The website is available on smart phones and tablets as well as on a desktop computer. The website is partnered with the police department to help keep the community informed. Officer Tracey Williams said they have caught burglars from tips sent to them through the site; he is a big fan of Nextdoor.com.

Kirk Jorgensen announced his candidacy for the 52nd District of US Congress. Jorgensen is four time combat Marine and CIA officer with two kids who lives in Black Mountain Ranch. He is a conservative candidate who has taken a three term-six year term limit pledge. Jorgensen is trying to run a non-divisive campaign. He is against many of the things President Obama is doing but he believes he still deserves respect as our president. National debt is a large topic of concern.

Residents of the PHR development of Costa Del Sol voiced their concerns about the Elms and Ivy project, and a large development south of the 56 freeway. They are concerned about the low-income high density housing close to their property and the traffic it will create. The residents said they were not informed of the project's progress and approval. Chair White informed the residents that there are representatives from PHR on the board and can provided them with their contact information.

Daniel Monroe said the project was already approved by Coastal Commission and City Council but they can contact the project manager and check the noticing list to make sure they were sent information. Chair White said they could also contact the engineers at Taylor Morrison with their comments; Chair White will also add them to the mailing list.

ANNOUNCEMENTS

Officer Tracey Williams reported for the San Diego Police Department. Officer Williams said there has not been much going on. A member of the public informed Officer Williams of a burglary and a transient camp just behind Santa Fe Downs; he said was unaware of the burglary but would look into the camp site.

Officer Williams also said there were a lot of citations written on Shasta Daisy Trail after a speed issue was made aware to him at last month's meeting. He thanked the board for the heads up.

Nancy Novak said she saw a police car sitting for a very long time on Pantera Rd. and asked if anything was going on; there was nothing going on.

Victor Manoushakian informed Officer Williams of a man robbing people by pretending to sell things out of the back of his luxury SUV near his business.

Officer Williams endorsed Nextdoor.com as a good resource for the community.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

Daniel Monroe received the bi-law revision to take the FUA area and will hopefully get back to the board quickly.

COUNCIL DISTRICT 1 REPORT

Mel Millstein reported for the Office of Councilmember Sherri Lightner. Development Services has issued a mitigated negative declaration for the archeological issues with the Del Mar Mesa resource management plan. It will be out for a 30 day review period.

The sinking road near Seagrove Ct. has been repaired. Officer Williams followed up on the Shasta Daisy Trail speeding issue and they are working with traffic engineers to fix the traffic light timing issues.

Budget season is coming up and they will be reviewing Mayor Faulconer's budget proposal during the month of May and hopefully getting it approved in June.

Christian Clews requested a traffic study be conducted on the northbound middle lane of Carmel Canyon Rd to allow both left and right turns onto Del Mar Heights Rd. Mel said they can talk about it tomorrow.

Anne Harvey asked for an update on the JPA agreement. Mel said he hasn't heard anything as of yet.

Allen Kashani thanked Mel for getting the Del Mar Heights Road dip fixed.

MAYOR'S REPORT

None.

COUNTY BOARD OF SUPERVISOR'S REPORT

Sachiko Kohatsu reported for the Office of Supervisor Dave Roberts. A road widening project on Bear Valley Parkway has been approved. They have been receiving comments from supporters and opponents; the Supervisor is going to go out into the community and engage both sides in open conversation rather than just responding to phone calls and emails.

The Supervisor is introducing a policy to the County that will favor buying from and using local vendors throughout the County, rather than always taking the lowest bidder.

The Supervisor has asked staff to come up with a policy to treat e-cigarettes like regular tobacco so that their use will not be allowed in areas where smoking is prohibited. He is also bringing back Property Assessed Clean Energy (PACE) programs for residential homes.

STATE ASSEMBLY REPORT

None.

