

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7:00 to 9:00 p.m., April 28, 2016

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

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	X		0
2. Barry Schultz	CV Voting District 2	X		0
3. Steve Davison	CV Voting District 3	X		0
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		0
6. Monique Chen	CV Voting District 6	X		0
7. Shreya Sasaki	PHR Voting District 11		X	1
8. Jonathan Tedesco, Vice Chair	PHR Voting District 12		X	1
9. VACANT	CV Business Representative			
10. Allen Kashani, Secretary	CV Developer Representative	X		0
11. Christian Clews	CV Property Owner		X	1
12. Kimberly Elliot	CV Property Owner		X	1
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

APPROVAL OF MINUTES – February 25, 2016 & March 24, 2016

The board was unable to approve the minutes for February’s meeting because all board members were not present at that meeting. Barry Schultz motioned to approve the minutes for March’s meeting and was seconded by Steve Davison. The motion was unanimously approved (7-0-0).

CONSENT AGENDA

1. Board Appointment: Confirm Chair’s appointment of Christian Clews to a CV Property Owner seat with expiry of 2018.

•Applicant - Chair

Ken Farinsky motioned to approve the appointment of Christian Clews to a CV Property Owner seat. The motion was seconded by Barry Schultz and unanimously approved (7-0-0).

PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Brian Curry, a resident of Carmel Valley expressed concern and frustration with Mayor Faulconer and some of his development and planning. He expressed that he wanted the board and the audience to consider Ed Harris for Mayor.

ANNOUNCEMENTS - San Diego Police Department, Officer Tracy Williams
Officer Williams provided a report and introduced Trevor Philips as the new Community Officer.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT - Bernard Turgeon and Daniel Monroe, City of San Diego

None.

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

Council President Sherri Lightner provided a report.

MAYOR'S REPORT - Francis Barraza, Office of Mayor Faulconer

None.

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

None.

STATE ASSEMBLY REPORT - Bob Knudsen, Office of Assembly member Brian Maienschein

None.

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

Sarah Fields provided a report.

US CONGRESS - Hugo Carmona III, Office of US Congressman Scott Peters

None.

INFORMATION AGENDA:

1. Cavallo Street Twin homes: Update on re-subdivision of two existing lots into four parcels to facilitate the construction of one twin home building (2 units). The proposal includes the vacation of a building restricted easement and a slope easement.

•Applicant - John Leppert, Consultant

John Leppert presented the updated plan for the proposed twin homes. This plan extends the street and two twin homes are proposed to be built at the end. Originally, the land was left as a possible area for an on/off ramp for Route 56. The updated plan matches the existing architecture of the other twin homes with a few modern touches. Chair White asked about the retaining wall that would be put in and Ken Farinsky mentioned that graffiti would be likely because of its location. Using plant coverage would deter graffiti. Landscape included clumping bamboo for privacy and eucalyptus trees to match the existing landscape. Sidewalk along Carmel Country Road was discussed because the original plan calls for a DG pathway for horses. Because horses do not use that pathway Chair White suggested going forward with the sidewalk and the majority agreed. The applicant expects to bring the final version of the project before the board for action in the future.

2. Bay Club Fairbanks Ranch LLC: Presentation of lease reassignment for Fairbanks Ranch CC, requiring significant habitat mitigation, rent increase and community benefits.

•Applicant - Rachel Laing, Consultant

An environmental land use lawyer, representing the Bay Club, presented the Bay Club's plan for Fairbanks Ranch. The Bay Club is going to do a full rehab of the club, including the surrounding habitat. The project will cost about \$6 million dollars and include new pool, tennis courts, elevator and more. Chair White asked about greater access but it will still be a 'members only' club. Ken Farinsky suggested working with the river park groups. They have already been working with Fish and Wildlife and will be cleaning up the riverbed. The El Camino Real alignment will take up a lot of property but they are prepared for it.

ACTION AGENDA:

1. Board Elections: Certification of election results. Elect Officers for FY 2016-2017.

•Applicant - Elections Committee

Monique Chen motioned to validate the election results. The motion was seconded by Debbie Lokanc and unanimously approved (7-0-0).

2. One Paseo: Direct Chair to submit letter to Council President Lightner supporting City Council review of One Paseo if Planning Commission is unable to hear project.

•Applicant - Chair

Allen Kashani recused, and since no quorum was available, no motion could be approved. The discussion continued regarding the future course of action. A letter to Sherri Lightner stating that the project needs to start moving forward will be composed. Ken Farinsky mentioned that adequate time needs to be allotted for City Council to discuss the project. The six other board members agreed with moving the project forward but without quorum.

3. Village Center Loop Road: Direct Chair to send a letter to Council President Lightner to request a study of the land requirement(s) to complete Village Center Loop Road and finish the community's master plan for this vital transportation circulation element

•Applicant - Chair

Chair White stated he wants to see this project completed. It was noted that traffic is unsafe at times and by completing this project, traffic congestion will be relieved. Matt Semic from Latitude 33 noted that the project has already been evaluated and a preliminary alignment and grade has been approved however right-of-way is not available. Matt explained that right-of-way acquisition and design could take 18 to 24 months before construction could begin and 3 years until the project could be completed. Chair White suggested starting the process now and acquiring the funds later. Barry Schultz motioned to write a letter to Sherri Lightner regarding moving the project along as quickly as possible. Ken Farinsky seconded the motion and it was unanimously approved (7-0-0).

4. Future Developments in Route 56 Corridor: Direct Chair to establish an ad hoc subcommittee to research upcoming projects along Route 56 corridor and report their impact if any to the greater Carmel Valley Planning Area.

•Applicant - Chair

Allen Kashani agreed to make phone calls and conduct some research regarding future developments east of Carmel Valley and PHR in the Route 56 corridor.

5. Rancho Del Sol Restoration: Update of Planning Commission Approval and project Document Recordation for the application for the installation of a drainage structure and the creation and enhancement of wetlands to mitigate environmental impacts and satisfy Court ordered Stipulated Settlements with the City and Pardee Homes.

• Applicant - Barczewski Family Trust

Allen Kashani recused on this agenda item. Without his vote, the board did not have quorum. This issue was moved to May's agenda.

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning	Frisco White, Jan Fuchs & Anne Harvey	None.	None noted.
2. CV & PHR FBA	Frisco White	None.	None noted.
3. CV MAD	Debbie Lokanc	None.	June 7 th , 2016
4. CV MAD N10	VACANT	None.	None noted.
5. PHR MAD	Jonathan Tedesco	None.	None noted.
6. Bylaws, Policy & Procedures	Frisco White	None.	None noted.
7. Open Space	Christian Clews & Anne Harvey	None.	None noted.
8. CPC	Ken Farinsky	Ken Farinsky provided a report.	None noted.
9. Livability (Special)	Monique Chen & Chris Moore	None.	None noted.

CHAIR'S REPORT

Chair White stated the new bylaws for the new fiscal year. Board members who miss three consecutive meetings or who miss four meetings total are subject to termination.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 9:30 PM.

NEXT MEETING

Thursday, May 26, 2016
Carmel Valley Library, 7 PM