

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 23 April 2015**

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			
3. Hollie Kahn	Neighborhood 4/4A		X	
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6		X	
6. Steven Ross	Neighborhood 7			
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			
11. Shreya Sasaki	Pacific Highlands Ranch, District 11	X		
12. Jonathan Tedesco, Vice Chair	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**

Chair White brought the meeting to order at 7:01 p.m. He announced that approval of last month's meeting minutes will be handled at the May meeting.

**CONSENT AGENDA**

Chair White added an action item to the agenda. Julie Coleman, KAABOO'S project manager, will present information about a 3-day festival and entertainment experience called KAABOO, taking place at the Del Mar Fairgrounds this year.

Board Member Clews motioned to accept the agenda with the added revision. The motion was seconded and the motion passed unanimously, 13-0-0.

**PUBLIC COMMUNICATION**

None.

**ANNOUNCEMENTS** – San Diego Police Department, Officer Tracy Williams  
Officer Tracy Williams reported Robert Dong is the new lieutenant of the police department. Officer Williams also announced a juvenile burglar was caught stealing guns and was arrested. Also, a dead body was found in the canyon of Carmel Knolls. Police found the case to be a suicide and will have more updates after the investigation.

Board Member Farinsky announced that there will be an electronics recycling event at Torrey Pines High School this Saturday and Sunday from 10 a.m. to 5 p.m. No florescent lights or batteries will be accepted, only general electronics such as computers.

**WRITTEN COMMUNICATIONS**

None.

**COMMUNITY PLANNER REPORT**

None.

**COUNCIL DISTRICT 1 REPORT** – Barbara Mohondro, Office of Council President Sherri Lightner

Barbara Mohondro announced that last week the Mayor released his proposed budget for the 2016 fiscal year. This will start the City’s budget process, which will take place over the next few months. Barbara Mohondro encouraged anyone interested in participating in this process to attend the public Budget Review Committee meetings the week of May 4<sup>th</sup>. These meetings will take place Monday through Friday at 9:00 a.m. and 2:00 p.m. There will be an evening meeting for members of the public unable to attend the morning and afternoon meetings, on May 11<sup>th</sup> at 6:00 p.m. The complete budget hearing schedule is available on the City’s website at [sandiego.gov](http://sandiego.gov).

The Carmel Valley Library parking lot is getting re-paved and Ms. Mohondro is working with the Building Maintenance Supervisor on this project. The supervisor is now in the process of contacting vendors for bids to get the parking lot slurry sealed and restriped. The supervisor will also be working with engineers to have the parking lot layout modified to widen the parking spaces.

**MAYOR'S REPORT**

None.

**COUNTY SUPERVISOR'S REPORT** – Mel Millstein, Office of Supervisor Dave Roberts

None.

**STATE ASSEMBLY REPORT** – Michael Lieberman, Office of Assembly Member Brian Maienschein

None.

**STATE SENATE REPORT** – Hillary Nemchik, Office of State Senator Marty Block

None.

**US CONGRESS REPORT** – Hugo Carmona III, Office of US Congressman Scott Peters

None.

## **INFORMATION AGENDA**

### **1. Conservation and Drought: Presentation by City of San Diego focusing on conservation and drought.**

#### **Applicant – David Akins, City of San Diego**

David Akins from the City of San Diego presented to the group about the current drought and the need to conserve water. He talked about ways to conserve water, how to check your water bill, plans the city has for conserving more water, and who to call to report a public water leak. Mr. Akins mentioned two ways people could check their water usage. First, he encouraged people to compare their water meter reading to the reading listed on their bill. If they are different, they should call the City to have the water bill changed to the number on your meter. Second, residents should check any water leaks they may have in the house, such as in the bathroom or under your kitchen sink and promptly repair any leaks found.

Mr. Akins mentioned that the city will stop watering landscape, such as golf-courses and highway medians, in an effort to conserve water. He also noted that the Mayor's office is in the process of creating a fair plan for water rates for both homeowners and agricultural users. The city will also come forward soon with a plan to implement restrictions on water use for homeowners and businesses.

Board Members Davison and Farinksy asked if all landscape would be taken out of the highway medians and Mr. Akins was unable to answer because the plan is still under discussion.

