

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 26 March 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	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. Shreya Sasaki	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**

Chair White brought the meeting to order at 7:01 p.m.

Board Member Copic made the following corrections to February's draft minutes:

- Under Public Communication, in the second paragraph on page 2, add Board Member Manoushakian as the representative's name from Kilroy.
- Under Announcements, in the second paragraph, move the police title underneath Chair White's announcement regarding Steven Ross so that both announcements are separate.
- On top of page 4, next to Neighborhood 10, change "not running for reelection" to "termed out for reelection," for Laura Copic.
- Under Public Communications, in the third paragraph on page 2, change the name "Coffland" to the correct spelling of "Coughlin."

Board Member Copic made the motion to accept February's minutes as corrected. Board Member Clews seconded the motion, and the vote passed on a vote of 9-0-0.

### **CONSENT AGENDA**

None.

### **PUBLIC COMMUNICATION**

Ken Farinsky announced that the Registrar of Voters received about 61,000 signatures in regards to the building of One Paseo. The Registrar's Office is going through those signatures now and will validate them in the next 30 days.

Farinsky also noted two new Starbucks will be opening in Carmel Valley. One will be a drive-thru located in Pacific Highlands Ranch, and the other will serve alcohol on the beach side. A new Trader Joe's will be opening up as well. In addition, a new park called Solana Ranch Park opens tomorrow on Pacific Highlands Ranch Parkway.

### **ANNOUNCEMENTS**

Chair White announced again that board members cannot miss more than two consecutive meetings without being expelled from the board.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMUNITY PLANNER REPORT**

None.

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

Barbara Allegro gave an update on Sherri Lightner's plan to introduce a plastic bag reduction policy in the city. The city is working on an environment document for this ordinance. Once it is finished, the ordinance will come to the City Council for a final vote.

### **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

Michael Lieberman reported that Caltrans finished the restriping and rumble stripping of Highway 56. The improvements were made to help prevent future accidents caused by distracted or drowsy drivers.

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

Ms. Nemchik reported that Senator Block introduced two bills, SB-298 and SB-352. SB-298 expands wiretapping ability for law enforcement officials so they can better fight money laundering, human trafficking, and other organized crime activities. SB-352 is designed to protect victims of elder abuse

by allowing them to access post-conviction orders of protection for themselves and family. This bill offers resources to help older citizens of domestic abuse access tools for their safety and well-being.

**US CONGRESS REPORT** – Hugo Carmona III, Office of US Congressman Scott Peters  
Hugo Carmona noted Scott Peters passed two legislative acts which are now in effect. The first legislative act is meant to help increase access to mental health services for veterans. The second act protects service members returning from deployment from predatory lending practices. The legislative acts are meant to help provide veterans with resources to help them gain a stable job and way of living. In addition, Congress members have increased their work days from three to five days a week.

## **INFORMATION AGENDA**

None.

## **ACTION AGENDA**

**1. Elections:** Announcement of election results and certification

**Applicant – Election Subcommittee**

Neighborhood 10: resident candidate – Anna Yentile – 2 votes  
Neighborhood 3: resident candidate – Ken Farinsky – 2 votes  
Neighborhood 1: Rick Newman – 2 votes  
Neighborhood 5: Debbi Lokanc – 2 votes  
Neighborhood 6: Chris Moore – 1 vote  
Pacific Highlands Ranch Neighborhood 12: Jonathan Tedesco – 1 vote  
Investor Representative: Brain Brady – 1 vote  
Developers Seat: Allen Kashani – 1 vote

Chair White noted the public has 24 hours to contest the elections. Chair White will certify the elections in April with or without contests. New officers will be elected into their new terms in April, so he encouraged present officers to reapply. Board Member Clews nominated himself for the seat of Vice Chair.

**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**

Sean Coughlin requested approval of the installation of a three-way stop sign and cross-walk on the corner of High Bluff Drive and Grandvia Point. Coughlin received 35 signatures from the residents in the neighborhood in support of the three-way stop sign.

