

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, January 23, 2020

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		1
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. Annie Glenn	CV/ PHR Business		x	1
8. Allen Kashani, Secretary	CV Developer		x	3
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner		x	0
11. Danielle McCallion	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		4

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - September 26, 2019

October 24th Meeting:

Ken motioned to approve the October minutes. 2nd: Barry. Approved 7-0-0

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.

Joe LaCava, City of San Diego Council District 1 candidate, encouraged residents to vote in the primary on March 3, 2020. Joe highlighted his participation in the One Paseo fight. He also shared his support for the planning board process, stating it is the best way for the community to communicate their interest and advice to City Hall.

Mike Wood, a Carmel Valley resident shared his concern that southbound drivers on Highbluff Drive were speeding and not yielding to pedestrians. Mike requested a stop sign to be placed at

the Ladyhill Road & Highbluff Drive intersection. Chair White advised Mike to request a stop sign from the City of San Diego. Chair White continued that if the stop sign application is denied, to return and request the stop sign through the alternative process.

E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs

Officer John Briggs responded to Mike Woods' concern. Officer Briggs highlighted that traffic is an issue in the Southwestern Division. He emphasized that the division only hands out citations, no warnings.

Officer Briggs encouraged residents to report any suspicious behavior in the area.

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 - Richard Flahive, Office of Councilmember Barbara Bry

Richard Flahive introduced himself to the community and encouraged residents to reach out with concerns. Richard highlighted that stop signs in Pacific Highlands Ranch East have been approved.

Vic Wintriss shared his concern about a traffic sign located on Del Mar Heights Road heading eastbound towards the I-5 North onramp. Vic stated that a 'No Right Turn on Red' sign was recently placed. Vic stated that a previously placed sign is still visible. Richard replied that other residents have shared their concern with this intersection and he will look into it.

Chair White asked for an update about the City's purchase of 101 Ash. Richard stated that the City bought the property with the intention of moving public workers into the building. Richard stated that asbestos was found in the building resulting in displaced workers.

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 - Rikard Hauptfeld, Office of Assemblymember Brian

Maienschein

None.

L. STATE SENATE REPORT - Miller Saltzman, Office of State Senator Toni Atkins

None.

M. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters

None.

N. INFORMATION AGENDA:

1. **Fiscal Year 2021 Affordable Housing Fund (AHF) Annual Plan:** Presentation on San Diego Housing Commission's AHF and AHF annual plan process and request for input on the use of Affordable Housing Funds in Fiscal Year 2021.
 - Applicant - Jasmine Kotlarz, San Diego Housing Commission

Jasmine Kotlarz, applicant, stated that the purpose of the presentation was to inform the public on the Affordable Housing Fund Annual Plan process and elicit feedback. Jasmine identified the Affordable Housing Fund as a permanent and annually renewable source of revenue to address housing needs of the City's extremely low, very low, low, and median-income households.

Chair White asked, in terms of locality, where will the funds be spent. Jasmine responded that it is city-wide funding and must be spread among the three different geographic areas: North, Central, and South San Diego. Chair White asked how this was related to developers seeking funds for building affordable housing. Jasmine responded that when funds are available, they send a Notice of Funds Available and score developers on a criteria. Chair White asked if developers are allowed to segregate housing and affordable housing on their projects. Tracey McDermott, Chief Financial Officer, responded that developers must adhere to affordability restrictions and cannot segregate affordable housing from the main project.

Barry Schultz stated that funding is projected at \$65 Million and asked how many affordable housing units will be represented in the projected funding.

O. ACTION AGENDA:

1. **Sprint:** Consider Sprint's proposal to modify facility by swapping 3 antennas and to renew the expired CUP.
 - Applicants - Marc Phillips, PWC-CA

Marc Phillips proposed modifying the facility located at Carmel Mountain Road and Harvest Run Drive in an infill site. Marc stated that the facility consists of a subterranean vault with equipment below the ground resulting in decreased visibility. Marc stated that the new antennas will be wider but are representative of new technology available.

