

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7:00 pm, Thursday June 23, 2017

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		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. Annie Glenn	CV/ PHR Business	x		0
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Kimberly Elliott	CV Property Owner	x		0
11. Shreya Sasaki	PHR D1		x	1
12. Stella Rogers	PHR D2	x		0
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		0

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - May 25, 2017

Approval of minutes moved to July’s meeting as there were not enough current members to approve minutes.

C. CONSENT AGENDA

- CPC Confirmation:** Confirm appointment of Barry Schultz as CVCPB’s CPC representative.

Motion: Frisco White to Approve Consent Agenda. 2nd: Laura Copic. Approved 10-0-0.

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

Fran Kennedy brought the board’s attention to the 7ft wall at Seabreeze. She asked the board’s help in ensuring the developer was compliant with the Planned Development Permit (PDP). She cited concerns with safety since pedestrians, bicyclists, and motorists cannot see what is on the other side of the wall as they approach it. She listed 3 requests: to lower the wall to 3ft, the enclosure to be 6ft plexiglass, and sidewalk width to be standard. All requests are compliant with PDP.

Board put issue on the agenda for July's meeting.

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

Council passed balanced city budget (\$1.4 billion operating budget). Council member Barbara Bry voted against funding a special election that would cost \$5 million. Mayor pushing for a special election for convention center and Soccer City. Council voted against due to cost and because the city does not own the land the convention center is located on. Mayor vetoed and took funding from Districts 1 & 3 in order to fund special election. This will affect community services offered in these districts.

Board asked if it's possible to have SoccerCity pay for special election. Barbara Bry stressed the importance of not allowing private interest groups to buy special elections. Bry also spoke about the downside of land use by initiative: no fiscal or environmental reviews.

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

None.

J. COUNTY SUPERVISOR'S REPORT - Corrine Busta, Office of Supervisor Kristin Gaspar

Supervisor's office reported that enhancement grants have been finalized and that the Neighborhood Reinvestment Program will be replenished soon and will soon start accepting applications. Office also reported that they have a \$2 billion reserve. Ken Farinsky pointed out that reserve may be too high. Secondly, Debbie Lokanc asked if any reports of Africanized bees have been reported in the area and if so, if any actions had been made to control populations. She cited the presence of Africanized bees in Vista. However, the office reported that they were unaware of an Africanized bee situation and will report later with more information.

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

Assemblymember is working to get AB bills out of assembly and into the Senate so they may be approved. Two bills have left the assembly: AB 15 and AB 1495. AB 15, Denti-Cal Program: Reimbursement Rates, aspires to increase funding for dentist reimbursements. Knudsen cited studies that show the correlation between dental health and overall health. There are 40 million residents in CA registered to Denti-Cal Program. AB 1495 deals with the commercial sex exploitation of children. The bill proposes targeting those hiring children (“Jons”). The bill will also create a rehabilitation fund for survivors funded by prosecuted Jons.

The board asked about the 56 freeway. All proposed projects are in Northern CA. Maienschein voted against proposed gas tax, because a percentage of gas tax would likely be placed in general fund as opposed to going only to road repair as intended.

Ken Farinsky asked about proposed state-level health care. Knudsen noted that the CA state budget is \$182 billion with no set financial plan as of now. State is in early stages of creating a new budget; Maienschein aiming to set aside \$4 billion for health care.

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: Updates (as available) on future library

City and developer are in communication on Lot 26 staying open space.

2. Seabreeze Senior Living: Presentation on the redevelopment of the existing Seabreeze Farms Equestrian Center into a fully licensed residential care facility for the elderly (RCFE) with adjacent independent senior cottages.

•Applicant: Ryan Leong & Rim Rivard, SRM Development

Applicants expressed interest in redeveloping the equestrian center into a senior living community composed of independent living cottages, assisted living, and memory care. Development company has experience developing senior living communities and has identified an underserved need for senior living in Carmel Valley.

Board expressed issues with visibility, affordability, and horses. Applicants communicated that the central building would be two stories (located twenty feet below nearby homes) so it would not affect nearby homeowners’ views; adjacent buildings (2) would be three stories. Secondly, applicants identified Seabreeze Senior Living as a more affordable alternative to a senior owning his home in Carmel Valley. Lastly, there will be a retired horse facility for the Equestrian Center’s horses.

3. **One Paseo:** Updates on One Paseo Progress

Kimberly Elliott provided us with an update on One Paseo. Permits for retail and residence have been granted. Construction on residential, curbs, streets, traffic circle, and retail parking has begun. Work on Del Mar Heights and Camino Real will take place during the day, due to prior noise complaints. However, when utility work requires the closure of two lanes, work must take place during the night. Work on both main streets is expected to end by December 2017. Laura Copic suggested work to end in the summer months in order to not disrupt school traffic starting in late August/early September. Caltrans improvement will begin in August 2017 and take ten months to finish. The majority of transportation improvements will be done prior to first occupancy (occupancy of either retail or residential). Debbie Lokanc expressed concern over numerous potholes and asked for developer to refill potholes immediately.