### **2. KAABOO: Presentation about a 3-day music festival and entertainment at the Del Mar Fairgrounds**

#### **Applicant – Julie Coleman, Project Manager**

Julie Coleman announced KAABOO, a 3-day festival in Del Mar on September 18<sup>th</sup> through the 20<sup>th</sup>, with a VIP reception also planned for Sept. 17. General admission prices are \$279 for a 3-day ticket with more options at higher rates.

KAABOO will feature more than 100 bands on seven stages. The lineup includes a variety of music genres with acts such as No Doubt, Killers, Snoop Dogg, Foster the People and Counting Crows. The target demographic for KAABOO is people between the ages of 25 to 55. The average ticket buyer is 38 years old. KAABOO aims to appeal to an older and more sophisticated demographic. KAABOO will feature a diverse line-up of bands and singers, high-end food with celebrity chefs, and national art and murals, among other things. A design team has been hired to embody the image of the event.

KAABOO is working with local business leaders and charities to make the event profitable and charitable, as well as strengthen San Diego's position as a music leader. The economic impact and benefit to the community is to be approximately \$1.5 million in sales tax revenue and 10,000 room nights at surrounding hotels, resulting in a \$200,000 in transient occupancy tax revenue. They expect to have a crowd of up to 40,000 people each day. The majority of these people are expected to come from out of state, which will benefit the hotel industries in the area.

KAABOO plans to mitigate noise and traffic congestion by using special speakers to limit off-site noise, enforcing specific parking hours and locations for people attending, and complying with the

noise ordinance for outdoor events. All outside entertainment will end at 10 p.m. Indoor entertainment that will include comedy shows and dance parties will stop at 2:30 a.m.

The event will have on-site doctors, ambulances, security, and a sheriff's department all included within the Fairgrounds. There will be no pull from public resources.

A significant portion of the money made will be given to their charitable partners including Feed America San Diego, Operation Amped, San Diego Music Foundation, and Surfrider Foundation. The event is a first in San Diego and Ms. Coleman hopes it returns each year.

## **ACTION AGENDA**

**1. Elections:** Certify election results of March 23, 2015 and seat new board members. Elect Officers for FY 2015-2016

**Applicant – Chair, CVCPB**

The following are the winners of last month's CVPB election:

Neighborhood 10: resident candidate – Anna Yentile – won with 2 votes

Neighborhood 3: resident candidate – Ken Farinsky – won with 2 votes

Neighborhood 1: Rick Newman – re-elected with 2 votes

Neighborhood 5: Debbi Lokanc – re-elected with 2 votes

Neighborhood 6: Chris Moore – re-elected with 1 vote

Pacific Highlands Ranch Neighborhood 12: Jonathan Tedesco – re-elected with 1 vote

Investor Representative: Brain Brady – re-elected with 1 vote

Developers Seat: Allen Kashani – re-elected with 1 vote

Chair White certified the election results and asked the board to accept his certification. Board Member Tedesco motioned to accept Chair White's certification, Board Member Lokanc seconded, and the motion passed unanimously, 13-0-0.

Chair White welcomed the new members Anna Yentile and Ken Farinsky to the board and they took their seats. New officer elections for the incoming year took place and were voted on by the board. Chair White was the only candidate for Chair. The members running for Vice Chair were Board Members Clews and Tedesco, and Board Member Kashani was the only candidate for Secretary.

Chair White gave the election results:

- Chair: White – 13 votes
- Vice Chair: Clews – 3 votes, Tedesco – 10 votes
- Secretary: Kashani – 12 votes

The existing officers will continue for another year.

**2. Stop Sign and Crosswalk:** Consider Alternative Process request of Sean C. Coughlin to install a Stop Sign and Crosswalk on the corner of High Bluff Drive and Grandvia Point

**Applicant – Sean C. Coughlin**

Chair White motioned to rescind the board's decision to support the installation of a stop sign and crosswalk on the corner of High Bluff Drive and Grandvia Point. Board Member Harvey seconded the motion and Chair White re-opened the topic for discussion. Board Member Harvey noted that the rescinding of the motion does not mean they are reversing their previous decision, simply that they are hearing new information.

After the board members discussed, the motion to rescind the board's decision passed on a vote of 9-3-0.

