

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 28 May 2015

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Excused
1. Rick Newman	Neighborhood 1			X
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. Brian Brady	Investor Representative			X

MOMENT OF SILENCE

Chair White called the meeting to order at 7:04 p.m. Chair White dedicated a moment of silence for the fatality that recently occurred at the crosswalk along Del Mar Trails and Mona Lisa.

APPROVAL OF MINUTES

Board members requested the following changes to the March 26, 2015 meeting minutes:

- Delete the first bullet at the bottom of page 1 which starts with “Under Public Communication...”
- Board Member Moore noted that he was excused rather than absent at the March 26 meeting.
- Board Member Farinsky corrected the second paragraph under Public Communication (on page 2) to say “One will be drive-thru located in Pacific Highlands Ranch, and the other will serve alcohol at the Beach Side Shopping Center on Del Mar Heights Road and Mango Drive.”

Board Member Sasaki motioned to accept the March 26, 2015 meeting minutes as corrected and Board Member Farinsky seconded the motion, and the motion passed by a vote of 8 – 0.

Board members requested the following changes to the April 23, 2015 meeting minutes:

- Board Member Farinsky made a correction to the following items:
 - Under the Information Agenda, on page 3, 2nd paragraph under “Conservation and Drought”, “Mr. Akins mentioned that the city may stop watering landscape...”
 - Also, on page 3 under the “Conservation and Drought”, change the spelling of Ken’s last name from “Farinksy” to “Farinsky.”
- A Board Member made a correction on page 7, 2nd paragraph, last sentence, under the “Wireless Facility @ Carmel Country Plaza”, changing the sentence to say “Having another cell tower may be a benefit because it reduces radiation from your phone.”
- A Board Member corrected the last paragraph on page 9 and the 1st paragraph on page 10 (under the Cal Coast Academy), where there were multiple references to “Kevin Sullivan”, and “Mr. Sullivan” which should be corrected to say “Kevin Johnson” and “Mr. Johnson.”
- A Board Member corrected the 1st sentence in the last paragraph on page 10 to say “Board Member Brady” rather than “Board Member Ross.”

Board Member Lokanc motioned to accept the April 23, 2015 meeting minutes as corrected and Board Member Davison seconded the motion, and the motion passed by a vote of 8 – 0.

CONSENT AGENDA

None

PUBLIC COMMUNICATION

Margaret Nelson of the Montecito area voiced her concern about the perceived delay for the Via De La Valle roadway widening project. She said she was concerned that based on prior Carmel Valley Community Planning Board meeting she had attended, that the concerns relating to horse park project impacts had stopped the project. She also asked about the timing for the El Camino Real bridge project (at San Dieguito River). Chair White and Ken Farinsky both provided a response, saying the City is still moving forward with both the Via De La Valle and El Camino Real projects.

Jamas Gwilliam of Kilroy Realty provided a status update regarding the proposed One Paseo Project. He said that Kilroy Realty is pleased by the compromise recently reached. He said that Kilroy is currently re-designing the project to be a mixed-use development that is substantially reduced in terms of bulk and scale, which would generate one half the traffic (compared to the version recently rescinded by City Council), with a maximum height of 7 stories (on office buildings) compared to 9 stories, and a set-back of at least 30 feet from adjacent streets. He said Kilroy will bring the revised plan back to the CVCPB in several weeks, and will look forward to engaging the CVCPB in a dialogue to make sure the revised project addresses community concerns. Chair White suggested that Kilroy should plan on engaging the community in a dialogue and really listen to what the CVCPB and members of the public say, and address those concerns in re-design of the project.

ANNOUNCEMENTS – San Diego Police Department, Officer Tracy Williams

Officer Williams said it has been a slow month. He said one of the problems they have been addressing is the theft of expensive bicycles. He commented on the fatality of the pedestrian who was crossing the street at Del Mar Trails and Mona Lisa. He said there was no evidence that he was aware of suggesting anything more than that it was an accident. He said that one problem he has been seeing across the community is vehicle accidents occurring due to distracted driving. He

answered a question about the dead body found in a canyon area, and said the cause of death was suicide, as was also discussed at last month's meeting.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

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

Barbara provided an update regarding water conservation measures being discussed with City Council, including use of drought tolerant landscaping, and new guidelines for water conservation. She provided an update regarding the City's new budget, which is currently being prepared and reviewed by City Council. Chair White asked if City Council is looking at requirements for new developments to adequately address water supply when they are being reviewed. Barbara said that is an issue Council Member Lightner is looking at, but that there is a balance between encouraging development of new housing to address the City's housing shortage, while also looking for ways to conserve water, and no clear policy direction on that issue has yet been identified. Chris Moore asked about the status of the traffic study that is now being performed for Del Mar Trails in the vicinity of Mona Lisa after the recent fatality at the crosswalk. Barbara said the study is on-going, and a resolution to address pedestrian safety at that intersection will be forthcoming soon.

