

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Meeting Minutes**

**7:00 pm, Thursday, September 28, 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		1
3. Steve Davison	CV Voting District 3		x	1
4. Debbie Lokanc	CV Voting District 4	x		1
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	2
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Jeannie Kim	CV Property Owner	x		
11. Shreya Sasaki	PHR D1		x	2
12. Stella Rogers	PHR D2		x	1
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 -**

August 24th Meeting:

Approval of Minutes postponed in order to clarify a note with Steve Hadley.

**C. CONSENT AGENDA**

None.

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

Stephenie, working with the Milan Team, wanted to provide a quick update on the continuing care facility on El Camino Real and Via de la Valle. Topic will be placed on October Agenda.

Frisco informed us that Seabreeze Senior Living Facility was approved by the Planning Commission to begin the initiation process of an amendment to the community plan. Bruce, a resident of the Watermark community, expressed concern about cars driving at 45-50 miles an hour. It raises a safety concern. Bruce asked for help implementing 3 stop signs, 3

four-way stops, and 5 speed bumps. He has contacted the city, but after an investigation the city concluded they could not do anything, as the streets were owned by Pardee Homes. Allen informed the Board that it takes years for streets to be turned over to cities. The issue was moved to the livability subcommittee.

Lastly, Katie from the Fish & Wildlife Department stated that residents need to coexist with coyotes. Residents should not leave out food. Residents should haze away coyotes if they see them. If residents have any questions they should contact the Wildlife Department. However, the Department will not remove nuisance coyotes, except in extreme circumstances.

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

**F. WRITTEN COMMUNICATIONS**

None.

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

Community Plan Amendment Initiation has been approved. Naomi can answer any further questions.

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

Steve had no major updates. Ken informed us that the Parks and Recreation Department are considering a policy change to no longer fund recreation councils. There is an assumption the policy change is about ensuring money spent through recreation councils is going through city processes. Steve will contact Parks and Recreation and ask them to clarify their proposed policy change at an upcoming meeting.

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

None.

**J. COUNTY SUPERVISOR'S REPORT** - Corrine Busta, 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:** Updates (as available) on future library.

No updates. Negotiation agreements between the city and Wormer are taking place.

**2. One Paseo:** Updates (as available) on One Paseo.

Parking structures should be completed in the next few months. Internal streets are being paved. Everything is in progress to be completed on time. Ken suggested building the street prior to building the homes. This way the completed street works as a noise barrier for residents across the street. Retail will be completed in Spring 2019.

**3. CV PFFP:** Presentation of CV PFFP's update. Finalization will be October 2017.

•Applicants - Megan Sheffield & Scott Mercer, City of San Diego

Applicants were unable to present and will instead present at the October meeting. Frisco informed us that the entire park upgrade has been funded and \$3 million has been set aside for liveability subcommittee use. Facilities Benefit Assessments (FBA) will now be considered Development Impact Fees (DIF). The maximum amount of FBA's has been reached; all other items will be considered DIFs.

**4. Oliver Hotel:** Project update for a PDP application for a 93,347 SF office, 123-room hotel and a 5,400 SF restaurant building with 476 parking stalls.

•Applicant - Hunter Oliver

Hunter is proposing a high-end hotel with office space, subterranean parking, and some surface parking. Hotel is proposed on a lot off Carmel Valley Road and Valley Centre Drive. If the hotel is developed, there will no longer be open lots in this area. Applicant is proposing a 76 ft high building and is applying for a planning permit in order to bypass the 69ft height limit. Applicant reminded us that he originally proposed a 95ft building height and decreased it to 76 ft.

Frisco asked what are the community benefits of this development? Frisco stressed benefits included parks, traffic synchronization, and community wide benefits. Benefits do not include employment opportunities or restaurants, as they are inherent to the project.

Frisco voiced that his major criticism of the project was that no effort was made to blend the

project with the Carmel Valley Hotel project. Frisco stressed a campus design versus two individual projects. Laura asked whether it would still be possible to place connectors above the lot if the project is approved? Applicant clarified there is an aerial on-ramp easement. Debbie stated she would like to see more landscaping whether in the form of landscaping islands, parkways, medians, or turning the cul-de-sac into a traffic circle. A huge square building is a turn off and forgettable. A resident repeated this sentiment: give it character. Ken voiced that he does not like that all the buildings are the same height. He would like to see some variation in height. Frisco supported this sentiment. He suggested that the project should start at height limit, lower a building's height, and heighten a building else where.

