

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, March 22, 2018

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		1
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	x	1
5. Frisco White, Chair	CV Voting District 5	x		0
6. Laura Copic	CV Voting District 6		x	2
7. Annie Glenn	CV/ PHR Business	x		2
8. Allen Kashani, Secretary	CV Developer		x	2
9. VACANT	CV Property Owner			
10. Jeannie Kim	CV Property Owner		x	3
11. Shreya Sasaki	PHR D1	x		3
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 - February 22, 2018

February 22nd Meeting:

Continued to April Meeting.

C. CONSENT AGENDA

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

A resident indicated concern towards a crosswalk light located at the SR-56 westbound on-ramp on Carmel Valley Road. The resident's concern is the crosswalk light is on for pedestrians to cross while at the same time the light is green for oncoming traffic. This creates a safety concern for pedestrians. The issue has previously been brought up by Stella Rogers. Steve Hadley will look into the issue.

John Dean, a resident, stated that over a year ago Board members took down some signs on his advice. John stated that the police department gave one opinion and code enforcement gave another opinion. John requested clarification from Steve Hadley. Today, John publicly thanked

Steve for his efforts and acknowledged what a great job Steve is doing for the community. John stated that open house signs can be taken down if they are on the public right-of-way.

Dean Dubey addressed an email that he previously sent to the City. He apologized for offending members of the Board; it was not his intent. However, Dean indicated that the Board should not discourage citizens from approaching the City. Chair White clarified that the issue was “water under the bridge.” Dean indicated there should still be some changes implemented. For example, Dean suggested that break out minutes should be documented in the official minutes. Dean also indicated that Pacific Highlands Ranch should have its own planning board; however, in the meantime, Pacific Highlands Ranch should have its own subcommittee. Chair White reminded Dean that there are four Pacific Highlands Ranch orientated members on the Board. Steve Davison indicated that any emails sent to the City become public record. He also indicated that Councilmember Barbara Bry has not taken a position on a possible Pacific Highlands Ranch planning board, but if she does it would follow the opinion of the Board.

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 indicated that there have been numerous power outages throughout Carmel Valley. Steve indicated that these outages have ranged from a few minutes to a few hours. Steve indicated that Clarissa Falcon from SDG&E was looking into the issue to find out why it was happening and with higher frequency. Steve stated that the power outages may be a result of animal interference or tree failure.

Steve also reminded the community that on April 3, 2018, Councilmember Bry will host a community lunch at AIRISO clubhouse. Steve also indicated that there will be a community lunch on April 28, 2018 in Carmel Valley (2 p.m.) and Torrey Hills (4 p.m.). The Carmel Valley community lunch location is yet to be decided; Steve is looking for community members who may be interested in hosting the community lunch. However, Steve indicated that if a host is not found, the community lunch will be held in a public space. The event will be from 2-3:30 p.m. and Councilmember Bry will provide food.

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. Hacienda del Mar: Update of project.

Continued to April.

O. ACTION AGENDA:

- 1. Board Elections:** Announcement of election results.
 - Applicant - Elections Committee

In District 1, Ken Farinsky ran uncontested. In District 2, Barry Schultz ran uncontested. In District 5, Frisco White ran uncontested. Annie Glenn ran uncontested for CV/ PHR Business and Shreya Sasaki ran uncontested for PHR D1. Vic Wintriss has an appointed seat and will be reappointed again next month.

Election results will be effective in 30 days.

- 2. CV PFFP:** Consider CV PFFP's update.
 - Applicants - Megan Sheffield & Scott Mercer, City of San Diego

Megan Sheffield reevaluated the anticipated revenue coming in. Megan indicated that revenue calculations were lowered. Megan indicated that more money was put towards transportation mobility projects (\$4.3 million) and ADA compliance (\$1 million). Megan stated that fee reductions decreased from 17% to 8%. The fee reduction decrease will result in an additional

\$10,000 revenue.

Megan reminded the Board that all parks are funded at this point and fees are set on what the community needs. Debbie reminded Megan that One Paseo is still being built. Megan stated that the CVPP has not been updated in two years and that it is necessary to update it. Megan indicated that there is no nexus to continue charging a higher fee. Megan indicated that adjustments could be made the next time the plan is updated.

The miscellaneous mobility improvement fund consists of \$4.3 million and covers miscellaneous mobility improvements. The fund will cover a crosswalk light located near the recreation center. The fund will also cover the livability subcommittee's engineer on board.

Ken Farinsky mentioned that Chair White and himself have found a number of projects that need to be funded. These projects were found without referencing the livability report. Chair White asked if it would be possible to add an additional \$4 million to the miscellaneous transportation fund. Megan stated that this would not be possible.

Steve Hadley asked if a rapid response emergency station needed in neighborhood ten could be funded. Megan stated that an emergency station would not be covered under AB-16. She stated that FDA funds cannot be used to fund this; FDA funds can only be used towards facilities and ADA upgrades. For example, if increasing development causes a need for a new police department, a new police department could be funded.

Chair White reminded the Board that despite the Board's vote, the Facilities Plan would still go to City Council for final approval. Chair White also reminded the Board that in two years, the Board will have the opportunity to reassess the needs of the community.

Motion: Ken, to approve 2018 Facilities Plan. 2nd: Chair White. Approved 8-0-0.

3. **Del Mar Highlands Signage:** Presentation Jones Sign for Neighborhood Use Permit.
 - Applicants - Jerry Murdock, Jones Sign

The applicant is requesting to amend the current sign program at Del Mar Highlands. Del Mar Highlands has recently added a new center. All signs are currently adhering to the City of San Diego Signage Code.

