

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 27 August 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>Absent</b>
1. VACANT	Neighborhood 1		
2. Ken Farinsky	Neighborhood 3	X	
3. Hollie Kahn	Neighborhood 4/4A	X	
4. Debbie Lokanc	Neighborhood 5	X	
5. Christopher Moore	Neighborhood 6	X	
6. VACANT	Neighborhood 7		
7. Frisco White, Chair	Neighborhood 8	X	
8. Anne Harvey	Neighborhood 8A & 8B	X	
9. Steve Davison	Neighborhood 9	X	
10. Anna Yentile	Neighborhood 10	X	
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. VACANT	Investor Representative		

**ANNOUNCEMENTS**

It was noted that Anna Yentile is retiring from the Board since she will be moving to Carlsbad.

**ACTION AGENDA (taken out of order)**

**1. Board Member Appointment:** Consider the Chair’s recommendation to appoint Kimberly Elliot to complete the remaining term of Brian Brady (resigned), Investor Representative.

•Applicant - Frisco White, Chair

Christian Clews motioned to appoint Kim Elliott to complete the remaining term of Brian Brady as Investor Representative, seconded by Debbie Lokanc, and unanimously approved (12-0). Kim was seated.

**APPROVAL OF MINUTES**

The June 25 and July 23 minutes were not approved due to lack of quorum. The minutes will be placed on the September agenda for action.

**PUBLIC COMMUNICATION**

Ken Farinsky provided an update on City notices to the community. Ken also noted that the City website does not sort by date making finding notices problematic. Ken asked that Barbara Mohondro of Council District One investigate.

Cory Hao noted that the Friends of San Dieguito River Park are requesting that the State Water Resources Control Board check on storm water discharge at the polo fields property. Cory also mentioned that there is a lot line issue on the polo fields property; and that he is disappointed with the City’s RFP. Cory asked for a board representative on the RFP evaluation committee.

Chair White identified that a Verizon Teepee cell site application near Torrey Pines High School has been filed and Chair White asked Hollie Kahn to look into the application. Chair White also mentioned that a half marathon is proposed on December 27 that may impact CVREP.

Kim Elliott explained what occurred at the last One Paseo workshop meeting. A videotape and copies of the materials are available online. Kilroy Realty is compiling thoughts and comments for presentation of a project to the Board. Chris Moore asked if comments will be made available and Kim mentioned that she will get back to the Board on that question.

**WRITTEN COMMUNICATIONS**

None.

**COMMUNITY PLANNER REPORT**

Bernie Turgeon appeared and explained that he is back as the Board’s representative for Carmel Valley. Dan Monroe will continue to be the PHR and Del Mar Mesa representative.

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

Barbara Mohondro provided a report and identified that the Council District One is investigating other options to stop signs at High Bluff Drive and Grandvia Point.

**MAYOR'S REPORT**

None.

**COUNTY SUPERVISOR'S REPORT** – Janie Hoover, Office of Supervisor Dave Roberts  
Janie Hoover provided a report.

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

None.

**STATE SENATE REPORT** – Sarah Fields, Office of State Senator Marty Block

None.

## **INFORMATION AGENDA**

### **1. Rancho Del Mar:** Presentation of proposed Senior Residential Development.

•Applicant - Bret Bernard & Chris Nichelson, Milan Capital

Chris Nichelson and Bret Bernard presented. They noted that they have withdrawn the intensive development plan and started looking at new options. Bret noted that they have been interacting with key community members and the neighbors. Bret then described option A as development on the east side with the west proposed as habitat which would handle off-site drainage. Another version of option A included a habitat area that is dry. Option B put development to the west and habitat to the east. Brett noted that they have engaged the City and Helix Environmental to assess east vs. west biological benefits. Helix Environmental identified a lack of opportunities to the east. It was also noted that the City looks at public views, and there is more view opportunity with habitat to the west

The applicant is hoping to get an application together in the next couple of months. They are looking at code provisions and Prop A. Chair White asked the applicant to explain density and it was explained that 10% of the site is allowed for buildings, which yields 103,977 SF of allowed footprint. It was also explained that two story and three story options are allowed. The applicant identified that they are proposing nearly the allowed footprint but less building area than allowed. Bernie Turgeon identified that he would need to spend time to confirm the applicant's numbers. Christian Clews expressed concern about impacting views for neighbors to the east. Ken Farinsky asked the applicant to look at curving the southerly secondary access road or look at other opportunities for secondary access.