## **O. ACTION AGENDA:**

### **1. Soccer City Initiative:**

Consider whether to support the ballot measure which provides for San Diego River Park, Soccer City, and Qualcomm Stadium Redevelopment Specific Park, the San Diego River Park and Soccer City Development Agreement, associated legislation and policies, and lease/sale agreements for the 283 acres known as the Qualcomm Stadium Property and the Murphy Canyon Training Facility.

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

Sean began his presentation by reiterating the Soccer City timeline: no special election was held; therefore, San Diego was not allowed to bid for a major league soccer team. Soccer City will be on the November 2018 ballot. Sean states that a higher turnout election will be favorable to Soccer City. Sean suggests the Board review other proposals in order to compare them to the Soccer City Initiative. Sean asks for Soccer City to be placed on the action agenda again prior to November 2018. Sean also spoke briefly on the UT article in which backers of San Diego State stated they intend to file a notice of intent to trigger a 22 day waiting period. At the end of the waiting period, they plan to circle a petition to put on the ballot an initiative to give the land to San Diego State. Frisco clarified that backers of San Diego State are not affiliated with San Diego State. As a public agency, San Diego State cannot weigh in on the initiative.

Joe stated his opposition to the Soccer City Initiative. Joe informed the Board that both agencies have equally paid for SANDAG to perform an independent study focusing on traffic. SANDAG has not formally adopted the report yet, but has publically released some numbers. Sean interjected that the report is still in a draft phase and numbers are inaccurate. Joe stated the report revealed that surrounding neighborhoods outside of Mission Valley would be impacted, such as Sierra Mesa and North Park. Public Land Public Vote Coalition does not have any ideas as to what to do with the stadium, their focus is on opposing Soccer City. Joe also brought up the UT article, which emphasised that the Soccer City Initiative comes with a lot of terms. Leaving the question, what is San Diego going to get out of this initiative? If San Diego State gets the land, they do not have a set plan. They only have a conceptual plan. However, they will perform an Environmental Impact Report for whichever path they choose to take. Soccer City on the other hand performed an environmental analysis behind closed doors. Joe finished by stating Soccer City needed to do an environmental impact report out in the open.

Frisco asked what the traffic report showed. Joe answered the traffic report showed what intersections would be impacted, inside and outside Mission Valley. Sean further clarified that the study was not accurate because it was not suitable for multimodal locations such as Qualcomm Stadium which hosts two trolley stops. Barry suggested the Board discuss the numbers after the traffic report is officially released. Barry and Ken also expressed concerns about planning with initiative. Ken further expressed a concern about the land being designated as surplus land if we don't plan with initiative. As surplus land, the land would fall under state policy not local policy. Naomi mentioned that Mission Valley is updating their community plan. Mission Valley is considering what max development would look like on the site. They are looking at impact reports. They neither support nor oppose max development. They just want to know what the impact would be. Mission Valley Planning Board is also creating guidelines for the site. Barry expressed support for affordable housing on the site due to the housing crisis in San Diego. Debbie suggested a park which could be enjoyed by the entire community.

No action taken.

**2. Stop Sign Installation:** Consider installation of stop sign at the intersection of RSF Farms Rd. and Caminito Mendiola as well as speed impediments and postings along RSF Farms Rd. and Solterra Vista Pkyway.

•Applicants - Conor Donnelley

Allen Kashani recused.

Conor proposed a three way stop sign at the intersection of RSF Farms Road and Caminito Mendiola, south of the 56 freeway. Caminito Mendiola was never expected to be a through street to Rancho Santa Fe Farms Rd. Caminito Mendiola serves 200 homes, 75% which are occupied, and a proposed school site. Conner circled a petition in the community and received no objections to proposed stop signs and speed impediments. He listed his concerns as speed, width of road, a slope creating a blind spot at the intersection, and a lack of speed impediments. Conor was seeking a stop sign installation through the alternative process in which the resident first approaches the city, the city conducts an investigation, and the planning board can then request a solution. Speed impediments and postings will be further dealt with in the liveability subcommittee.

Motion by Ken: To approve two stop signs to create a three way stop at the intersection. 2<sup>nd</sup>: Laura. Approved 7-0-0.

**3. Stop/ Speed Limit Sign and Crosswalk Installation:** Consider request for installation of two-way stop sign and crosswalk at intersection of Rancho Santa Fe Farms Rd and Rancho Santa Fe Lakes Dr. Consider request for speed limit of 25 MPH along Rancho Santa Fe Farms Rd at Carmel Valley Rd.