STATE SENATE REPORT

Allison Don reported for State Senator Marty Block's office. Allison gave the board an overview of some of the bills the Senator is working on. SB-850 would enable community colleges to offer bachelor degrees where there is high workforce demand; it would be a four-year pilot program. A member of the public said he thought the bill was a good idea.

A possible change in policy might be made to the trespass authorization form. The form allows police to enter small businesses after hours without needing the owner's consent. The previous policy required the owner to sign up every six months, which some say is a burden.

US CONGRESS REPORT

None.

ACTION ITEM:

Action item 4 (**St. John Garabed Church:** Direct Chair to review and submit comments on DEIR.
• Applicant - CVCPB) was taken out of order.

Allen Kashani recused on the item. Anne Harvey motioned to direct Chair White to review and submit comments on the DEIR, seconded by Laura Copic. Motion carried, 13-0-1.

INFORMATION AGENDA

1. El Camino Real/SR 56 Bike Connector: Presentation of proposal to construct new bike connection.

- Applicant - Dean Marsden, City of San Diego

This item was removed from the agenda as the applicant was not ready to make a presentation.

2. Barrio Logan Community Plan: Presentation of new community plan update that will be on the June 3, 2014 election.

- Applicant - Georgette Gomez, Environmental Health

Corrine Wilson presented in favor of supporting the Barrio Logan Community Plan Update; measures B & C. Corrine gave a history of the plan update to the board. The new plan would separate homes and schools from industrial businesses that emit pollution. Barrio Logan is in the top 5% of the most polluted areas in San Diego. The residents want healthier living conditions. The plan update will not impact the Port of San Diego or the Navy. Corrine said special interests are trying to pressure the community. She urged the board and the public to learn more about the subject and vote yes on B & C.

Chair White asked how this is related to Carmel Valley. Corrine said it is an issue of local control versus big business disagreeing with the local community.

Chris Wahl with Southwest Strategies presented against the Barrio Logan Community Plan Update. Chris said this is not a local issue, it is a regional issue. He urged the public and the planning board to vote against B & C. You can put housing anywhere in San Diego but you can only put ship yards by the bay. Chris said the majority of the stakeholder group that was appointed was made up of residents, and that business was not fairly represented. He showed a map of the area and what would be affected by the update; he said there is not a high enough demand for more housing in that area. Chris also said studies have shown that a majority of the pollution comes from the adjacent freeway and not from the ship yards. The new mayor has stated that he will be voting no on B & C. Chris urged the board to either support their cause or stay out of it.

Laura Copic asked about the businesses that will be grandfathered in. Chris said if the businesses seek to expand, which 23 out of 25 have stated are likely to do, they will have to apply for a conditional use permit which will be harder to obtain.

Debbie Lokanc inquired about the potential air pollution issues that come from the ship yards. Chris said the majority of the pollution comes from the freeway.

Nancy Novak asked about what toxins are present in the pollution. Chris said he did not have a list but it is a compounded issue. He said the majority of the pollution comes from the freeway and placing more housing next to the freeway will only make the issue worse. Chris also said the ship yards are getting cleaner and cleaner.

Chair White asked if it was ever discussed to buy out all the residents and make the area all industrial. Corrine Wilson said that was not considered as it is a historic neighborhood and residents

who have lived there for a long time do not want to be relocated. Chris Wahl said the only discussion was about moving the businesses out, not the residents.

A member of the public asked if they had identified the real estate interests in the area. Chris said they have not come forward.

3. Mixed-Use: Introduction of a future proposed mixed use development for a 125 room upscale hotel, a 45,000 square foot combined urgent care and medical office building, and two restaurants totaling 3,000 square feet.

- Applicant - Fred Oliver

Fred Oliver introduced a future mixed use development next to Tio Leo's on Valley Centre Dr. There are two lots that are the last vacant lots in the Pardee Visitor's Center. Fred said they have reconfigured their plan after hearing a number of requests for an urgent care medical center. To be able to make their development successful they need to keep the adjacent cul-de-sac; the city's zoning allows for an urgent care but they will have to go to coastal commission to get a variance. They are also looking at adding a fast-casual type of restaurant(s) to the development.

