

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, February 28, 2019

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		3
3. Steve Davison	CV Voting District 3	x		2
4. Debbie Lokanc	CV Voting District 4			0
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. Annie Glenn	CV/ PHR Business			2
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. VACANT	CV Property Owner			
11. VACANT	PHR D1			
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 24, 2019

January 24th Meeting:

Stella motioned to approve January Minutes. 2nd: Allen. Approved 6-0-0

C. CONSENT AGENDA

- 1. Craft Classic Half Marathon:** Consider approval of Craft Classic Half Marathon and 5K to be held on Sunday, July 14, 2019.
•Applicant - Heather Pearl, San Diego Running Company
- 2. Danielle McCallion:** Confirm Chair's appointment of Danielle McCallion to vacant PHR D1 Seat.
•Applicant - Frisco White, Chair

Ken motioned to approve Consent Agenda. 2nd: Steve. Approved 6-0-0

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

1. **Board Elections:** Announcement of the March 28, 2019 elections under the new bylaws and new voting districts. Seats up for election are: Carmel Valley Districts 3, 4, 6, CV Developer, CV Property Owner and PHR District 2 Representatives.
 - Applicant - Chair

Chair White stated that the election will occur March 28 at 6:45 p.m. at Carmel Valley Library.

Joe LaCava stated he is running for the District 1 council member seat. Joe stated he would replace Councilmember Barbara Bry, who is running for Mayor. Joe highlighted his community involvement and background as a civil engineer. Joe emphasized his plans to focus on constituent services, public safety (for example, understaffed police and fire departments), and protecting open space.

Will Moore, a resident of Carmel Valley, stated he is running for the District 1 council member seat. Will emphasized that his main concerns are addressing climate change, increasing housing costs, and jobs. Will stated that his goals will result in long term accomplishments for San Diego.

Chair White asked both candidates how they planned to set policy within a strong mayor form of government. Will stated that he plans on setting policy aggressively as a councilmember and not being afraid of creating waves or enacting change. Joe responded that a Democratic mayor and Democratic majority on the city council will likely result in increased cooperation between them.

Anne Harvey brought attention to a project located on 11 acres surrounded on three sides by the 900-acre Del Mar Mesa Preserve. Anne stated that the project is seeking to gain a rezone from AR-1-1 to IP-3-1; which will increase the height limit to 13 stories. Anne introduced us to a new organization, Protect Our Preserves San Diego. Anne stated that the purpose of the organization is to protect open space from invasive development. Anne informed the community that the organization is trying to gain support from the community to halt the rezoning of the 11 acres. Chair White clarified that open space intrusion is not occurring as the property is within the 11 acres. Chair White stated that the topic can be further discussed as an agenda item at a future Board meeting.

Ken motioned to place the item on a future agenda. 2nd: Barry. Approved 8-0-0

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

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC/Via de la Valle)

None.

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

Steve Hadley reported that the Northwestern Division of the Police Department is receiving three new patrol officers. Steve stated that crime rates, especially burglary, have decreased due to the arrest of 3-4 members of a burglary ring. Steve stated that the burglary ring was responsible for a majority of burglary crimes in Carmel Valley for the past year.

Steve stated that Pardee owned stoplights have been turned over to the City.

Steve stated that the park located in Pacific Highlands Ranch will open March 21, 2019. Steve stated that the City will operate the pump track located inside of the skate park.

Steve stated that on March 13, 2019, Councilmember Barbara Bry will be visiting the community and will be available to answer questions.

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

Bob Knudsen stated that there is a proposed mental health technology hub legislation, so cities can be informed of which mental health programs are producing positive results. Bob next stated that a proposed legislation will allow students with special needs to take home speaking devices during the school year.

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.

•Applicants - Jim Gabriel, Architect

Jim Gabriel stated no significant changes have occurred to the site plan and that they are 50% through the design process. Jim stated that the outside of the building has not changed; however, the interior has been refined. Jim stated that the overall height of the building was decreased by 1.5 feet over all resulting in a cost reduction. Jim stated the trellis was replaced with numerous mature palo verde trees. Chair White asked about the cost impact. Jim stated the trees were significantly cheaper than the trellis.

Resident Bruce Cameron shared concerns over the choice of palo verde trees. Bruce stated palo verde trees release a lot of pollen, provide minimal shade, and attract bees. Bruce asked if it was possible to change the breed of the trees. Karen Dubey also shared her concern that the trees are not aesthetic and might not meet the City's carbon dioxide intake recommendation under the Climate Action Plan. She asked for trees with a larger carbon dioxide intake, more shade, and less pollen.

Karen Cody stated that the City will not provide a maintenance budget for the library and it is something to consider. Allen asked if the design was confirmed within budget. A librarian confirmed the project is within budget. She also stated that the library is expected to open Spring 2022.