Ken Farinsky clarified that Del Mar Highlands was following the City of San Diego Signage Code and not the Carmel Valley Signage Code. Ken also reminded the Board that the Del Mar Highlands Signage Code is more restrictive than the City of San Diego Signage Code.

The presenter indicated that pylon and monument signs are being added. Directory signs inside the mall will also be added. Directory signs are not regulated as they cannot be seen from the right-of-way. Parking signs for the parking structure will also be added.

The applicant is asking for an amendment to the Del Mar Highlands Signage Code. Barry Schultz stated that he would like to clearly see what the current sign program states and what the

proposed amendment would change it to.

Ken shared a few concerns. Ken did not find it necessary to add ten monument signs; he stressed it was not necessary to have a monument sign every 200 feet. Ken's second concern was that the center was adding three street-facing pillars that would be 20 feet each. Ken also stated that the original Carmel Valley Signage Code would not have allowed so many signs to be posted. Ken summarized that his concerns were the number of signs, height of the signs, and that the directory signs would be on the front of the streets.

Debbie Lokanc stated that large signs seem out of character in the community. Chair White commented that the Del Mar Highlands Center was growing into a regional center similar to University Town Center in La Jolla.

John Dean, a resident, asked why the 32-foot signs need five-foot lettering. Don responded that lettering size is decided on multiple criteria including size of the storefront and square footage of the sign. John stated that in the old plan a mid-sized tenant would receive a 32-foot square sign. However, at Del Mar Highlands this is not the case. John stated that square footage of signage should be consistent and not based on the size of the building. John continued that there are three retail sites in Carmel Valley and that huge signs are not required. Stella Rogers agreed with this commentary and labeled large signs excessive as most people who shop at the center are locals.

Barry clarified that the applicant wanted to be more consistent with the city standards. He also clarified that the city standards are more lenient than the currently adopted signage program.

Motion: Barry, to continue this item to April. 2nd: Ken. Approved 8-0-0.

4. **Costa Azul:** Consider proposed hotel and office project.
 - Applicant - Darrel Fullbright, Gensler

Continued to April.

5. **Lighthouse Ridge:** Consider the application for the subdivision of a 4.76-acre project site to accommodate 10 single-family residential units. The project site is located within Neighborhood 4A of the Carmel Valley Community Planning Area.
 - Applicant - Melissa Krause, Latitude 33

Melissa Krause stated that no significant changes have been made to the design of the project. She also stated the CEQA document has been released for public review. Terry, one of the property owners, stated that Latitude 33 has tried to work with the neighborhood by reorienting the proposed homes, reducing the slope, lowering walls, connecting trails, and offering to increase landscaping on the slope. Terry also stated that Latitude 33 is not filing any variances, has city approval, and has a letter from the city verifying that the new open space line is valid.

Chair White proposed a motion to approve the Lighthouse Ridge project with the deletion of Lots 9 and 10. Lots 9 and 10 are the end lots of the development. Chair White states that the

case he is making is based on going through the documents and emails from Robert Vacchi, Development Services Director. In an email, Robert stated that the official document for this development is the North City West Planned District Development Unit 4-A C-Sheet C-698.3. Chair White studied the proportions on the map. Chair White then overlaid the proportion ratio from the official map onto the first concept map. Chair White stated that Lots 9 and 10 appear to fall into the open space zoning.

Chair White made a motion to approve the project with the deletion of Lots 9 and 10. Barry Schultz seconded the motion, thus opening the motion to discussion by the Board and the community.

Ken Farinsky shared his hesitation to approve the project. Ken is concerned a conditional yes would be interpreted by the City of San Diego as a full approval. Stella Rogers and Debbie Lokanc suggested stronger wording in the approval.

Latitude 33 disagreed with the notion that Lots 9 and 10 would be built on open space. They argued that the line on the map could not be used to create a reasonable ratio as the line is faulty.

Two concerned residents urged the Board to use strong language in the conditional approval to ensure that Lots 9 and 10 are not built and open space is not lost.

Motion: Ken, to deny the Lighthouse Ridge project because Lots 9 and 10 are in open space. 2nd: Debbie. Motion denied 4-4-0.

Motion: Chair White, to approve the Lighthouse Ridge project only with the deletion of Lots 9 and 10 based on our conclusion Lots 9 and 10 are in open space. 2nd: Stella. Motion approved 8-0-0.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	Pacific Highlands Ranch subcommittee presented on the Pacific Highlands Ranch Library. The subcommittee incorporated open space into the design. Architecture is still a debate. The library will be further discussed at the next meeting.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	FBA approved.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	Next meeting will be 4/3/18 at 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	Barry Schultz	<p>New board members are required to attend a community orientation workshop online or in person. The next workshop is May 5th at 8:30 a.m. in downtown San Diego.</p> <p>At the next meeting, the Middle Income Bonus Density Ordinance will be discussed. It provides a density bonus to developers who guarantee a portion of their development will be affordable.</p> <p>Circulate San Diego released a report of planning groups' structures. This topic will be discussed at the next meeting. Concerns raised by Circulate San Diego include how long board members serve, boards are not reflective of constituencies, and affordable housing resistance.</p>	No Report.
9. Livability (Special)	Ken Farinsky/Chris Moore	<p>Barry will be the new co-chair and replace Ken.</p> <p>The goal for future meetings is to have more Pacific Highlands Ranch oriented people come to meetings. There is discussion of pushing the</p>	TBD.

		start time of meetings to 6 p.m.	
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Q. CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 9:36 p.m.

T. NEXT MEETING

Thursday, April 26, 2018
Carmel Valley Library, 7pm