Board Member Novak, a resident of the neighborhood, attested to the dangers of crossing the road with small children and pets. Ken Farinsky mentioned possible noise concerns for the immediate houses next to the stop sign. The average speed limit for that vicinity is 30 mph, making it difficult to cross safely to the other side. However, one resident mentioned the stop sign would be facing the back of houses shielding them from any noise.

Board Member Clews moved for installation of a three-way stop sign on High Bluff Drive and Grandvia Point. Board Member Copic seconded the motion and all voted in favor, 13-0-0.

**3. Hydrogen Fueling Station:** Consider Installation of First Element hydrogen fueling station at 3060 Carmel Valley Road (Shell Station on Carmel Valley Road & Interstate 5)

**Applicant – Danielle Cota, Black & Veatch**

Dr. Shane Stephens, Co-founder & Chief Development Officer for Black & Veatch, along with Danielle Scully, Zoning & Permitting Manager, presented a plan for installing new hydrogen fueling stations at 3060 Carmel Valley Road (by the Shell Station on Carmel Valley Road and Interstate 5). They are seeking approval from the Carmel Valley Planning Board to move forward.

They provided information about the cars that would use this fueling station. They are electric cars with fuel cell vehicles that run on hydrogen gas which then power the cars with electricity. The hydrogen powered vehicles are classified as a zero emission vehicle by the state of CA. These cars only emit water from the exhaust pipe.

The vehicles have a 400 mile driving range. Unlike gasoline cars, drivers get 60-70 miles per gallon with hydrogen fueling. Black & Veatch expect the cost of the fuel to be the same price as gasoline for the first five years. After that they expect the cost to go down to half the price of gasoline. During this first phase, Black & Veatch are developing 19 stations in California.

This project is heavily dependent on state funding. Governor Brown is supportive of the vehicles and signed an executive order for the selling of half a million hydrogen cars by 2025. He also funded \$22 million in grants to develop these hydrogen stations over the next ten years. Automobile companies provide them with loans as well.

Dr. Stephens mentioned safety aspects of using hydrogen as a fuel. The general characteristics of hydrogen are non-toxic and nonpoisonous, it doesn't leak into the ground, and it's odorless.

Concerns arose from the board members on public issues with regard to fire safety, getting these stations approved by firefighters, height of the back wall, and aesthetics.

Board Member Khan asked if she had a hydrogen fuel car today where she would get fuel. Dr. Shane answered the stations are limited to Torrance, Irvine, Newport Beach, and a few in LA.

Board Member Novak asked if they have 19 stations now or if they are in the process of establishing 19 stations. Dr. Stephens clarified they are in the process of developing 19 stations; they currently have eight stations in California.

Board Member Novak asked about what feedback firefighters have been giving and what are their concerns? Danielle Scully, Zoning and Permitting Manager, mentioned they have spoken to some firefighters but the concept of selling commercial fueling is brand new. They are meeting the code requirements.

Chair White asked if Black & Veatch is willing to come back and potentially present a permanent structure architecturally rather than temporarily. Dr. Stephens agreed. Secondly, Chair White asked if there is potential to underground their storage containers similar to gasoline. Dr. Stephens said there is potential but there is no precedent for it currently because they want to cover all safety concerns

first. Lastly, Chair White asked if hydrogen or gasoline is more destructive. Dr. Shane said hydrogen is less likely to catch fire because it has such a high expulsion rate.

Board Member Sasaski asked if the employees at the gas station will be trained to deal with problems regarding the hydrogen fueling station and if it will remain open 24/7. Dr. Stephens said the station will stay open 24/7 and the employees will be trained to deal with problems concerning the hydrogen station.

Board Member Clews made the motion to support the hydrogen fueling station with the understanding that the team at Black & Veatch will come back within a period of three years and present the changes and progress thus far for re-evaluation. The board currently has concerns regarding safety protocol, noise restriction, visual appearance, fire, and emergency services. The board would like these issues addressed before completely approving the project.

Board Member Davison seconded the motion, and the vote passed on a vote of 12-1-0.