It was later identified by the applicant that they are proposing one to two story buildings and that total building proposed is 158,816 SF comprising of one story with 10 to 12 feet and sloping roof adds another 7 feet; and two story adding another 9-feet. Anne Harvey asked about accommodating roundabouts and the applicant thought that facilitating roundabouts can be done.

Cory Hao, from the public, expressed concern about wildlife. Cory asked about open space west of El Camino Real and about opportunities for staging; and Cory explained that he would like to know where the proposed trail is before the applicant submits. A resident expressed concern for his view which looks directly at the proposed buildings.

Chair White suggested that the applicant also look at a north-south split for open space reasons. Chair White also recommended that the applicant start working with the neighborhood before producing drawings.

## **ACTION AGENDA**

1. Corallina: Consider a Site Development Permit, a Vesting Tentative Map, a rezone and a Right-of-Way vacation for the proposed 109 market rate residential units and 21 affordable units (130 total units) and 29,329 square feet of commercial space.

•Applicant - Tara Lake, Latitude 33

John Finley presented and noted that they are doing a land swap with Coast Income Property Group for ‘the sliver’ parcel. John further noted that they have worked with Coast Income Property Group, Jeff Lin and KB Homes. They plan for an October Planning Commission hearing. Tara Lake then began to go through the site plan and elevations. Retail is proposed along Village Way with 3-level stacked flats with parking underneath. No deviations are proposed. Affordable housing is located to the south of Village Way. Tara explained that high end building materials are proposed with balconies. Retail is also located below the affordable housing. Chair White commented that the affordable housing elevations lack architectural enhancement. Tara explained that they are proposing design guidelines for the affordable housing. Retail parking is shared. 342 parking spaces are required and they have provided 380. Some common area is proposed on Carmel Valley Road. Upon review of elevations along Carmel Valley Road, the Board expressed concern that the elevations along Carmel Valley Road do not match the proposed building fronts along Village Way.

Shreya Sasaki asked why affordable housing is not intermixed. John Finley responded explaining that it is not practical to operate affordable housing as intermixed and that financing would also be difficult in that case as well. Shreya also asked about affordable housing parking and it was noted that the parking is in an open lot. Allen Kashani identified that the neighborhood appears interested in more quick food as opposed to fine dining; and Allen asked about affordable housing bedroom counts to which the applicant replied identifying that one, two and three bedroom units are proposed. Allen also asked the applicant to identify the relationship between the site and the Coast Income Property site. The applicant explained that a wall up to 15 feet tall is proposed. Chair White expressed disappointment that the project has come to a stand-off between the applicant and Coast Income Property Group, and Chair White suggested continuance may be in order.

Victor Manoushakian expressed that he feels there is not enough parking and Victor would like to see less pedestrian connectivity put on the streets. Chris Moore suggested that the wall along Carmel Valley Road match other walls. Chair White asked for wrought iron openings on the wall to open and show motor courts. Ken Farinsky expressed concern about maintenance for special building materials. Ken also asked about rough heights of the buildings to which the applicant responded with a 50-foot max height. Chair White explained that the Board needs to see the design guidelines for the affordable housing site.

Chair White then opened discussion to Dan Curran of Coast Income Property and Dan asked for the Board to continue the project to the September meeting. A resident asked if electric vehicle charging will be provided and Mike Finley said yes. Karen Dubey spoke in support of the project and explained that she likes the vertical mixed use.

The Board had discussion about either clarifying/accepting a proposed retaining wall solution or continuing the project, and Chair White asked if a parallel track could be pursued. After discussion about the wall and a possible motion, Allen Kashani motioned to support the project conditioned

on 1) the Board reviews design guidelines that the townhome buyer shall implement; 2) more architectural articulation for buildings along Carmel Valley Road and for the affordable housing site to the same spec level as the front of the market rate housing along Village Way; 3) the applicant pursues lowering the proposed retaining wall 3-feet and work with Coast Income Property Group so that the wall is further minimized an additional 3-feet on the Coast Income Property side – and that the applicant shall pursue an aesthetically pleasing solution such as a ‘living wall’ with trellises/planting and look into staggered walls and opportunities to utilize slope; and 4) the applicant consider a perimeter wall spec that is harmonious with the Santa Barbara wall theme in Pacific Highlands Ranch. It was added that the applicant shall come back to the Board with a proposed retaining wall solution that addresses the motion. The motion was seconded by Shreya Sasaki and passed (12-1)

**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 10:15 PM. The next meeting is on September 24, 2015.