

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7:00 to 9:00 p.m., July 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 | | 1 |
| 3. Steve Davison | CV Voting District 3 | | X | 1 |
| 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 | | 1 |
| 7. Shreya Sasaki | PHR Voting District 11 | X | | 2 |
| 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 | | 2 |
| 12. Kimberly Elliott | CV Property Owner | X | | 1 |
| 13. VACANT | Fairbanks Country Club/Via de la Valle/North City Subarea 2 | | | |

APPROVAL OF MINUTES – June 23, 2016

The board could not approve June's minutes because corrections need to be made and there was no quorum.

Debbie Lokanc expressed concern because there was no budget provided in Terry Decker's presentation.

CONSENT AGENDA

None.

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

A student intern, representing Barbara Bry, presented on her behalf and informed the board that he could answer any questions the board may have.

Bruce Cameron informed the board about the frequent jet engine noise over PHR. The noise can be heard when doors and windows are closed as late as midnight and early in the mornings. The resident is seeking help mitigating this problem. Chair White stated that the planning board cannot do much about it but Brian Maienschein offered to help and speak with him after the meeting.

Jon Tedesco mentioned the traffic issues on westbound Carmel Valley Rd towards the 56. He wants to

start a traffic subcommittee. Shreya Sasaki stated that the PHR HOA is interested in this as well.

Ken Farinsky brought some interesting ideas for new development to the board's attention with examples in the LA Times Newspaper.

ANNOUNCEMENTS - San Diego Police Department, Officer Trevor Philips

None.

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

Barbara Mohondro provided a report. Barbara mentioned that although Council President Sherri Lightner denied the Surf Cup Project because of CEQA and deed issues, it passed (8-1). Ken Farinsky inquired about the availability to public when the field is not in use and Barbara said it will most likely be available to the public when not in use but she will check to make sure. Chair White inquired about the crosswalk and Shreya Sasaki mentioned it will be discussed when they get together to discuss traffic.

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

None.

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

Janie Hoover provided a report and informed the board on the trend of abuse in San Diego of the drug Fentanyl. SB 1323 categorizes this drug with cocaine and heroin. Janie Hoover also provided a second update for the board on the "Live Well 5K."

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

Bob Knudsen informed the board about the internship program open to high school and college students. Interns presented Assembly Bill 2499 and Assembly Bill 1639. Assembly Bill 2499 promotes the sexual assault evidence kits tracking program by ensuring the kits are processed. Assembly Bill 1639 addresses Sudden Cardiac Arrest (SCA) Prevention Act by ensuring proper precautions are taken in order to prevent SCA.

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

None.

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

None.

INFORMATION AGENDA:

1. Carmel Valley Hotel: Introduction and update of proposed new hotel to be constructed on the Tio Leo site.

*Applicant – Neil Patel, Excel Hotel Group

Neil Patel introduced the project. The project is to be constructed adjacent to the Hampton Inn on the Northwest quadrant. Chair White mentioned coordinating with the Olivers. There will be surface and underground parking. The project emphasizes pedestrian circulation and has a transparent building design. The building will have an even elevation with the 56 freeway. There is an 85% parking ratio with the possibility to expand the parking if it becomes a problem. The project is zoned for a height of 60 feet. They want to go to 72-75 feet to add more interest to the project and a roof top deck. The project needs the board's support in order to exceed the current zoned height limit. Christian Clews inquired about the smell of the sewer. A gasket will be put in place to eliminate the smell. Barry Schultz inquired about the height and the benefits of a higher building. Neil Patel responded, saying that the rooftop deck will be available to the public and will increase visual interest. Kim Elliott asked about permits. All permits have been acquired. Ken Farinsky suggested incorporating a hotel shuttle since the parking ration is 85%. Ken Farinsky also inquired about the exterior color palette. It will be simple but final colors have not been chosen. There will be no beige or yellow colors. Garbage will be located in the garage. The roof will be white for energy efficiency. The roof will have a bar but it wont be fixed. Jon Tedesco asked about impacted views with the additional height and Neil Patel stated that the additional height will not impact views. Chair White also stated that there is no protected views for that area. Debbie Lokanc suggested keeping mature trees that are shown in the renderings. Monique Chen inquired about a TDM program and it was stated that this is an option. Anne Harvey stated that the building should be LEED certified and the group responded that it is energy efficient.

ACTION AGENDA:

1. Marvin Gerst: Consider naming a trail in honor of the late Marvin Gerst.

*Applicant – Anne Harvey & Lisa Ross

The Rec council must endorse the naming of the trail. Chair White asked where the trail naming will be – from where to where? Anne Harvey stated it will be from El Camino Real to Carmel Country Rd, possibly to the east side of Palacio. Christian Clews motioned to name the trail and leave the responsibility of locating the beginning and end of the trail to Anne Harvey. Seconded by Kim Elliott, the motion was unanimously approved (10-0-0).

2. Cavallo Street Twinhomes: Consider re-subdivision of two existing lots into four parcels to facilitate the construction of one twinhome building (2 units). The proposal includes the vacation of a building restricted easement and a slope easement.

*Applicant – John Leppert and Christina Mannion, Consultants

Christina Mannion, the architect of the project, has updated project. The project site will be elevated in order to be the same height as the rest of the neighborhood. They have added a turnaround at the end of the street so that cars will no longer have to use resident's driveways. The project has reduced its size in order to match the other twinhomes. The project also has a less modern design. The roof will be concrete tiles with integral solar tiles. The project also added landscape to the retaining walls. The project is under the height limit as well. The completion of the sidewalk has been confirmed. Kim Elliott motioned to approve the project with the recommendation of no eucalyptus trees. The motion was seconded by Christian Clews and unanimously approved (10-0-0).

3. City Council Candidates Communities Debate: Consider naming board member to work with Dee Rich and Noel Spaid (TPCPB) to assist in hosting and gathering questions from the community for the September 8, 2016 event held at Del Mar Hills Academy.

*Applicant – Chair

Shreya Sasaki will assist in hosting and gathering questions from the community for the September 8, 2016 event held at Del Mar Hills Academy. Chair White motioned to approve Shreya Sasaki and was seconded by Kim Elliot. The motion was unanimously approved (10-0-0).

4. PHR Employment Center: Consider submitting correspondence to City of San Diego regarding the approved density of the Employment Center verses the Community Plan and to amend the CP.

*Applicant – Ken Farinsky

Ken Farinsky read the meeting minutes and stated the inconsistencies within the community plan. He did not know if he was using the “sub-committee” plan. Ken Farinsky asked Allen Kashani to get a copy of the sub-area plan. Chair White will talk to Randy about 6300 ADT inconsistency.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

| 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. | None noted. |
| 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 | Christian Clews provided a report. | None noted. |
| 8. CPC | Ken Farinsky | Ken Farinsky provided a report. | None noted. |
| 9. Livability (Special) | Monique Chen & Chris Moore | Monique Chen provided a report. | None noted. |

CHAIR’S REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 9:23 PM.

NEXT MEETING

Thursday, August 25, 2016
Carmel Valley Library, 7 PM