Retail buildings are expected to be completed by early 2018, residential buildings are expected to be completed by early 2019. Shuttle will go into effect after third building is occupied. Laura Copic suggested making coverings on covered parking lot solar. Lastly, board expressed the importance of open communication between the board, community, and the developer.

O. ACTION AGENDA:

1. Seabreeze Senior Living: Initiation of the Plan Amendment process.

•Applicant - Ryan Leong & Rim Rivard, SRM Development

Initiation to make a fiscal study of land. Board brainstormed a few topics for study: density, noise impact, community approval, traffic, zoning, community needs, accessibility, traffic, traffic access, and parking. Initiation process will take several years.

It was shared with the community that an equestrian center is no longer financially feasible and is not complementary to a residential environment due to odor and noise.

Motion: Ken Farinsky, to Approve initiation. 2nd: Stella Rogers. Approved 11-0-0.

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 August meeting.

3. Craft Classic Half Marathon and 5K: Consider Craft Classic Half Marathon and 5K run along SR 56 bike path to be held July 16, 2017.

•Applicants - Telan Nicols, Road Runner Sports

Telan Nicols asked for approval for marathon to take place partially in Carmel Valley. There are 3,000 participants expected to participate in the event. Proceeds will go to Athletes Helping Athletes, which provides handcycles to children with disabilities. The event begins at 6:30am

and has a strict cut off of 3.5 hours for participants. No road closures will take place, cleaning crew will follow behind racers, and event traffic controllers and police will be on hand to help with traffic control.

Motion: Laura Copic, to Approve Half Marathon and 5k. 2nd: Allen Kashani. Approved 11-0-0.

4. **PHR Library:** For the future PHR Library consider corresponding to the City of San Diego to emphasize and condition that Lot 26 must always remain as a park and shall not be considered for parking or any other non-park use.

•Applicant - Chair

Motion: Steve Davison, to Approve Emphasis and Condition of Lot 26. 2nd: Debbie Lokanc. Approved 11-0-0.

5. **PHR District 12 Appointment:** Consider the appointment of Stella Rogers or Ryan Simmelink to fill the remaining term.

•Applicant - Chair

Items 5 & 6 moved to beginning of meeting.

Ryan Simmelink was not present. Stella Rogers highlighted her Carmel Valley residency, background in Human Resources, education, and involvement in the community. She was supported by Jonathan Tedesco.

Motion: Ken Farinsky, to Approve appointment of Stella Rogers. 2nd: Kimberly Elliott. Approved 9-0-0.

6. **North City Appointment:** Consider the appointment of Vic Wintriss to fill the open Fairbanks CC, Via de la Valle & North City Subarea 2 Representative seat till March 2018.

•Applicant - Chair

Applicant highlighted his education in Engineering. Board expressed that position is temporary as he does not live in the area.

Motion: Laura Copic, to Approve appointment. 2nd: Barry Schultz. Approved 10-0-0.

7. **Flower Hill Mall Tentative Map Waiver:** Proposal to subdivide Parcel 2 into two lots strictly for mapping purposes (see attached map) with no proposed on site improvements.

•Applicant - Craig Watson, Fuscoe Engineering

Subdivision is simply for mapping purposes; owner needs to subdivide in order to secure loan to improve existing building. However, no on-site improvements will be occurring at this time.

Motion: Kimberly Elliott, to Approve map waiver. 2nd: Barry Schultz. Approved 11-0-0.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning	Frisco White, Jan Fuchs & Anne Harvey		
2. CV & PHR FBA	Frisco White		
3. CV MAD	Ken Farinsky	Onsite meeting to look at landscaping areas will take place on July 11, 2017.	Next MAD meeting is September 5 th
4. CV MAD N10	Laura Copic	Follow up with landscaping needed; dead vegetation still present.	Next MAD meeting is September 5 th
5. PHR MAD	Stella Rogers		Next MAD meeting is September 5 th
6. Bylaws, Policy & Procedures	Frisco White	No more bylaw revisions in near future.	
7. Open Space	TBD		
8. CPC	Barry Schultz		
9. Livability (Special)	Ken Farinsky/Chris Moore		

Q. CHAIR'S REPORT

R. OLD / ONGOING BUSINESS

S. ADJOURNMENT

The Board adjourned at 9:30pm.

T. NEXT MEETING

Thursday, July 27, 2017 at 7:00PM.
Carmel Valley Library.