Chair White then opened the floor to the couple who lives on the corner of Grandvia Point, the Winters. The Winters said they were notified three days after the board meeting last month of the decision that there would be a stop sign on the corner adjacent to their house. The couple mentioned that they were never approached by any homeowner and felt little sense of community. They were representing five other homes in the neighborhood, including the new family that moved in on the opposite corner of Grandvia Point. Their main concerns were:

- Noise from cars stopping and re-accelerating
- No factual analysis of the problem
- Visual impact
- No existing problems of crossing the road
- Changes to quality of life

The Winters Family would like to have an objective analysis of the situation and a reconsideration of the installation of the stop sign on Grandvia Point and High Bluff Drive.

Board Member Brady asked if this was taken to the HOA. Applicant Sean Coughlin mentioned he brought the proposal to the HOA and was told there was a unanimous vote from the board for the installation of the stop signs. Board Member Brady asked what the process was for the HOA to get the neighborhood's approval. Mr. Coughlin answered that he did not know of the internal process, only that he received an email from HOA saying there was a unanimous vote for the stop sign installation. The board gave their thoughts on whether the motion should pass now that they know the HOA didn't communicate with all residents in the neighborhood, especially the most affected residents – the Winters Family and the five other couples on High Bluff Drive and Grandvia Point.

Mr. Coughlin mentioned that he and Nancy Novak, another resident, divided the neighborhood into two sections to spread the word on the installation of the stop sign and get signatures. Once Ms. Novak got notice of the Winters' disapproval on March 31<sup>st</sup>, she immediately forwarded their email to Chair White. She let Mr. Coughlin know they disapproved and Mr. Coughlin had a discussion with the Winters about their opposing views.

The second issue Mr. Coughlin brought up was a question of the merit of the opposing claims. Mr. Coughlin said if your house is on a busy corner, there is a reasonable expectation of hearing street

noises outside your house. He also mentioned a stop sign would be expected to be installed at some point.

Mr. Coughlin has received at least 68 signatures from residents who approved the stop sign. He noted there is a problem of crossing the street at that location because it's a blind corner and very dangerous. Mr. Coughlin mentioned he spoke to the new couple moving into the neighborhood that the Winters claim were against the installation. They told him that they didn't care one way or another if the stop sign was installed.

Mr. Coughlin mentioned that the stop sign would be across from the Winters' house, not directly in front, on High Bluff Drive. He noted these houses are elevated lots with walls impairing outside noises so traffic noise is mitigated. Chair White clarified there is a stop sign now on Grandvia Point and Mr. Coughlin is looking to add two more stop signs on High Bluff Drive and Grandvia Point.

Chair White offered to either continue this discussion to next month or have the board take action on it tonight. Chair White asked Board Member Farinsky if he would be willing to talk to the neighbors in the area and come back with more information next month.

Board Member Farinsky made a motion to continue the item to next month once both sides deliberate and come up with new alternatives. The motion was seconded by Chair White and passed on a unanimous vote, 13-0-0.

The Winters asked the board to simply consider alternative options to this issue.

**3. Climate Action Campaign:** Presentation of the Climate Action Plan. It is a legally enforceable document which sets out goals for the following: (1) energy and water efficient buildings; (2) clean and renewable energy; (3) biking, walking and transit; (4) zero waste; (5) climate resiliency. Providing an overview of these goals and action steps – highlighting an important part of the plan called Community Choice Energy, a mechanism the City is exploring to reach its renewable energy goals.

**Applicant – Nicole Capretz or Kath Rogers, Climate Action Campaign**

The presenter was not in attendance, so no presentation was given.

**4. Wireless Facility @ Carmel Country Plaza:** Consider support for the renewal of WCF. Facility has been designed to current Stealth development standards.

**Applicant – Kerrigan Diehl, Plancom, Inc.**

Jill Cleaveland, consultant to Verizon Wireless, presented their current plan with the city to get their permit renewed. With this permit, they will redesign the site in Carmel Country Plaza to eliminate the visual Omni antennas on the north side of the buildings. These Omni antennas are currently visible. With this proposal they would remove the Omni antennas and conceal them with a modified feature. They will maintain the same shape and dome, but will be a few feet taller. The antennas will increase the coverage in the area. There will be 16 new antennas put in a central location and concealed from the public within their own space.

Ms. Cleaveland mentioned Verizon needs to extend the height by three feet, which requires public notification. They have licensing from the federal government but need to get this approved by the community planning board to move forward.

