

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7:00 to 9:00 p.m., October 27, 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, Vice Chair	CV Voting District 2	X		2
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		1
6. Laura Copic	CV Voting District 6	X		0
7. Shreya Sasaki	PHR Voting District 11	X		2
8. Jonathan Tedesco	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		4
12. Kimberly Elliott	CV Property Owner		X	4
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

APPROVAL OF MINUTES – September 22, 2016

A correction was made to the consent agenda. “Manjeet Ranu Day” was added. Considering this correction, a motion was made by Ken Farinsky to approve the minutes for September’s meeting. The motion was seconded by Debbie Lokanc and unanimously approved (7-0-0).

CONSENT AGENDA

Chair White informed the board that the information agenda item, Lighthouse Ridge, and the action agenda item, Easement Vacation, have been moved to the January 26, 2017 meeting.

Chair White also proposed moving the action agenda item regarding the Marriot new signage to January 26, 2017 in order to save time. A motion was made by Christian Clews and seconded by Laura Copic. The motion was approved (9-1-0). Chair White abstained.

Chair White then requested a motion to approved the new consent calendar. A motion was made by Laura Copic and seconded by Christian Clews. The motion was approved (9-1-0). Chair White abstained.

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

Laura Copic stated that CPC made a decision regarding the transition line. Alternative #5 was chosen because it is environmentally superior.

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

Council President Sherri Lightner informed the board that a meeting will be held at Golden Hall on November 1, 2016 at 10 am addressing short term/vacation rentals. She also mentioned the election and reminded the board and the audience that there are two ballots and to fill out both ballots with a ball point pen. She also awarded Chair White with the official Frisco White Day, October 27th, because of his dedication to the Carmel Valley Community and service on the board.

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

Bob Knudsen provided a report. He provided the monthly newsletter and highlighted important pieces of legislation that have passed.

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

None.

US CONGRESS - Office of US Congressman Scott Peters

A report was provided. Deadlines for the high school app challenge and service academy nominations were stated. All of this information can be found on their website.

INFORMATION AGENDA:

1. New One Paseo: Project Update.

*Applicant – James Gwilliams, Kilroy Realty

James Gwilliams presented the newest project update for One Paseo. Renderings were presented from different angles. Building heights have been significantly lowered. Using a “country modern architecture,” the project will mimic surrounding buildings in order to blend in. The parking structure will be wrapped with housing units. James Gwilliams informed the board of the “Off-site phase” in regards to the traffic signal updates. Improvements will be made to 10 different systems/intersections. This will cause very little disruption, as most of the work will be taking place on the side of the streets in those green cabinets. Caltrans will be working Kilroy and have access to the cameras installed at the ramps. Mitigation measures, such as adding turn lanes and turning pockets have been added. In regards to the time frame, retail construction will take place, beginning 2017 and ending in mid 2018. Residential construction will take place from 2017 to 2020 and office space construction will take place from 2017 to 2019. The best source of information is construction@onepaseo.com and updates will be made when possible.

2. Hacienda Del Mar: Update presentation of the project’s site planning, design and city submittal progress.

•Applicant - Bret Bernard, Milan Capital

Bret Bernard presented the senior care facility update. The design subcommittee had input on aesthetics and project orientation. Trails for equestrian use were discussed and a point of entry/exit was added. The realignment of El Camino Real is going to work with the project and the trails will depend on where/when realignment will occur. The landscape architect for the project went over the habitat in and around the site and showed the board how they are going to recreate wetlands. The DG trail was also shown with a gazebo and viewing areas. Overall drought tolerant landscaping will be used. Active and passive areas with multiple uses for people with Alzheimer’s will be incorporated. The landscape will be cohesive with surrounding landscape on Via de la Valle with sycamore trees. The site will have some palms and Ken Farinsky pointed out that they should avoid diseased trees. The architect stated that trees are going to be the focal point, not the buildings. The board discussed Prop A in regards to zoning.

3. Rancho Milagro: Proposed Amendment to Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No.

1572465 for 29 multiple-dwelling units including both market rate and affordable units.