Fred will return to the board in the future with a more detailed plan for review.

ACTION AGENDA:

1. Village at PHR: Presentation of proposed signage program.

- Applicant - Daniel Curran, Coast Income Properties

Allen Kashani recused on the item. Daniel Curran presented updated signage to the board. They incorporated things like cut metal letters, accent lighting and Santa Barbara style architecture into their changes. Both the entry sign to the development and the monument signs were updated to reflect the board's suggestions.

Daniel used a map to orient the board on where the signage would be place throughout the development. They have started grading on the project and hope to be completed within a year. Anne Harvey mentioned that new shape of the street signage is a bit confusing. Victor Manoushakian expressed concern with the presentation of the letters over the archway.

Christian Clews motioned to approve the item as presented, seconded by Nancy Novak. Motion carried, 13-1-1.

2. St. Therese of Carmel: Presentation of SCR proposal to construct a revised turf play field.

- Applicant - Frank Gallagher and David Pfeifer

Debbie Lokanc and Christian Clews recused on the item. Frank Gallagher presented plans to enlarge the playing field to the board. They originally had planned on the field back in the early 2000's but had to remove the project due to technical reasons, although it has already been approved. They have incorporated the board's input into their design.

Architect David Pfeifer showed the board a site map, indicating where the field improvements will be installed. The new field will be a little larger than before, rectangular, and sit on top of a retention basin to allow water to runoff smoothly; it will also be surrounded by an eight-foot sound wall and landscaping. It will be a nice enhancement for the kids and the community. David described how the retention basin works.

Ann Harvey expressed concern for the children’s health playing so close to the freeway. Laura Copic asked about the dimensions of the field; it will be 182ft X 120ft. It is not intended to be a large soccer field. Laura expressed concern for balls being hit/kicked over the fence and into the adjacent freeway. The team said there is 30 feet of netting that will contain the balls.

Rick Newman motioned to support the SCR, adding that St. Therese make an effort to mitigate the issue of balls leaving the field, seconded by Victor Manoushakian. Motion carried 10-0-2.

3. Shell Station @ Del Mar Height Road: Presentation to remodel and add 720 sf to the building and a new 900 sf self-serve car wash.

- Applicant - Steve Thomas, Old Racer Properties

Steve Thomas presented his proposed remodel to the board. Steve is planning on adding 650 square feet of retail space to the convenient store as well as a self-serve car wash. The property manager of the adjacent building requested the trash bin be moved closer to the Shell building with some sort of roof or lattice installed to cover it up. Steve said that would be fine.

Christian Clews motioned to approve with the condition that the trash be enclosed, seconded by Victor Manoushakian. Motion carried, 13-0-0.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	April 2, 2014
2. FBA	White	None	None noted
3. MAD	Rick Newman	None	April 1, 2014
4. MAD N 10	Copic	None	April 1, 2014
5. MAD PHR	Ranu	None	None noted
6. Bylaws/Elections Policies/Procedures	Clews	Next month are officer elections. Bi-law changes to take over Via de la Valle and Fairbanks Ranch Country Club.	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic,	Carmel Mountain mitigated negative	None noted

Subcommittee	Representative	Report	Next Meeting
	alternate to LPCP CAC)	declaration is out; Mel will send it out tomorrow. Comments do by the end of April.	
9. CVREP	Clews	None	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Hollie	Nancy Novak will be replacing Hollie as CPC representative.	None noted
12. Signage	John Dean	None	None noted

CHAIR'S REPORT

Chair White is going to appoint Hollie Kahn to the board as she missed the deadline to vote.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

Christian Clews motioned to adjourn. Meeting adjourned at 9:35 p.m.

NEXT MEETING

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