Board Member Manoushakian asked what the benefit is to having cell towers. Ms. Cleveland mentioned the main benefit is improving cellphone coverage around the community. This specific plan does not benefit the school and community directly.

Board Member Lokanc had concerns over health risks and asked why so many cell towers are needed in the area. Chair White reminded the board they are solely voting on the architecture and planning. Board Member Farinsky noted cell phones have a bigger impact on your health than cell towers. The further you get from a cell tower the more your phone has to work to get coverage. Having another cell tower is of benefit because it reduces radiation from your phone.

Board Member Farinsky made the motion to approve the architecture and planning of the cell towers as proposed. The motion was seconded by Board Member Sasaki and passed on a vote of 9-3-1.

**5. Cal Coast Academy:** Consider a Coastal Development Permit and Site Development Permit to construct a 5,340-square-foot private school building for a maximum of 75 students in grades 6 through 12. The existing historically designated residence would not be altered by the project. The project would also include new landscaping; new and refurbished hardscape; replacement of most of the asphalt and concrete parking spaces and drive aisles with Decomposed Granite, and new site walls and fencing.

**Applicant – Ted Shaw, Atlantis Group**

Please Note: Board Members Clews & Yentile recused themselves from this discussion and left the room.

Chair White reviewed the issues and requests for more information that were raised at last month's meeting regarding Cal Coast Academy:

- A site plan that can be distributed to the board
- Noise
- Second route for exiting the premise
- Zoning clarity
- Information about typical day-to-day activities
- Information about a special event day
- Daily trips to and from school with bus system
- Flexibility with the program so students could be picked up at different times
- Environmental document
- Community Plan Overlay Zone resulting in an impact zone

Chair White asked why this location was chosen for the building of a school. Applicant Ted Shaw said the location is considered an MF-1 Zone, which allows schools to be built on this property, and it is both convenient and pleasing for the students. The school will consist of 75 students plus faculty. Typical hours are Monday through Friday, 8:45 a.m. to 2:00 p.m. About 20 students stay after school for tutoring until 4:00 p.m. School will close during red flag warning days.

The students do not have recess or P.E. There will be no outside alarms except those required by code, such as fire alarms. The school is providing 24 parking spots for seniors who might drive themselves to school. Shuttle busses will be provided to reduce vehicle use on the property. The school estimates less than 117 trips will be made to-and-from the school each school day. Cal Coast Academy expects 2-4 days out of the year for overnight stays or late night events such as grad-night.

Chair White asked what Mr. Shaw considers significant enough to take driving privileges away from students. Mr. Shaw answered driving above the 10 mph speed limit (staff will be fined \$50 for violating this rule). Chair White asked how that will be monitored and policed. Mr. Shaw said whenever it is seen and spotted citations will be given. Mr. White mentioned how will this be seen if you are in the school? In other words, how do you police staff only going 10 mph? Mr. Shaw said it is obvious if someone is speeding and policing will be based on observation.

Chair White asked about zoning clarity. Mr. Shaw said the property next to the Clews Ranch was rezoned to an MF-1 after the Stevens owned it. Mr. Shaw said the livestock in the Clews Ranch is not allowed in an MF-1 Zone, and Mr. Clews needs to re-zone the property.

Mr. Shaw said one of the potential uses that is allowed under an MF-1 Zone is a school. Chair White then asked if the only secondary exit out of the area is through the CVREP Trail. Mr. Shaw agreed and said in case of a fire the CVREP Trail is available for a secondary exit.

Mr. Shaw then addressed the issue of noise. He noted that he spoke with the city and discussed the impact the noise would have on the Clews Ranch. The city mentioned the noise from state route 56 drowns out the noise that would be generated by a 75-student school. There is no noise impact that would affect the property, according to Mr. Shaw.

Cal Coast gave the Clews a list of 14 items that would help address their concerns, including a \$2,000 item and a draft evacuation plan. Mr. Shaw mentioned they met with the fire department and went over their regulations. The process they have to follow has been evaluated and met with the Fire Department, according to Mr. Shaw.

Chair White indicated that the existing zone of MR-1, conflicts with the community plan that indicates the parcel to be in the CVREP open space. Board Member Harvey clarified that the Community Plan, Precise Plan and Multifamily Zone are never rationalized, it's an oversight by the city.

