

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, January 28, 2020

(Meeting Conducted via Zoom Meeting)

Board Member	Representing	Present	Absent	Absence (Board Year)
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		3
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		0
6. VACANT	CV Voting District 6			
7. Allen Kashani	CV/ PHR Business	X		0
8. Tiffany Finstad	CV Developer	X		1
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	X		1
11. Danielle McCallion	PHR D1	X		1
12. Stella Rogers	PHR D2		X	1
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		0

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - October 22nd, 2020

January 28th Meeting:

Per Chair Frisco White with CV Voting District 5, postponed to February 25th, 2021 due to draft being sent instead of final.

C. CONSENT AGENDA

MAD Budget as Consent Agenda, motioned by Chair White and seconded by Ken Farinsky with CV Voting District 1. Motion passes 10-0-0

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

Robert Danson, Resident of Stallions Crossing, stated he is concerned with the lax nature of the overlay zone setbacks. Robert stated he does not know what the process is to get rid of the overlay zone and revert back to the base San Diego setbacks. Robert stated three projects have come in this year and the neighborhood is starting to look like the Favelas in Brazil. Robert stated this is only going to get worse due to the state ADU law. Robert stated Carmel Valley has zero side yard setbacks that you can build because of the overlay zone with a 10ft front yard setback and 4ft rear yard setback on all lots even the large lots. Robert stated that the rear yard setback can be reduced to zero for accessory building up to 500sq ft, you could also add an ADU back there that could run 30ft in length which would also reduce the rear setback to zero. Robert stated you could have over 100 lineal feet of building on your rear setback right to the

property line. Robert stated he is really concerned with what the neighborhood is going to look like and he doesn't know if it's an option to ditch the overlay zone and go to the base zone setbacks, but he would like to throw it out there. Chair White asked Richard Flahive, from the Office of Councilmember LaCava, to conference with Robert sometime this week. Richard added his contact information to the chat and asked Robert to email him.

Mathew Cunningham Resident at Stallions Crossing, located on El Camino Real north towards San Dieguito Road, stated they received a notice of application from The Development Services department for a conditional use permit for a three story Assisted Living of 104,000sq ft. Mathew stated he, along with his neighbors and community members are adamantly opposed to this. Mathew asked who is responsible for maintaining the low density community plan? Chair White stated it is the City's responsibility to keep track of, while the Carmel Valley Community Planning Board is the reviewer, the board sends their comments to the City. It is not the board's charge to keep track of. Mathew is confused because the Assisted Living requested a conditional use permit change, but now we hear there is a zoning change. Mathew is wondering what the real facts are. Mathew stated he wanted to share a comment from Xavier a Development Project Manager for the City of San Diego, Xavier stated on December 24th of 2019 in an email "this type of facility is not permitted in an agriculture zone within propositional municipal code, an amendment will be required unless the applicant requests and gets approved for reasonable accommodations per the SDMC 1310466. Mathew does not feel this type of structure or development is allowed in his neighborhood; he is concerned about the environmental impact as well. Mathew stated the Assisted Living does not fit under the low density and agricultural use zoning. Mathew stated traffic is a major concern as well, as it is already bad on El Camino Real. Chair White reminded Mathew of the time constraints and that once the project is in front of us we can go over merits. Mathew summarized that he is concerned for traffic impacts, environmental impacts and disturbing the known Indian campground that Stallions Crossing sits on which is preserved by the City of San Diego standards. Mathew doesn't understand how the Assisted Living can build on it while Stallions Crossing Residents are held to San Diego standards. Mathew stated a report filled in 2002 stated Stallions Crossing Residents were not allowed to dig further than 6 inches deep. Chair White suggested that Mathew and his concerned neighbors send a letter to the Project Manager stating all their concerns if he hasn't already done so. Chair White offered Mathew to be added to the board's mailing to stay updated on when this project comes to the board for review. Richard mentioned that he and Mathew have been interacting by email this week, and that he received a response from Xavier earlier today regarding some of Mathew's concerns. Richard stated that Xavier stated that the Assisted Living would also need to get a permit from the Coastal Commission because of the overlay zone. Richard stated to Mathew that he is taking all the right steps and to send the board a letter reviewing his concerns so the board can forward it to the City. Mathew ended with mentioning that he feels this is an egregious development for the area.

Jenny Barnes, a Carmel Valley Resident, stated that she sent an email to Chair White and Ken Farinsky October 3rd wanting to address concerns about ADU's, she asked and hoped it would be added to the February agenda. Jenny stated she reached out to council office and heard back from Kathleen Barrier stating the information board was updated in September. Jenny stated she has three concerns/requests. One request being that the owner live on the property if adding a junior or companion ADU as she does not want the neighborhood turning into a rental area. Setback is set to the property line which is disconcerting to Jenny. Jenny stated that the language was changed to one single primary dwelling unit, one accessory dwelling unit plus you can have a junior accessory unit, this makes three units possible for one property. As this is a single family HOA Jenny does not want it to change to a multifamily

neighborhood. Jenny stated her other issue is the fee structure as it is set as a single-family rate or multi-family rate. Jenny is worried that the additional units would not be required to pay maintenance assessment district multi-family rates. Jenny is hoping to have a good dialog at the February meeting.