•Applicant - Matt Semic, Latitude 33

Rancho Milagro is proposed to be built on a 2-acre parcel. Coast income properties has proposed the development of 29 single family townhomes in clusters of three or four. The townhomes will be three stories high and have two to three bedrooms. Renderings were presented to the board. There were variations between the clusters in order to create visual interest. Space will be left for connecting the future southern community. Barry Schultz suggested incorporating affordable housing units. The architecture will be cohesive with existing Carmel Valley style with a Santa Barbara theme.

ACTION AGENDA:

1. Aperture: Proposed Substantial Conformance Review (SCR) for the employment center at Pacific Highlands Ranch (PHR). The applicant is proposing five new commercial office buildings totaling 630,000 square feet on a 15.73-acre site, with one level of subterranean parking below buildings 4 and 5, and one above grade parking structure.

•Applicant - Matt Semic, Latitude 33

Matt Semic informed the board of updates made to the project. Pedestrian access, lines of sight, and other board suggestions that were made in May 2016 have been incorporated. Chair White emailed objections including land use density, transit, campus setting and the parking structure being too large. Barry Schultz

inquired about the discrepancy between the community plan and the project. There will be a park and ride facility with space for MTS in the future. A transit center is also planned. The idea is to create a campus setting that the entire community can utilize. The board decided to push the item to the meeting on November 16, 2016.

2. PHR Units 8/9: Proposed amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251 for a Rezone, Vesting Tentative Map, Site Development Permit and Planned Development Permit for a 515-unit single family detached home residential development on approximately 254 acres. The project proposes an increase of 64 single-family dwelling units from the originally approved project.

•Applicant - Jimmy Ayala, Pardee Homes

Allen Kashani presented the proposed project. A proposed amendment would diversify lot sizes and possibly add 64 units where the middle school would be built. Shreya Sasaki motioned to approve the amended project and was seconded by Jon Tedesco. The vote was approved (9-0-1). Allen Kashani recused.

3. Del Mar Highlands Estates Affordable: Proposed amendment to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 for the development of 13 affordable housing units on approximately 1.8 acres.

•Applicant - Jimmy Ayala, Pardee Homes

Jimmy Ayala presented the project. Chair White suggested integrating more intensely with affordable housing. Shreya Sasaki motioned to approve the project and was seconded by Jon Tedesco. The motion was approved (9-0-1).

4. The Village Phase II: Proposed amendment to Pacific Highlands Ranch Planned Development Permit No. 1113595, Site Development Permit No. 1113598 and Vesting Tentative Map No. 1113594, Rezone, Public Right-of-Way and easement vacations to add a single level-parking garage on the northern corner of Pacific Highlands Ranch Parkway and Village Way and modifications to architecture.

•Applicant - Matt Semic, Latitude 33

The project consists of two story buildings and a parking structure. The parking structure will serve current demands for parking. Chair White stated that additional parking seemed odd because people are not walking as the community originally planned. After much deliberation, the item was ultimately pushed to the November 16, 2016 special meeting.

5. Livability Subcommittee: Consider recommendations of subcommittee regarding the livability and mobility issues assessments of Carmel Valley and Pacific Highlands Ranch.

•Applicant - Chris Moore, Subcommittee Chair

Chris Moore provided a summary of the final results of the Livability Committee. The mission and purpose of the livability committee is to identify transportation-related livability/safety issues, green infrastructure improvements and placemaking enhancements within Carmel Valley and Pacific Highlands Ranch. Chris Moore provided a list of areas of concern with mitigation strategies. Jon Tedesco motioned to accept the committee's recommendations and direct the chair to set up a PHR traffic subcommittee. The motion was seconded by Barry Schultz and approved (9-0-0).

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..	The next meeting will be held in November.
4. CV MAD N10	Laura Copic	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	None.	None noted.
9. Livability (Special)	Chris Moore	None.	None noted.

CHAIR's REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

12:00 AM

NEXT MEETING:

Thursday, January 26, 2017
Carmel Valley Library, 7 pm

Wednesday, November 16, 2016
Carmel Valley Library, 6 pm - 7:35 pm
(If needed Special Meeting called by Chair)