MAYOR'S REPORT

None.

COUNTY SUPERVISOR'S REPORT – Janie Hoover, Office of Supervisor Dave Roberts

Janie introduced herself, indicating that she has recently accepted the job as staff member for Supervisor Roberts. She mentioned she had previously worked as staff member for Council Member Lightner's office, so she is very familiar with issues within the District 1 area, including Carmel Valley. She said she would look forward to providing updates to the CVCPCB each month.

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

None.

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

Sarah provided an update regarding legislation that Senator Block is currently working on in Sacramento, including Senate Bill (SB) 15 which encourages college graduation in 4 years, and another senate bill that would provide training for military family members.

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

None.

INFORMATION AGENDA

1. **Clean Elections:** Presentation of Goals to empower neighborhoods through Clean Elections – Applicant – John Hartley, Neighborhoods for Clean Elections

John Hartley introduced his organization, Neighborhoods for Clean Elections, and summarized their effort to advocate for clean elections within the City of San Diego. He said his organization will be collecting signatures for a ballot measure to be on the November 2016 ballot. The measure would call for public funding for political candidates who meet specific clean election criteria (e.g. not accepting private campaign contributions, etc.). The goal is to open up the political process to all candidates rather than only those who are wealthy or who can attract large private donors. John showed a 10-minute video with Bill Moyers, who talked about the need for election reform, and who advocated for new requirements relating to clean elections. John indicated that under the ballot measure he is advocating, candidates meeting the clean election criteria would be eligible for \$200,000 to be used for their election campaigns, and the funding would come from the City of San Diego General Fund. The measure he is advocating for would apply to elections for City Council, Mayor, and City Attorney. The Neighborhoods for Clean Elections website is www.sdcleanelections.org. John also passed around a sign-up sheet for planning board members and members of the public who are interested in getting involved and additional info about his organization.

2. Del Mar Highlands: Status of proposal improvements – Applicant – Elizabeth Schreiber, Donahue Schriber

Elizabeth provided an update regarding upcoming additional development at the Del Mar Highlands Town Center. Elizabeth explained that the shopping center has existing entitlements to build to a maximum of 445,000 square feet of development, and presently the shopping center includes approximately 283,000 square feet of development. This means the shopping center will be adding 162,000 square feet of development before it reaches full build out based on current entitlements. Elizabeth explained that the improvements currently planned would occur in 3 phases. The first phase will include the removal of buildings on the south side of the development, which includes the space that Barnes and Noble once occupied, as well as the Pearl Izumi store and other building space in that area. Also, the first phase will create 83 parking spaces in the area where the buildings are removed. Phase one is scheduled for June and July 2015. Phase two of planned development would occur in July and August 2015, and includes upgrading of water and sewer lines in the vicinity of southern portion of the town center. Phase 3 of proposed development would begin in mid August, and would include development of the first phase of structured parking along Townsgate, on the backside of Cinopolis and other adjacent shops to the south. Phase 3 would also include the expansion of Cinopolis to include a net gain of 3 new screens, and an expanded kitchen area. The parking structure would be three levels, and would include three ingress/egress access points. Elizabeth showed the board renderings showing views of the parking structure as seen from Townsgate, and from the parking area in front of Urban Plates and Carnitas Snack Shack, and showing the expansion of Cinopolis. Ken Farinsky asked Elizabeth a question about the architecture of the Cinopolis as viewed from Townsgate. Phase 3 of the development is expected to be complete by fall 2016. Elizabeth was asked about whether the development would include electric car charging stations or solar panels. She said that conduit would be added that would provide an opportunity for adding solar panels, but there is no plan right now to add solar panels. She said they have been considering adding electric car charging stations, but that the charging stations present a problem for providing the number parking spaces needed for the development, which is one of their primary concerns. A question was asked about where construction and store workers would park during phase 3 when the parking structure is being built. Elizabeth said that construction workers would be required to park inside the construction fence or would be fined, and the 83 parking spaces that would be added in phase 1 would help provide parking for other workers during phase 3 development.