•Applicant - Frankie Rastkar

Allen Kashani recused.

Frankie resides in the Casabella Collections community off Carmel Valley Road and Rancho Santa Fe Farms. Frankie requested a stop sign and crosswalk at the intersection of Rancho Santa Fe Farms Road and Rancho Santa Fe Lakes Dr. The Casabella Collections community has signed a petition in support of the installations. However, Rancho Santa Fe Lakes community was not informed of the petition due to it being a gated community. Steve will check with Naomi on how to proceed about notifying the Rancho Santa Fe Lakes community. Frankie also brought attention to the lack of street lights in the community. She also mentioned the sidewalks leading to the intersection are incomplete. Frankie is requesting landscaping be removed and a curb added.

Alternative process will cover the stop sign and crosswalk but not the the speed limit or sidewalk. Board will vote on stop sign and crosswalk. Speed limit will be discussed later. Prior police officers who have presented to the Board have mentioned it's easier to enforce speed limits of 35 versus speed limits of 25.

Motion: Laura to Approve 2-way stop sign with a crosswalk through alternative process. The City will look into continuation of the sidewalk leading to the crosswalk, notifying the Rancho Santa Fe Lakes community, and posting speed limitations along Rancho Santa Fe Farms Rd . 2<sup>nd</sup>. Debbie. Approved 7-0-0.

**4. Carmel Valley Hotel:** Consider approval for a Site Development Permit, Coastal Development Permit and a Neighborhood Development Permit for a 5-story, single structure hotel with 127 guestrooms, outdoor pool and spa. One level of underground parking is provided and all hotel functions, such as food service are only for the hotel patrons and guests. The Tio Leo restaurant presently occupies the site.

•Applicants - Neil Patel and Scott Ballard

Applicants provided an overview of changes the project has gone through. The 127-room hotel's height was lowered from 71 ft to 60 ft. The proposal will now go through a Process 3. Design elements have also changed due to the height change. Lastly, 127 parking spots will be provided, one for each room. Applicants highlighted limited surface parking, material variety to get texture at the pedestrian level, glass elements, and accentuated heights to create a changing view of the building. Frisco voiced his concern about the lack of connectivity between both projects. Applicant interjected that connectivity was a bit difficult due to a 30 ft landscape ban surrounding the property line.

Frisco asked for assurance that both projects would work together to find a solution to the connectivity issue. Frisco also asked Carmel Valley Hotel to present again at the October meeting.

Motion: by Ken to Approve Project. 2<sup>nd</sup>: Laura. Approved 8-0-0.

**5. Jeannie Kim Confirmation:** Confirm the seating of Jeannie Kim (Kilroy) to fill the Kilroy seat vacated by the resignation of Kim Elliot.

•Applicants - Chair

Motion: Ken to Approve confirmation. 2<sup>nd</sup>: Allen. Approved 7-0-0.

**6. SR-56 & 1-5 Connector:** Support TPCPB’s approval to formally select I-5/SR-56 Hybrid Connector Alternative #4 as the best way to support Quality of Life issues West of I-5 and to provide SR-56 connector for West to Northbound traffic to I-5 in Carmel Valley.

•Applicants - Dee Rich, TPCPB

Applicant was a no show.

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative(s)</b>	<b>Report</b>	<b>Next Meeting</b>
1. Design & Planning Subcommittee	Frisco White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Frisco White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	October 3rd at 4:30pm at the recreation center.
4. CV MAD N10 Subcommittee	Laura Copic	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	No Report.
6. Bylaws, Policy & Procedures Subcommittee	Frisco White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	TBD	<p>Subcommittee reviewed revisions to the density bonus regulations which were mandated by the state.</p> <p>They also reviewed ~70 code revisions.</p> <p>Lastly, the subcommittee dealt with park equivalency. There is a proposal to change the park requirement base from population base to subpark equivalency. Alternatives of providing park space included bicycle lockers, which did not sit well with the urban</p>	

		community.	
9. Livability (Special)	Ken Farinsky/Chris Moore	No Report.	No Report.

**Q. CHAIR’S REPORT**

None.

**R. OLD / ONGOING BUSINESS**

None.

**S. ADJOURNMENT**

The Board adjourned at 9:39 pm.

**T. NEXT MEETING**

Thursday, October 26, 2017 at 7:00PM.  
Carmel Valley Library.