- 2. Corallina:** Presentation and update of the Corallina project to remove the podium/retail/flats building that front the North side of Village Way. That building will be replaced with Townhomes over Live Work space that will still be active to Village Way. The remaining 3-story Townhomes and the Affordable/Retail portion on the South side will not be changed.

•Applicants - Mike & John Finley, FinTerra

Melissa Krauss stated the Corallina project was approved in November 2017 for 130 residential units (21 affordable) with 30,000 square feet of commercial retail space. Melissa stated the approval included an interior podium which would accommodate parking in an underground garage. Melissa stated that KB Homes would like to propose removing the podium; this would result in a townhome-like project. Melissa stated that the project will be reduced from 130 residential units to 115 units with the affordable units staying the same. Melissa stated this would create a live-work situation with residential units located above retail spaces. Melissa stated that the removal of the interior podium will result in more open space and increased pedestrian connectivity.

Chair White reminded Melissa that a condition of the development is that retail space can never be converted into residential. Chair White also emphasized that alleyways and corridors should be opened up. Chair White also asked for the units to be adjusted to allow a view corridor. Chair White stated the project is too auto centric and does not reflect Pacific Highlands Ranch' commitment to walkability. Chair White stated that he would like the front doors of the homes located on Carmel Valley Road to face Carmel Valley Road. Melissa clarified that the front

doors do face Carmel Valley Road.

Melissa stated the project has a wall against Carmel Valley Road with gates to allow residents to walk through the gate onto Carmel Valley Road. Bruce Cameron asked about the setback. Melissa stated that the project meets the City's required setback.

Stella Rogers asked if the units were apartments. Melissa clarified that the units were townhomes and the affordable units were apartments. Danielle McCallion asked if office space was successful in the area and if there was a need for more office space in the area. Melissa responded that the zone is CC-1-3 and allows a number of commercial uses in addition to office space.

O. ACTION AGENDA:

1. **Transit Subcommittee:** Presentation by Phil Trom, SANDAG regarding transit serving our community.

•Applicants - Karen Cody & Sonya Solinsky, Co-Chairs

Sonya Solinsky encouraged the community to complete the SANDAG survey in order to inform SANDAG of transportation needs in the community. The survey can be reached at tinyurl.com/SDTRANSITSURVEY.

SANDAG Senior Regional Planner Phil Trom presented on San Diego Forward: The Regional Proposed Action Plan. Phil provided an overview of the Proposed Plan with goal setting and priority discussion occurring April-June 2019. Phil stated that it is necessary for the Action Plan to be consistent with the State Regional Transportation Plan (RTP) Sustainable Communities Strategy, Federal RTP and Air Quality Conformity, California Environmental Act (CEQA), Regional Housing Needs Assessment (RHNA), and the Notice of Preparation for Environmental Impact Report in order to secure and maintain funding for projects. Phil also mentioned current efforts by both SANDAG and MTS: Mid-Coast Feeder Study (MTS), 2020 Ballot Measure (MTS), and TDM Initiatives and Pilots (SANDAG/NCTD).

Phil also highlighted programs to decrease traffic congestion such as the SANDAG Vanpool Program (provides a \$400 subsidy a month), bike incentive programs, the WAZE Incentive Project, Try Transit Program (free 30-day transit pass available through eligible employers, resulting in 60% retention rate), and Guaranteed Ride Home (can be used 3x a year at no cost). Phil shared that SANDAG is working on creating transportation hubs for regions with major employment. Phil stated that a pilot program will occur at the Sorrento Mesa Coaster station sometime next year. Phil stated more information on the Regional Action Plan can be found at sdforward.com.

Chair White asked when will Carmel Valley receive public transportation. Phil answered that the project manager is looking into alternative possibilities. Phil stated there's a high potential to have feeder services in the area to support the Sorrento Mesa Coaster hub in the future. Ken Farinsky stated that it would be valuable to have transit lines connecting the villages, referencing the City of San Diego General Plan. Ken continued that it vital to create transit lines that residents can use for their daily activities, not just commuting to work. Ken also suggested

free transit (short term or long term), increased parking capacity at transit stations, and counting students when considering possible bus lines. Danielle McCallion asked if SANDAG was exploring transportation options inspired by other communities. Phil responded that SANDAG was seeking inspiration from other large cities. Danielle also emphasized reliability and frequency of bus trips for a successful transportation program.

Stella Rogers asked why students cannot be counted when creating transit lines. Ken responded that there is a state law that delegates that transit lines cannot be created to take students to school, as that is the school districts' responsibility. Phil responded that in North County, NCT and the schools have a partnership. He continued that NCT lines are predominately scheduled around schools and offer student passes. Phil also noted that school-aged, college-aged, and millennials are a growing demographic in the area.

Barry Schultz asked if the SANDAG Board was favoring public transportation. Phil agreed with this assertion and stated that the proposed regional plan was approved unanimously by the Board. Steve Davison asked if there was a budget cap in place. Phil stated that SANDAG's approach is first asking the community what they need and then finding funding for these solutions.