Marc stated that the conditional use permit must be renewed every 10 years and is set to expire.

Ken Farinsky motioned to approve the CUP renewal and swap of antennas. 2nd: Vic.
Approved 7-0-0

2. **Surf Cup Traffic & Trail Improvement:** Discussion to issue letter to City of San Diego regarding Surf Cup Sports' traffic issues impacting the immediate neighborhood and the requirement of Surf Cup Sports to implement their lease obligations for the Coast to Crest Trail and Riverbank.

•Applicants - Maggie Brown, President, Friends of San Dieguito River Valley

Chair White stated that lease obligations for the Coast to Crest Trail and Riverbank will be discussed in February 2020.

Maggie Brown stated that she, Sue Carr, and Beth Nelson were present on behalf of the Polo Fields Coalition. Maggie stated that the coalition's website is preservethepolo.com.

Sue Carr stated that Surf Cup directly affects the Polo Fields due to its proximity. Sue Carr highlighted the impacts to the community.

1. Traffic Congestion: Sue stated that traffic congestion hinders emergency vehicles, leads to mounting traffic hazards, and impedes residents from leaving their neighborhoods due to traffic along Via de la Valle. Numerous residents interjected that traffic has impeded them from leaving their neighborhoods.
2. Light Pollution: Sue stated that high-powered lights are used for night games. Chair White stated that Surf Cup Sports stated that games are only played during daylight hours. Sue stated that this is not true.
3. Commercial Usage and Signage: Sue highlighted that this is strictly prohibited in the usage deed.
4. Noise and Dust Pollution (above allowable limits): Sue stated that Surf Cup is not amenable and redirects residents to share their noise concerns with the police department and record noise complaints for an hour.
5. Removal of Equestrian Facilities and Grading: Sue stated that the landscaping has hurt the natural migration of local wildlife.

Sue stated that there has been increased usage of the polo fields. Sue continued that numbers are not concrete as Surf Cup does not publicize their schedule and does not have a concrete definition of *events*.

Sue highlighted that the coalition does not take issue with children playing sports; their discontent is with adults participating in large events that are negatively impactful to the community.

Sue identified CEQA issues not addressed as traffic, noise, biological resources, water quality, storm pumping, air quality, dust emissions, land use, and public services. Sue stated that Surf Cup is engaging in illegal stormwater pumping and state officials have issued a cease and desist order. Sue stated that Surf Cup has responded by regrading their fields to deter water to nearby fields.

Sue stated that Surf Cup has plans for further expansion that will worsen the impacts on the neighborhood.

Barry Schultz stated that the grant deed cannot be relitigated; however, the lease can be discussed. Sue clarified that the grant deed is directly tied to the lease. Sue stated that the solution they are seeking is reduced days, reduced hours, no adult games and no night games. Sue also asked for Surf Cup to identify dates, times, and activities.

Chair White stated that the Board had previously shared a letter with City Council listing their concerns with Surf Cup. Sue responded that now there is more support (residents and the Board) at a time in which a new city council demographic is forming. Ken Farinsky commented that any letter written must note that the grant deed was violated and identify incidents that are in violation of the grant deed. Steve Davison added that these violations must also be tied to the lease.

Chair White motioned to continue the discussion to next month, during which Board members will construct a letter with the coalition. 2nd: Debbie. Approved 7-0-0

3. **Task Force on Planning Groups:** Discussion and consideration of Task Force recommendations.

•Applicants - Barrett Tetlow, Chief of Staff, Councilmember Scott Sherman

Applicant not present.

4. **Support for Better Energy Franchise Agreements:** Discuss and consider submitting a letter to Mayor Kevin Faulconer to support better use of our Public Right of Way.

