

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, February 27, 2024

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absence (Board Year)
Jeffrey Heden, Vice Chair	CV Voting District 1	X		0
Tyler Loman	CV Voting District 2	X		1
Frank Macaulay	CV Voting District 3		X	2
Debbie Lokanc	CV Voting District 4	X		0
VACANT	CV Voting District 5			
VACANT	CV Voting District 6			
VACANT	CV/PHR Business			
Allen Kashani, Secretary	CV/PHR Developer	X		0
Lin Li	CV/PHR Property Owner	X		3
Kevin Jasper	CV/PHR Property Owner	X		0
Michelle Strauss, Chair	PHR D1	X		0
Adam Fox	PHR D2	X		0
Jason Stahl	Fairbanks Country Club/Via de la Valle/North City Subarea 2		X	2

B. APPROVAL OF MINUTES

Adam Fox motioned to approve the minutes, seconded by Jeffrey Heden and the motion passed with Lin Li abstaining (7-0-1).

C. CONSENT AGENDA

None.

D. PUBLIC COMMUNICATION

A resident asked about a park in Neighborhood 8 that was eliminated in the Facilities Benefits Assessment (FBA), and the resident asked if there was discussion about relocating the park or where the funds went. Chair Strauss will make an inquiry.

E. ANNOUNCEMENTS

None

## F. WRITTEN COMMUNICATIONS

None.

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

No report.

## H. MAYOR'S REPORT – Fatima Maciel, Office of Mayor Gloria

Fatima provided a report and mentioned there is a budget crash course being held, with a meeting being held on March 10 at 5:30-7PM at the Pacific Highlands Ranch Library. Fatima also mentioned that voting postcards are being mailed regarding trash fees associated with Measure B.

## I. COUNCIL DISTRICT 1 REPORT – Joaquin Quintero, Office of Councilmember LaCava

Joaquin Quintero provided a report. The Transportation Department expects that work on Del Mar Heights Road will start in April and continue into the fall. Joaquin provided a handout for anyone interested to learn more about the City budget. A Town Hall is being held on March 19 at 6PM at the Pacific Highlands Ranch Library. AB413 goes into effect March 1, requiring ticketing for parking within 20-feet of a marked or unmarked crosswalk.

## J. COUNTY SUPERVISOR'S REPORT – Office of Supervisor Lawson-Remer

No report.

## K. STATE ASSEMBLY REPORT – Gonzalo Rocha-Vanquez, Office of Assembly Member Darshana Patel

Gonzalo provided a report. 14 bills have been introduced. Specifically, the following bills were mentioned: AB237 regarding threats to an individual in public spaces raising to level of a crime; AB356 related to making facility fees illegal; AB1015 regarding discrimination and harassment prevention allowing carry-over certifications. Gonzalo added that a California insurance Zoom webinar is being held this Monday, March 3 6:30-7:30PM.

## L. STATE SENATE REPORT – Diana Kutlow, Office of State Senator Catherine Blakespear

Diana provided a report and identified a few bills that are being proposed including: a bill that extends the solar tax exclusion that is otherwise due to expire; a bill that proposes to keep faster E-bikes off the road; and a bill regarding density bonus is proposed to be revised requiring that two-thirds of the qualifying project shall go towards housing. It was also noted that Chair Strauss looked into the California Speed Trap law with Senator Blakespear, and there is an exception that allows for a lower speed limit to be posted.

M. US CONGRESS – Liane Barkhordar, Office of US Congressman Scott Peters

No appearance however a report was sent out.

#### N. INFORMATION AGENDA:

1. **El Camino Real Assisted Living Project Status Update.** The applicant has asked to report back to the Board about their project and the status of the conditions the Board placed on the project as part of our approval

Applicant: Marcela Escobar, Atlantis Group

Chair Strauss opened the item by setting ground rules for the item and mentioned the Board is not reviewing the project, and that the Board is receiving an update. It was noted that speakers can comment on the Board conditions, but the Board is not re-opening or re-hearing the project. Chair Strauss outlined that the conditions put forth by the Board are as follows:

*The applicant and City pursue the following in order of priority: 1) a traffic signal at the entry intersection as a first option; 2) if a traffic signal will not be allowed by the City provide traffic calming at the intersection to address entry/exit traffic safety issues; 3) if priority 1 & 2 cannot be done then lengthen the deceleration lane; the applicant shall further explore alternative options for emergency vehicle access separate from project ingress/egress; the applicant shall further study to reduce building massing at the south side; and the applicant shall return to the Board with conclusions of all the above.*

The Planning Commission has approved the project without the conditions being addressed. However, the item went Council last Monday and the item was continued. The item is scheduled to go back to City Council on March 17.

Marcela Escobar opened her presentation indicating that there was lengthy discussion at Planning Commission about the Planning Board's conditions, including addressing the architectural concerns and looked at the traffic signal, and indicated that an email was sent to Chair Frisco White in August 2023.