A resident asked if there's a way to have a shuttle service implemented from Pacific Highlands Ranch along Del Mar Heights Road in order to help residents bypass congestion on the busy street. Phil stated that they cannot implement a bus line right now; however, he continued now is a ripe time to begin conversations about shuttle services.

Resident Bruce Cameron asked for an update on the CA-56 expansion. Phil stated that the CA-56 expansion is a near-term project in which one additional lane in each direction will be added.

2. **Del Mar Highlands Signage:** Presentation by Jones Sign for Neighborhood Use Permit.
 - Applicants - Kathy Corvin, Jones Sign & Don Armstrong, DMH

Jon Medea presented on the final sign criteria for Del Mar Highlands. Jon stated the Board's three previous comments: it has to meet Carmel Valley's signage guidelines, the height of the signs, and the signs must meet the 50% height and 70% width rule. Jon stated that the majority of the signs meet these requirements except for a few signs.

Jon began by stating that previously 20 foot high signs were decreased to stand only six feet tall. Chair White clarified that the monument signs will be located on the property and not in the right-of-way. Danielle McCallion pointed out the inconsistency of the sign designs. Jon stated that sign inconsistency is due to the two phases of development. Jon continued that all new RM signs will be built with the same architectural elements of the second phase.

Don Armstrong clarified that they were asking for approval for 5 RM signs that are not approved through the Carmel Valley Signage Guidelines and Criteria. Ken Farinksy asked what the difference between M and RM signs was. Jon clarified that RM signs list multiple tenants while M signs only list one tenant's name.

Don stated that they originally did not have a height or width limit in their sign criteria. Don stated that now the height of signs cannot exceed 24 inches with letters being 18 inches maximum and logos being 24 inches maximum. Don stated that a majority of the buildings on the property meet this criteria except for two buildings. Don stated that one of these buildings has an 8 foot tall facade and thus 18 inch letters are not aesthetically pleasing. Don continued that all other buildings have 18 inch letters.

Ken stated that signs RM 1, RM 2, and RM 5 are unnecessary. Jon disagreed; he stated that signs RM 1 and RM 2 are important because they are located on Carmel Valley Road and Del Mar Heights.

Jon Dean stated that Del Mar Highlands amended their secondary document based on the Carmel Valley Signage Guidelines and Criteria and received their permits based on the secondary document. Jon stated that he reached out to the City of San Diego and they concluded that a secondary document cannot be changed to not conform to the government document. Jon continued that the project manager stated that he will inform supervisors and plan checkers that sign permits from Carmel Valley must conform to the Carmel Valley Signage Guidelines and Criteria. Don responded that this issue has been addressed and signs now meet the Carmel Valley Signage Guidelines and Criteria.

Jon Dean continued by sharing his concern that signs will be placed on the outside of exterior buildings with signs facing the street and the community park. Jon reminded the Board that anything that is approved for Del Mar Highlands will set a precedent for other shopping centers in Carmel Valley. Jon Medea stated that these signs will allow smaller tenants visibility. Chair White clarified that the Carmel Valley Signage Guidelines and Criteria permits tenants to place signs along Carmel Valley Road and Del Mar Heights Road. Jon Dean stated that the RM signs violate the amount of signage allowed by tenants. Chair White asked what the allowable square footage is for signage and stated that the Board's goal is to ensure the shopping center does not exceed their signage limit. Ken asked how much signage space is allocated to tenants with no frontage. Kathy Corvin responded that according to the Carmel Valley Signage Guidelines and Criteria, tenants that cannot be seen from the right-of-way may have unregulated signs. Ken Farinsky clarified that in order for these outside signs to be placed, a neighborhood use permit must be granted. Jon Medea responded that the City recognizes the need for tenants not visible from the right away to have signs on the outside. Jon continued that a neighborhood use permit is necessary to place these signs.

Barry Schultz suggested the creation of a subcommittee to create a concise summary of the issues.

Ken motioned to create a subcommittee. 2nd: Allen. Approved 7-0-0

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	Next meeting is April 2, 2019 at 4:30 p.m. at the Carmel Valley Recreation Center.
4. CV MAD N10 Subcommittee	Vacant	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is April 2, 2019.
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	Barry Schultz reported that the CPC has concerns about parking and height limit regulations being removed to encourage density. The City is moving forward with adopting regulations that would allow no parking minimums for projects in transit priority areas. Barry stated the area near One Paseo would be considered a transit priority location, despite no transit being located in the area.	No Report.
9. Livability (Special)	Barry Schultz	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Sonya Solinsky	No Report.	No Report.

Q. CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 10:21 p.m.

T. NEXT MEETING

Thursday, March 28, 2019
Carmel Valley Library, 7 p.m.