ACTION AGENDA

1. **Climate Action Campaign:** Applicant – Brian Elliot, Climate Action Campaign
Brian Elliot provided an overview of the non-profit group, Climate Action Campaign, which was founded in January 2015, and its mission is to stop Climate Change. One of the group’s primary objectives is to be an advocate for the City’s Climate Action Plan (CAP). A goal of the CAP is a 50% reduction in greenhouse gases in the City by 2035. Brian said he was seeking CVCPB approval to write a letter to the City supporting the City’s CAP. Brian provided a brief overview of the CAP, and its 5 major strategies relating to: 1) energy and water efficient buildings; 2) clean and renewable energy; 3) biking, walking, and transit; 4) zero waste; 5) and climate resiliency. Brian talked about one of the tools outlined in the CAP to reduce greenhouse gases, which is the use of Community Choice Aggregation as a way for the City to choose the energy they use from renewable energy sources. Chair White and other CVCPB members asked questions about the CAP. Ken Farinsky expressed concerns about Community Choice Aggregation. Chair White said he thought the CVCPB should first review the CAP, and continue to discuss this topic at next month’s meeting. Chris Moore said he agreed with Chair White, and explained that most CVCPB members had not yet become familiar with the CAP, and therefore didn’t have the information necessary to vote regarding a potential letter of support. Chris Moore made a motion to continue this item to next month with Brian Elliot providing a website link where CVCPB members could find the latest version of the CAP for review. Chair White seconded the motion, and the vote passed unanimously on a vote of 11 – 0.

2. **CV Neighborhoods and Voting Districts:** Applicant – Chair, CVCPB
Chair White provided an overview of two maps showing two different options for consolidating and reducing the number of neighborhoods and voting districts for the CVCPB. Chair White explained that with recent expansions of the CVCPB’s jurisdiction in the Future Urbanizing Area 2, and other areas, the CVCPB is beginning to have too many members to be effective. The CVCPB members discussed the two options, with Christian Clews saying he preferred Option 2, and Ken Farinsky saying he liked Option 1. Chris Moore said he likes Option 1 because it consolidates Neighborhoods 5 and 6, which he said have a lot in common (e.g. common school district, etc.), as compared to Option 2, which would group Neighborhood 6 with Neighborhood 9, which he said have less in common. Chris explained that school district boundaries should be considered as a criterion that helps define neighborhoods, and could help guide the consolidation of neighborhoods. Ken Farinsky said he would be interested in seeing a map of the full jurisdiction of the CVCPB, given that recent changes have been made. Chair White explained that he did not expect the planning board would vote on this topic at this meeting, but would continue this discussion at future meetings. No vote occurred.

3. **Carmel Valley 5K:** Applicant – Katie Wilsey
Katie provided the planning board with a hand-out showing the new route for the Carmel Valley 5K run, which is proposed for Sunday, January 24. The route would begin at the Village at Pacific Highlands Ranch and would end at the Canyon Crest Academy. The date of the event was being moved from Saturday, January 23, 2016 to Sunday, January 24, 2016, and the route is different from what it was in January 2014. The event would begin at 7:30 AM and would end by 10:30 AM. Christian Clews provided a motion for the CVCPB to prepare a letter of support for the event as proposed. The motion was seconded by . The board voted 10 – 0 in favor of the motion, with Shreya Sasaki recusing.

4. **Polo Fields Lease:** Applicant – Heide Farst, City of San Diego Real Estate Assets
 Heide provided an update regarding the City’s plan to issue a Request for Proposals (RFP) for a new lease agreement for the Polo Fields along El Camino Real. She said she would like to include community concerns in the RFP that the selected leaseholder would be required to address their use of the property. The CVCPB had a detailed dialogue about their concerns for the property, which included the number of events and size of events occurring on the property, traffic and parking concerns along El Camino Real and Via De La Valle, and potential for impacts to water quality/drainage, noise, and lighting relative to the San Dieguito River Park, and use of adjacent San Dieguito River Park trails. Anne Harvey made a motion for the Chair to write a letter to the City (Heide Farst) detailing the community concerns that should be communicated in the RFP, and Christian Clews seconded the motion. The motion passed unanimously, 11-0.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	June 3, 2015, 4:30 PM at CV Library
2. FBA	White	None	None noted
3. MAD	Newman	None	None noted
4. MAD N10	Yentile	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	Vacant	None	None noted
12. Signage	White	None	None noted
13. Livability	Moore	Chris Moore said the Livability Committee met on May 19, and will meet again next month.	June 16, 2015, 5:30 PM, CV Rec Center

CHAIRS REPORT

None.

OLD/ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 9:45 PM. The next meeting is on June 25, 2015.