

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Meeting Minutes**

**7:00 pm, Thursday May 25, 2017**

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

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Absent</b>	<b>Absence (Board Year)</b>
1. Ken Farinsky	CV Voting District 1	x		0
2. Barry Schultz, Vice Chair	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. Laura Copic	CV Voting District 6	x		0
7. Shreya Sasaki	PHR Voting District 11	x		0
8. Jonathan Tedesco	PHR Voting District 12	x		1
9. Annie Glenn	CV Business Representative	x		0
10. Allen Kashani, Secretary	CV Developer Representative		x	1
11. VACANT	CV Property Owner			
12. Kimberly Elliott	CV Property Owner		x	1
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES - April 27, 2017**

Motion: Laura Copic to Approve. 2<sup>nd</sup>: Barry Schultz. Approved 7-0-2.

**C. CONSENT AGENDA**

**1. 6th Annual Pardee Homes Carmel Valley 5K & Fun Run:** Consider 6th Annual Pardee Homes Carmel Valley 5K & Fun Run to be held March 11, 2018. PHR’s Crunch Fitness parking lot will be the start - finish and post celebration location.

•Applicant - Katie Wilsey

Motion: Barry Schultz to Approve Consent Agenda. 2<sup>nd</sup>: Debbie Lokanc. Approved 9-0-0.

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

Ryan Simmelink expressed interest in the PHR 12 seat. Contact info given to Jonathan Tedesco.

Lucas Kurlan asked about the Carmel Valley Road expansion in PHR, specifically, if the CVCPB has considered roundabouts to improve traffic flow. Frisco White noted that there is a Livability Subcommittee to investigate such issues. Contact info given to Frisco White.

Laura Copic attended the CPC meeting on Community Choice Energy. She noted that Sempra has created a business entity that allows it to attend community meetings to present the other side of the issue. Laura will look into inviting them to a future CVCPB meeting.

Debbie Lokanc noted that she had received complaints about the One Paseo Del Mar Heights Road work. Frisco directed her to contact Kimberly Elliott from Kilroy. Steve Hadley (CD1 rep) notes that the work is still in progress.

Frisco White noted that the One Paseo project will start work on El Camino Real soon, and that the construction of the retail component will begin soon.

**E. ANNOUNCEMENTS** - San Diego Police Department, Officer Trevor Philips

None.

**F. WRITTEN COMMUNICATIONS**

None.

**G. COMMUNITY PLANNER REPORT** - Naomi Siodmok (CV) and Sara Toma (PHR), City of San Diego

None.

**H. COUNCIL DISTRICT 1 REPORT** - Steve Hadley, Office of Councilmember Barbara Bry

Steve Hadley reported that they are working on getting additional money for the Carmel Valley Pool, and for fixing the bike path near Palacio.

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

None.

**J. COUNTY SUPERVISOR'S REPORT** - TBD, Office of Supervisor Kristin Gaspar

None.

**K. STATE ASSEMBLY REPORT** - Bob Knudsen, Office of Assemblymember Brian Maienschein

None.

**L. STATE SENATE REPORT** - Chevelle Newell-Tate, Office of State Senator Toni Atkins

None.

**M. US CONGRESS** - Kiera Galloway, Office of US Congressman Scott Peters

None.

**N. INFORMATION AGENDA:**

**1. PHR Library:** Update on future library.

•Applicant - Misty Jones, City of San Diego

Frisco White noted that meetings with the City on the PHR Library design went well and all parties were in agreement. The developer is working to get a right of entry permit to access the site.

**2. Soccer City:** Presentation by Goal San Diego, proponents and Public Land Public Vote Coalition, opponents of the proposed Citizens' Initiative for the redevelopment of the Qualcomm Stadium site.

•Applicants - Sean Duffy, Goal San Diego  
Joe LaCava, Public Land Public Vote Coalition

Soccer presented their case for the project. 60-acre park, office, residential, retail, hotel, soccer stadium, \$50M traffic improvements. No taxpayer money, more jobs, increased tax base, etc. Applicants indicated that soccer needs vote in 2017 to accommodate MLS. See complete information at "SoccerCitySD.com".

Members of the board questioned Applicants on issues such as: lease details, traffic mitigation, public transportation, land devoted to park use, SDSU issues, position of the Mission Valley Planning Group, planned hotel rooms and potential tourism (including World Cup), lot coverage/FAR, planning by initiative & statements by the City Attorney. Members of the audience added questions about lawsuits against the LLC, if SDSU could acquire facilities built by the soccer group, wildlife and riverpark issues, and sustainability (LEED, solar, etc.)

Joe LaCava presented the opposition position. Selling soccer but voting on the initiative where Mayor writes lease with no City Council action. Initiative bypasses normal planning, developed behind closed doors. Flaws include traffic, fails SDSU, process. Lots of side agreements, concerns about fair market value of property. Major issues should be at general election. See complete information at "PublicLandPublicVote.com".

Members of the board questioned LaCava about planning by initiative, Mayor creating the lease, possible alternatives and the RFP process, “fair market value” not including the up-zoned property, traffic, transit, results of the economic study, housing & low-income housing, and the fast pace of the process. Members of the audience questioned about the difference between ministerial and legislative decisions.

## **O. ACTION AGENDA:**

**1. Carmel Mission Park:** Consider removal and replacement of trees impacting SDG&E transmission lines.

•Applicant - City of San Diego / SDG&E

Moved to July meeting.

**2. Easement Vacation:** Consider vacation of public building restricted and slope easement within lot 31 of Map No. 12477, which was set aside for a future street.

•Applicant - Pete Vandenberg, Hunsaker & Associates

Moved to June meeting.

**3. Bay Club Fairbanks Ranch:** Proposed vacation of an existing 15’-wide City of San Diego Sewer Easement (PTS No. 511932). Vacated easement is to be replaced with a new 30’-wide sewer easement as part of realignment of the existing sewer for new site improvements.

•Applicant - Pete Jones & Greg Lang, PLSA

Ken questioned the zone expansion, it was expanded to a 30’ easement centered on the existing sewer line. Jonathan questioned that there was no impact on adjacent open space.

Motion: Ken, to Approve updated plan. 2<sup>nd</sup>: Annie. Approved 9-0-0.

**4. Bylaw Revision:** Consider City revisions to Article IV Vacancies.

•Applicant - Chair

Frisco noted that the City required that filling a vacant seat with an alternate must be for the rest of the remaining term for that seat, the person is not removed if a qualified applicant comes forward.

Motion: Barry, to Approve the Bylaws revision. 2<sup>nd</sup>: Jonathan. Approved 9-0-0.

## **P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative(s)</b>	<b>Report</b>	<b>Next Meeting</b>
1. Design & Planning	Frisco White, Jan Fuchs & Anne Harvey		
2. CV & PHR FBA	Frisco White		
3. CV MAD	Ken Farinsky		Next MAD meeting is June 6 <sup>th</sup>
4. CV MAD N10	Laura Copic		Next MAD meeting is June 6 <sup>th</sup>
5. PHR MAD	Jonathan Tedesco	Jonathan Tedesco is resigning, has possible replacement for PHR MAD representative	Next MAD meeting is June 6 <sup>th</sup>
6. Bylaws, Policy & Procedures	Frisco White		
7. Open Space	TBD		
8. CPC	Barry Schultz		
9. Livability (Special)	Ken Farinsky/Chris Moore		

## **R. OLD / ONGOING BUSINESS**

## **S. ADJOURNMENT**

The Board adjourned at: 9:30pm.

## **T. NEXT MEETING**

Thursday, June 22, 2017 at 7:00PM.  
Carmel Valley Library