Board Member Farinsky asked what Cal Coast is doing along the CVREP Trail in terms of landscaping and fencing. Mr. Shaw mentioned it's a small, no-climb, linear fence. The city does not want a hedge. The height of the fence is 6 feet. Board Member Farinsky is concerned about putting in too many fences along the CVREP trail and asked if there is visibility along that curb so you can see people around the corner. Mr. Shaw mentioned they are only thinning the pine trees in the area. Board Member Farinsky is concerned with parking in the facility, specifically the four nights when they are having special events. Mr. Shaw noted there will be offsite parking from where the shuttle busses will pick-up and drop-off in Pacific Highlands Ranch and Carmel Valley.

Board Member Farinsky asked if Cal Coast offered to fix the telecommunication line, even though it's not their issue. If the project gets approved, Mr. Shaw agreed they will do so. Board Member



Farinsky then asked how many people will be driving cars to school. Mr. Shaw answered 5 to 8 seniors will be driving to school.

Board Member Farinsky then asked if the permit includes limitations on operations, such as limiting the use of cars to 180 days. Mr. Shaw answered students will be allowed to drive to school 180 days plus summer school. Board Member Farinsky then mentioned aesthetics and asked how high the new structures would be. Mr. Shaw answered the maximum height is 28 feet.

Board Member Farinsky also mentioned there are no regulations in the precise plan that address scenic vistas. He would like the CVREP trail to maintain its natural feel but also understands there are no regulations for it.

Board Member Tedesco noted there is an oversight to the zoning issue with an uncertainty of how it will get fixed. He believes there are issues with the emergency evacuation plan and parking lot drop-off with both cars and shuttle buses.

Board Member Harvey noted the importance of keeping the sight line open to ensure that bikers and pedestrians are visible. She also mentioned the problem horses may have with cars and suggested they talk with Christian Clews to get advice on how to deal with horses.

Board Member Davison questioned the noise impacts of the project. Mr. Shaw mentioned their plans are in line with the city's criteria for what is needed to abide by the noise ordinance. Board Member Davison's second issue was the construction of a wall on the southern perimeter of the school. He asked if the wall is meant to deflect noise. Mr. Shaw said it is intended to mitigate noise.

Board Member Lokanc asked how much traffic will increase with the school. Mr. Shaw was unable to give a specific answer on how much traffic will increase.

Board Member Harvey mentioned the current problem is with the city classifying the open space under two different zones.

Board Member Davison noted the duration of time from dropping students off and picking them up would take longer than 25 minutes as was mentioned by Mr. Shaw. Mr. Shaw said it is less than a mile from where they pick students up.

Board Member Harvey asked if the school will be growing in size to more than 75 students. Mr. Shaw noted that 75 students are the limit and all the permit allows.

Chair White invited Kevin Sullivan, Mr. Clews's attorney, to give the Clews' side on the issue. Mr. Sullivan raised concerns about Cal Coast Academy's evacuation plan saying it was missing some key points. They are concerned about the safe exiting of 100 horses and people out of the arena. Vegetation around the area is high fuel for the property, and this will be a problem with the Santa Ana winds. Mr. Sullivan also noted the very limited time frame there is to exit the premises. He spoke of the hardship it would cause to safely exit 75 people and 100 horses within a 15 to 30 minute time frame. Chair White noted Mr. Sullivan's point of having the same exit for both parties. There is only one paved road out of the premises; the other would be through the CVREP Trail. Mr. Sullivan reviewed a list of significant deficiencies Cal Coast didn't mention in regards to the evacuation plan and fire safety. This list is attached for reference.

After Mr. Sullivan addressed the fire issues and traffic issues, Chair White asked if his point was to say Cal Coast Academy's draft plan is incomplete. Mr. Sullivan agreed and added that this zone is allowed to have a school but the number of people allowed on site at one time is the concern.

Board Member Davison noted that regardless of what the board suggests on the fire safety issues, the City Fire Chief has the final call and Cal Coast Academy already met their requirements Mr. Shaw clarified their evacuation plan and fire study is right. The evacuation plan they submitted was a draft and it will get changed depending on the permit, but it is meant to be used for discussion purposes with the Clews. Mr. Shaw said the fire department gets to make the final call, as Board Member Davison mentioned.

