

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

6:00 p.m., November 16, 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. Christian Clews	CV Business Representative		X	5
10. Allen Kashani, Secretary	CV Developer Representative	X		0
11. VACANT	CV Property Owner			
12. Kimberly Elliott	CV Property Owner	X		3
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

ACTION AGENDA

- 1. 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

Dan Curran presented and noted that Coast Income Property came to an agreement with the Finleys where they will process a lot line adjustment (or some other acceptable means) to allow them to create 5’ more of landscape buffer by encroaching onto 5’ of Coast Income property and by doing this the alley becomes eliminated; the result being that wall of the parking structure and the Corallina wall will be abutting without a appreciable gap. It was noted that the Finleys will design Coralilina to allow pedestrian access to the Village through the structure, and that the Corallina residents will use on a non-exclusive basis up to 14 parking spots in the structure.

Chair White asked about the trellis and Dan identified that they will continue proposing the trellis if that is what the Finleys want.

After discussion, Ken Farinsky motioned to approve the project subject to some conditions that will be identified as discussed in the board meetings, seconded by Jonathan Tadesco and unanimously approved (10-0).

2. **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 - Brig Black, Aperture

Chair White opened by explaining the disparity between the community plan and the executed permit. Sarah Toma attended from the City of San Diego Planning Department and explained that the use is what ADT is based upon. Dan Monroe from the planning Department also joined and explained that the Master EIR included 6300 ADTs and that the proposal was consistent with those trips, which provided a basis for approval. Ken Farinsky identified that the community plan states 300,000 square feet as the limit allowed and Ken is wondering why we are avoiding the community plan. Dan Monroe identified that the Master EIR accompanied adoption of the community plan. Chair White noted that the SCR before the board is not relative to changing the community plan.

After discussion, Ken Farinsky asked about signage and huge building numbers noted on some presentation graphics. Chair White expressed support for large building numbers. Chair White also asked about the applicants signage program and the applicant responded that they would follow the PHR sign program.

Kim Elliott asked about timing for construction and the applicant identified that they are still looking for tenants and therefore construction start timeframe is undetermined. Ken asked about the number of floors and the applicant identified that there is a ground level plus three floors. Jonathan Tadesco asked if there are any zone restrictions on parking. The applicant identified that all parking is handled on site.

A concern that was raised by the Board identifying that the applicant could try to change the proposed use without Board review. After that discussion, Allen Kashani motioned to support the project with 1) guarantee that the use before the Board will be maintained in perpetuity, or the applicant shall return to the Board for consideration of a permit amendment 2) the applicant shall return to the Board for confirmation that the project is meeting standards and provide a signage program for Board review prior to construction. 3) the applicant shall coordinate a traffic management plan with the School District to segment employment center traffic from school traffic. During discussion of the motion it was identified that the Board should emphasize that the Community is not in support of high intensity use such as a call center. Steve Davison seconded the motion and the motion was approved (8-2).

3. **Corallina:** Consider alternate grading solutions of either a landscaped temporary

retaining wall or 2:1 slope layback to facilitate project development of 30,000 SF Commercial, 46 Market Rate Apartments, 63 Townhomes and 21 Affordable Apartments (Contingent on remaining available meeting time).

•Applicant - Mike Finley and John Finley

John Finley presented and noted that they are submitting two options to deal with a grade issue between their project and the Lin project. One option is to grade a slope on the Lin property – and John noted that they have been negotiating for two years without achieving success yet. The second option is to construct a shored wall that is expected to be temporary until the Lin property develops. They are proposing bamboo to screen the wall that would initially be 12' tall and growing to 24' after one-year. Shreya Sasaki identified that she is disappointed with a waste of resources as the solution where one property owner is not cooperating. Jon Tedesco echoed Shreya's concern and also expressed concern for safety. The applicant identified that they would address safety with a protection fence on top of the wall. Chair White asked when construction is expected to start and the applicant responded with May or June 2017 as an expected timeframe. Barry Schultz expressed concern about the wall removal. After discussion, Ken Farinsky motioned to approve the alternative solution with the Board requesting that the slope option continue to be pursued and be approved, seconded by Debbie Lokanc and unanimously approved (10-0).

4. **Hacienda Del Mar:** A handout was distributed by a representative of the developer regarding Prop A. No action was taken as this item was not on the agenda.