

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Meeting Minutes**

**7 pm, Thursday, February 22, 2018**

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	1
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		3
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		2

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES - January 25, 2018**

January 25th Meeting:

Motion: Steve, to Approve January Minutes. 2<sup>nd</sup>: Debbie. Approved 7-0-0

**C. CONSENT AGENDA**

1. CV 5K: Consider approval of event date moving from March 11th to March 25th due to availability of traffic controllers from SD Police Dept.
  - Applicant - Katie Wilsey

Motion: Stella, to Accept Consent Agenda. 2<sup>nd</sup>: Annie. Approved 7-0-0

**D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda.**

Presentations are limited to 2 minutes or less.

**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

The Office of Councilmember Barbara Bry is calling for a Public Utilities Department billing audit. Steve informed the Board that a route along SR-56 has 3,000 homes and revealed an average of \$300-\$400 overcharges. The City has let go of the employee in charge of this route. The City is reading back over the meters. In April, the Water Department will review the water meters on site in Carmel Valley. Steve indicated that it is unknown whether the overcharges are a result of faulty meters, human error, or a combination of both.

Steve informed the Board that a trail at Gonzales Canyon has been washed out. A HOA is working with engineers in order to prevent water runoff from washing out the trails.

At a prior meeting, the Board decided to have No Right Turn signs installed in neighborhoods north of Carmel Valley Road. These signs have not yet been installed as Steve has been working with the community to ensure this is what the community wants. Steve is also working on getting stop signs installed along Rancho Santa Fe Road.

In January, Councilmember Bry hosted her first State of the District Address. She provided district residents with a summary of the projects she is working on. For example, Councilmember Bry is working to preserve and grow small companies.

Resident Karen Dubey asked when the middle section of Del Mar Heights Road will be paved. Steve will work to find out.

A second resident expressed concern over four parks located near Carmel Country Road and Del Mar Trails. The resident indicated the parks' grass areas have become slushy due to overwatering. She indicated the water rolls down to lower areas of the park. The resident asked for help in finding a solution. It is unclear whether the parks belong to MAD or the City.

**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

**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:**

**O. ACTION AGENDA:**

1. **Laterra and Sola:** Discuss concerns raised by Karen Dubey for Laterra and Sola and Dean Dubey's email. Direct Chair to respond accordingly.

•Applicant - Chair

This item is a continuation of a January meeting public communication item.

Karen delivered a quick summary of the events leading to this discussion. Karen stated that originally Pardee Homes received approval of the Village. The Village project that Pardee processed was coordinated with the former owner of the KB Homes site. Karen stated that community members did not want a 3-4 story building located across from Airoso. In 2014, KB Homes presented the Sola Project at a Board meeting. Karen indicated that KB Homes also met privately with community members at Airoso. Karen stated that KB Homes eased concerns by telling community members that the wall would not be higher than two-story buildings; the height of the wall would also be nuanced due to the 30-foot setback.

Moving forward, Karen asked the Board to continue improving the process. For example, subcommittee meetings should be attended by board members and their notes read into the official minutes. Karen asked that developers make their plans available on a website or have handouts present at meetings. Lastly, there should be requests of story poles, especially when there is confusion as to heights and setbacks.

Chair White clarified the issue as a disconnect between residents and what plans are really showing. Chair White expressed a need for presentations to be laid out in lay terms in order to make the plans accessible to community members.

Karen stated Sola's garage as another issue. Karen indicated it is not hurting property values, but it is a blight on La Terrace. Karen also spoke on the civic site. She stated that the top part of the civic site needs to be seatable. There needs to be a larger public seating area as not everyone will want to sit on the grass in the center of the civic site. Karen asked that the developer come to a Board meeting and present what the final civic site will look like.

Debbie agreed with Karen that notes from meetings with developers should be read into the official minutes. Chair White resonated that it is important for developers to clarify how they are

measuring setbacks. Are the setbacks being measured from the curb? Or are they being measured from the property line? Steve also commented that Councilmember Bry would not approve of a project that is not supported by the community. A second resident shared concerns that Latitude 33 was also exhibiting similar behavior. Chair White assured the resident that the Lighthouse Ridge development will be conditioned. Residents also indicated that Latitude 33 has been meeting privately with residents.

The second item was an email from Dean Dubey to the City and Council Office. Chair White placed this item on the agenda in order to send a formal response email to the City and Council Office on behalf of the Board.

In the email, Dean stated that Pacific Highlands Ranch should have its own planning board. Chair White stated that Councilmember Peters asked the Board to absorb Pacific Highlands Ranch and create seats for the district. At the time, the City did not have the funds to create a Pacific Highlands Ranch planning board.

Chair White expressed that the Board has been very supportive of Pacific Highlands Ranch. Four Board members are Pacific Highlands Ranch oriented. Chair White found the email offensive as he has spent numerous hours working on behalf of the Board. Annie is Pacific Highlands Ranch oriented. She owns two stores in the Village and has previously lived in Highlands. Stella found the email harsh. She represents the Pacific Highlands Ranch community and believes Dean should have addressed the Board prior to sending an email. Debbie found the email to be disingenuous. She stated that there have been plenty of projects in Pacific Highlands Ranch. She emphasized that a lot of time has been devoted to Pacific Highlands Ranch at Board meetings.

Motion: Stella, to Give Chair White the Authority to Respond to the Email. 2<sup>nd</sup>: Steve.  
Approved 7-0-0

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative(s)</b>	<b>Report</b>	<b>Next Meeting</b>
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	Meeting minutes will be available soon.  Chair White visited the Via de la Valle project site. Chair White encouraged the developers to create cluster developments. The developers are working to create designs heeding his suggestions.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	April 3, 2018 @ 4:30 p.m. at Ocean Air.

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	Chair White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	TBD	No Report.	No Report.
9. Livability (Special)	Ken Farinsky/Chris Moore	No Report.	February 26, 2018 @ 4:30 p.m. at Airoso Community Center.  Local school districts have been invited to attend. Solana Beach district will not be present.

#### **Q. CHAIR'S REPORT**

None.

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

None.

#### **S. ADJOURNMENT**

The Board adjourned at 8:00 p.m.

#### **T. NEXT MEETING**

Thursday, March 22, 2018  
Carmel Valley Library, 7pm