**4. 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

**Applicant – Ted Shaw, Atlantis Group**

Please Note: Board Member Clews recused himself from this discussion.

Ted Shaw, from the Atlantis Group presented information about Cal Coast Academy, a proposed 5,340 sq. foot private school building for a maximum of 75 students in grades 6 through 12. According to Mr. Shaw, the existing historically-designated residence would not be altered by the project. The project would also include new landscaping and new refurbished hardscape. The construction site would replace most of the asphalt and concrete parking spaces and drive aisles with Decomposed Granite, new site walls, and fencing. Mr. Shaw mentioned the school is allowed under the classified MF-1 Zone (1-1 Zone); however, a Site Development Permit and Coastal Development Permit is needed to build the school built on the property. The applicant is seeking a Coastal Development Permit and Site Development Permit for the project.

Jan Dunning, owner of Cal Coast Academy, explained how the private school would benefit students without disturbing the Clews Ranch. Cal Coast Academy has no alarms or bells in the school. Students are called in and out of breaks with messages sent to their smart phones. There is no recess or P.E.

The school has purchased two 12-person vans to shuttle students to/from the site and Carmel Country Road to reduce traffic on the private road easement. The school prepared a draft evacuation plan with two-points of exit through the road easement to Carmel Country Road (East) and the dirt road to Carmel Creek Road (West). Additionally, the school has voluntarily agreed to close its campus on days when the National Weather Service issues a Red Flag Alert for the Coastal Area to limit evacuation conflicts with the Clews. Cal Coast Academy is approximately one acre in

size. Classes would run from 8:30 a.m. to 2:00 p.m. The maximum capacity of the site will be 75 students and 18 faculty.

Board Member Tedesco asked if the school will host any night classes. Ms. Denning said that no night classes will be offered. The only exception would be teachers skyping with students in foreign countries. Chair White asked how many people will be attending public assemblies. Ms. Dunning estimated 75 people maximum would be attending assemblies.

Blake Cluza expressed concerns over the Cal Coast Academy property which she sold to the Parkasky Family in August 2008. The Parkaskys still own this land, which poses a problem for the current plans for building on this property. Chair White clarified there is only one original road easement and another road easement for relocation that goes into the property.

Christian Clews and others attending the meeting expressed the following concerns about the building of Cal Coast Academy:

- Noise
- Wild fires
- Evacuation plan - only one road out of property
- Santa Ana winds
- Traffic
- Building in a zone that doesn't allow schools
- Restricted MSCP
- Cables around the arena
- Horses being frightened and causing more accidents
- Clews Ranch running out of business
- Transportation of students in the morning and evening
- Narrow road
- Zoning laws

Chair White suggested having the presenters come back once the environmental document is complete with solutions to the boards concerns. He asked for a motion to continue the item, indicating "items to be addressed" at the next meeting. Board Member Kashani made the motion to have the applicant return with metrics (specific to the school's operational plans) on traffic beyond what the city had provided. Other members of the board listed the specific items that they would like addressed at the next meeting:

- A site plan that can be distributed to the board
- Noise
- A second route for exiting the campus
- Zoning clarity (why does one document say AR and the city document says MF)
- 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

Board Member Novak seconded the motion, and the vote passed on a vote of 11-0-0.

**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	The next meeting is in April.	April 7 <sup>th</sup> at 4:30 p.m.
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	White	Board members will no longer be excused for two missed meetings in a row. If members miss more than four meetings in a year, they may be asked to leave. All members are required to participate on a subcommittee, as well.	None.
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	City Council approves Carmel Valley and Del Mar Mesa trail plan.	None noted
9. CVREP	Clews	Riders are getting into accidents with their horses due to bikers accidently scaring them. The Board is looking to talk with the city for solutions on sharing road with bikers and horses.	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Novak	The Cross Walk Policy is expected to go to city council for approval in May. An ad-hoc committee focusing on One Paseo was added.	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 11:07 p.m. The next meeting is on April 23, 2015.