On the issue of the traffic signal, Marcela explained that the traffic signal is not 'capital W' warranted. Regarding traffic calming, Marcela indicated it is not within their control. Regarding acceleration or deceleration lane, Marcela indicated that the request was not appropriate. Marcela also indicated the Fire Department did not require a secondary access.

Chair Strauss voiced disappointment that the applicant did not follow through and schedule a meeting with the Board.

Jeff Ditoro, a 21-year resident spoke and indicated that traffic is the number one issue, and that traffic has gotten worse.

Lisa Kradjian explained that the issues of safety are for the City to determine and should not affect the much-needed facility.

Matt Cunningham expressed disappointment that the applicant did not return to the Board, concerns about how they addressed bulk and massing. A photo was shown about the traffic in the afternoon, and there was concern about emergency vehicles accessing the facility during traffic.

Johnny John raised concerns about ingress/egress if there is a fire.

Another resident voiced concerns about the date of the traffic study, asking for a newer traffic study.

During discussion with the Board, Debby Lokanc asked about approval from the Fire Department. Marcela identified that the Fire Department was at the hearing to support approval.

Jeffrey Heden explained a few concerns:

- Planning Commission minutes did not mention anything about the Board's conditions.
- The applicant did not schedule a meeting with the Board to review the applicant's response to conditions.
- Would like to see a letter from the Fire Department indicating the single access is safe.
- Thinks the deceleration lane would satisfy a lot of the issues.

Kevin Jasper explained that he has a hard time supporting if the conditions weren't sufficiently addressed.

Allen Kashani asked if there was an evacuation plan. Marcela responded that an evacuation plan was done with extra fire protection so that the facility is a shelter in place facility. Allen also explained that the Board had a series of requests for the traffic safety and understood that while a signal could not be pursued a deceleration lane as the last option was not being pursued.

Regarding the deceleration lane, Marcela mentioned they are not objecting to lengthening the deceleration lane if it doesn't affect environmentally sensitive lands. They also have concerns that there is no additional right-of-way. Marcela agreed to recheck with staff.

Chair Strauss closed expressing some disappointment that City staff could not attend to address the issues, and reiterated concerns about traffic and emergency, and that the Board is just trying to address our responsibility as advisory board to City Council. The item will return to County Council on March 17 Monday 2PM.

2. **City of San Diego Budget Process:**

Discussion of the upcoming budget process for the City and how the CVCPB should prepare and advocate for the community's needs.

Applicant: Chair, Carmel Valley Community Planning Board

Chair Strauss mentioned that the City Council held a special meeting to take testimony about the budget. The budget is being presented on April 15 and the final budget is expected to be set June 10. During discussion, Adam Fox identified that Police and Fire are 50% of the general fund and that it is his preference that police and fire as essential services do not get cut, and to fix the 5% budget cut with other services. Chair Strauss identified that the Board should reiterate the desires at a future meeting.

O. Action Agenda

3. **Board Elections: Announcement of March Board Elections and Candidate Statements.** Voting will take place on March 27, 6:30pm at the Carmel Valley Library,

Applicant: Chair, Carmel Valley Community Planning Board

Elections will happen prior to the regularly scheduled Board meeting on March 27 at 6:30PM in the courtyard in front of the Carmel Valley Library community room.

Seats up are Carmel Valley Districts 2, 3, 4 5 & 6; the Developer seat; PHR District 2 and the Carmel Valley / Pacific Highlands Ranch property owner seat.

No action was taken on the item.

O1. San Diego Police Department (SDPD) [Taken out of order]

Officer Briggs provided an update on Carmel Valley Road and noted that if the speed limit is kept at 45 mph, then SDPD can only write tickets for speeds above 65 miles per hour by radar or lidar. Officer Briggs also mentioned that for non-emergency calls there should soon be a means to select prompts to be able to text the police department while being on hold.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Jeffrey Heden provided a report.

Candace Bowman, board representative on the San Dieguito River Park Citizen's Advisory Committee mentioned that 74-miles of Coast to Crest includes a portion through the San Dieguito River Park, and provided an update regarding portions through the river park:

- The trail is immediately adjacent to Carmel Valley is almost established. East of the I-5 Freeway is mostly established however the portion west of I-5 through Del Mar still needs to be established.
- East of I-5 there is trail washed out next to the Horse Park, and there is no completion date for that repair work set yet.
- Along the Polo Fields, the previously established trail has been damaged and needs to be fixed.

Candace also mentioned that at the Lake Hodges Dam, the water had to be lowered and more damage was found to the dam. The water level may not be able to be raised until the damage is addressed.

#### Q. CHAIR's REPORT

Chair Strauss mentioned a fire safe workshop was held and names were collected to start a fire safe council. Two people are found willing to chair the council, however there are still some concerns about liability that need to be addressed.

#### R. OLD / ONGOING BUSINESS

None.

#### S. ADJOURNMENT

The Board adjourned at approximately 9 PM.

#### T. NEXT MEETING:

Thursday, March 27, 2024, 7 pm Location Carmel Valley Library

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November, and December at the Carmel Valley Recreation Center 4:30PM.