Mr. Sullivan presented an aerial view of the high fuel vegetation that surrounds the ranch. He pointed out how little time there would be to evacuate the site in case of a wild fire.

Board Member Kashani mentioned it would be harder to evacuate 100 horses than it would 75 students. He pointed out that Mr. Sullivan was arguing against himself because the Clews Ranch is surrounded by high fuel vegetation whether or not the school is there. Mr. Sullivan's point was that the site requires a full environmental impact report. Chair White mentioned both MNDs are the same and the final decision depends on the fire department as was previously mentioned.

Mr. Sullivan stated the entire MF Zone is a historical resource and needs to be reviewed, not just the Stevens' House. The house is the origin of the historical designation and a historical resource analysis is needed before building on the property.

Mr. Sullivan then distributed a list of issues they have with the plan, including problems with the road being too narrow (20 feet wide) for city regulations. He provided a handout for the board, which is attached for reference (Synopsis of Recent Cal Coast Academy Project Issues).

Mr. Sullivan noted if Cal Coast Academy is built it would be inside the flood way which is prohibited by law. Mr. Shaw showed a map that illustrated that the property is outside of the flood way. Mr. Shaw mentioned the Clews and their team sent the wrong map to the city. Cal Coast Academy is out of the flood line which goes around the Clews Ranch property. The city is fully aware and very familiar with this issue they are trying to get it settled, according to Mr. Shaw. Chair White finalized the point and said both MNDs are the same.

Barbara Clews elaborated on the problem of the roadway being 20 feet wide; she believes the law prohibits anything less than 34 feet to be built on an MF-1 Zone. She also mentioned the speed limit drops to 5 mph when they leave the ranch because it's a blind corner. Issues on safe driving, parking on the CVREP trail, sudden noises scaring the horses, a desired 20 foot wall around the Clews property, and fire evacuation were all mentioned. Concerns and comments were made in regards to the driveway being used for equestrian use and vehicular access.

After more issues were raised by a rider from the Clews Ranch, Chair White closed public comment and moved on to a final decision. Chair White asked for comments from the board.

Board Member Ross noted Cal Coast Academy is willing to go far to meet the concerns of the Clews Ranch family. He personally doesn't see a reason why they should oppose the building of Cal Coast Academy.

Board Member Kashani said the problem still resides with the zoning and whether this is a multi-family use or not. Board Member Farinsky mentioned that having a school is a better solution than having multiple family homes on the property.

Board Member Tedesco noted there are still issues with the drop-off and parking that need to get resolved.

Board Member Kashani brought up the point that 10mph is not a realistic speed limit.

Chair White mentioned being disappointed with city staff for overlooking the community plan designation (which is CVREP open space) and failing to bring the project more in line with what the community has in mind for that area. Second, he mentioned city staff needs to relabel the MF-1 Zone because the area is not appropriate for a multifamily use.

Board Member Farinsky asked if the area can be rezoned. Mr. Shaw said it would take about a year for the city to rezone the property.

Chair White made the following motion but abstained from voting and does not support the motion.

Chair White made the motion to support a Coastal Development Permit and Site Development Permit to construct a 5,340 square foot private school building for a maximum of 75 students. The existing historically-designated residence would not be altered by the project. The motion was seconded by board member Farinsky. After discussion of the motion, the motion failed 5-4-2 (9 votes are needed to pass).

A consensus could not be reached on a substitute motion, however Chair White will write a letter to the city of the board's actions that will help explain the difficulty in reaching a decision.

## **6. CVCPB Bylaws: Review and Approve updated bylaws**

**Applicant – Chair, CVCPB**

Chair White made the motion to combine neighborhoods and lower the number of representatives from 18 to 12, as to be decided by Chair White. The motion was seconded by Board Member Farinsky, and passed on a unanimous vote of 13-0-0.

## 7. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
2. FBA	White	None	None noted
3. MAD	Newman	None	None noted
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	White	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	None	None noted
12. Signage	White	None	None noted
13. Livability	Moore	None	None noted

### **CHAIRS REPORT**

None.

### **OLD/ONGOING BUSINESS**

None.

### **ADJOURNMENT**

The meeting was adjourned at 11:45 p.m. The next meeting is on May 28, 2015.