•Applicants - Matthew Vasilakis, Climate Justice Advocate & Organizer

Matthew Vasilakis, applicant, identified Climate Justice as a coalition between businesses, environmental groups, and equity groups. Matthew stated that the franchise agreement allows SDG&E to use the city's right of way to deliver gas and electricity to customers. Matthew stated that SDG&E's agreement is set to expire in January 2021. Matthew stated that franchise fee agreements are important as they dictate our local energy use, design, and cost. Matthew highlighted that SDG&E has the highest rates in the state. Matthew stated that SDG&E undermines local clean energy and pays nothing for using the public right of way. Matthew indicated that SDG&E customers currently

pay the right-of way fee as a pass through cost. Matthew stated that SDG&E is not the best partner for the City of San Diego and referenced that the City is suing SDG&E for \$35.6M over the Pure Water San Diego Program. Matthew stated that Climate Justice is asking for solar energy, strong worker protections, a 5-year contract, shareholders to pay the franchise fee agreement, cooperation with the city, and penalties for violations. Matthew encouraged residents to sign their support letter. Chair White and Steve Davison disagreed with the 5-year contract suggestion.

SDG&E representative, Wes Jones, stated that the City receives \$130 million on average from the franchise agreement. Wes stated SDG&E is a source of revenue for the city's general fund (\$65 million) and has enabled the acceleration of undergrounding of powerlines (\$65 million). Wes stated that San Diego has the highest franchise fee for electric and gas in California which in turn contributes to a higher utility pay. Wes also stated that rates are higher with SDG&E due to the company's commitment to a cleaner grid and 0% use of coal. Wes stated that renewing the franchise agreement will save residents billions of dollars and significant risk. Wes highlighted that SDG&E is nationally-recognized as an energy industry leader. Wes stated that SDG&E is not seeking a 50-year contract; however, a long-term contract is necessary.

Debbie Lokanc shared her concern about the timed use program. Wes commented that Assembly Bill 27 is a statewide bill that mandated that energy companies must provide timed use programs. Wes explained that the logic behind Assembly Bill 27 is that solar power fuels energy use during the brightest times of the day. Wes stated that after sunset, SDG&E must buy energy from other sources. Barry Schultz asked what the rates of return are for shareholders. Wes responded that rates of return are mandated through the public energy commission and are fixed. Wes also clarified that franchise fees are not paid for by shareholders at any energy company.

Ken Farinsky motioned to decline writing the letter as the topic is outside of the Board's scope. 2nd: Vic. Approved 6-1-0

5. **One Paseo:** Consider Master Sign Program. •Applicants - Julie Neward, One Paseo

Clint Woesner, from Linespace, introduced the project-specific master sign program. Clint stated that the signs meet the Carmel Valley Guidelines and Criteria and at times are less than the maximum allowed under the criteria. Clint presented an office sign located along an external street. Ken Farinsky asked if the Carmel Valley Guidelines and Criteria allow tenant directories on the street. Clint replied that office tenant directories are allowed under the guidelines.

Ken next shared his concern that the sides of buildings were being categorized as commercial frontage for sign purposes. Ken identified commercial frontage as consisting of walls providing consumers access to the business (i.e. doors, windows, patios). Chair White recalled having a similar discussion concerning commercial frontage with Del Mar Highlands Town Center. Chair White stated that the architectural definition of frontage as facing the street.

Chair White asked if signs were placed at the intersection of Del Mar Heights Road and El Camino Real. Clint stated that the primary project identity sign is located at the intersection.

Chair White encouraged the Board to take a moment to ensure the Guidelines are being interpreted consistently among different projects.

Chair White motioned to continue the action item to February. 2nd: Ken. Approved 11-0-0

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 February 4, 2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is February 4, 2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is February 4, 2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
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	No Report.	No Report.
9. Livability (Special)	Barry Schultz	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report.	No Report.

Q. CHAIR'S REPORT

Chair White reminded Board members Ken Farinsky, Barry Schultz, Annie Glenn, Danielle McCallion, Vic Wintriss, and himself that their Board terms expire March 2020 and to consider rerunning for their seats.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 9:50 p.m.

T. NEXT MEETING

Thursday, February 27, 2020
Carmel Valley Library, 7 p.m.