Chair White stated he will add Jenny to the agenda for the February meeting. Chair White asked Richard for an update on where the City stands, Richard is unsure and will check with his policy team.

Chair white congratulated Richard in joining Councilman LaCavas staff.

Debbie Lokanc, with CV Voting District 4, asked how the schools would be able to absorb more students if half the homes added ADUs? Chair white reminded Lokanc that we are not here to discuss merits and demerits at this time. Jenny offered to reach out to Lokanc via email to come up with some Q and A's for February's meeting.

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

Officer John Briggs, San Diego Police Department, stated that we have had an uptick in vehicle break-ins in the area, 80% due to cars being unlocked and easy targets and a few home burglaries. Officer Briggs stated if you hear someone loudly knocking at your door, let them know you are home to deter them. Officer Briggs mentioned that since people are starting to go back to work to keep traffic in mind as its always an issue. Officer Briggs offered to answer any questions. Danielle McCallion with PHR D1, asked what the plan is for all these home and car burglaries? Lokanc has been encouraging people to report break-ins to the police and not just on the Nextdoor App. Officer Briggs stated he isn't able to track break-ins on the Nextdoor App, all break-ins need to be reported to the police. Officer Briggs also encourages people to get home video surveillance systems as it helps the police solve the crimes, without the videos a lot of times there is no evidence of the crime. Officer Briggs also suggested that we mark our belongings so they can be easily returned if recovered. The police department is actively perusing all crimes to get criminals punished and have upped their patrols in those areas even with the budget falls.

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 LaCava

Chair White Congratulated Councilman LaCava.

Councilman LaCava stated that Richard would be staying in the District 1 office handling Carmel Valley, Pacific Highlands Ranch, Del Mar Mesa and Torrey Hills. LaCava wanted to stop by to say hello and mention two things. First thing being the City's bleak financial situation due to the impact of COVID, the City is looking at a deficit for the current fiscal year ending June 30th of 40-80 million dollars. LaCava stated the City will have to balance its budget as for

fiscal year 2022 it is looking at about a 140–150-million-dollar deficit (10% of general budget).

I. MAYOR'S REPORT - Matt Griffith, Office of Mayor Gloria

Matt Griffith from the office of Mayor Gloria, introduced himself and stated that he oversees council districts 1, 4 and 7 along with the Public Safety and Senior Group. If any issues arise within his overseen areas feel free to reach out to him. The stay-at-home order has been lifted, this is a positive sign as it means hospitalizations and COVID rates have been decreasing. San Diego is still in the purple tier however with the lifting of the stay-at-home order, outdoor dining, gyms, hair salons etc can reopen with limitations on hours (10pm-5am). The Mayor would like us to stay vigilant as the virus has not gone away, remember to continue the use of masks, social distancing and avoid gathering with those outside of your household. Also get vaccinated when it is your turn to do so. The Mayor is hosting a virtual town hall on the COVID vaccination with partnership of Council President Dr. Jim Hall, Monday, February 1st at 5pm. There are going to be various Panelist including lead researcher at UCSD, the viewing will be available on CityTV and via Zoom. It is recommended to view through CityTV as Zoom may be limited by the amount of participants. If you have questions you can submit prior to the meeting at MayorToddGloria@San Diego.Gov, subject line -- town hall vaccination questions. Vaccinations are now available for those 65 years of age or older, we are in phase 1A. Vaccination sites are now open and there is a link on the county website to look up the locations, please reach out to your Doctors office first. Also parking enforcement is starting back up, keep that in mind for street sweeping days. Lastly more than 42.3 million dollars became available for emergency rental assistance to San Diego Residents and there is a proposal to extend eviction protection for renters and businesses.

Chair White welcomed Matt aboard and thanked him for his participation. Matt plans to attend board meetings quarterly.

Lokanc asked for the end dates of the residential eviction protection, Matt answered, 60 days after the state of emergency ends.

Farinsky asked Matt for an online real time graph of daily vaccinations given. Matt will be emailing board supervisor Nathan Fletchers office to ask that the information is provided.

Jennie mentioned there is rental assistance for renters and asked what help/relief there is for the actual owner of the properties? Matt mentioned that rent is not being forgiven for renters, it will still need to be paid. Lokanc mentioned she heard of a Bill 8091 that would provide 80% financial relief for the renters, Jennie and Daniel Curran, CV Property Owner and board members are worried that the renters would keep the financial relief and not pass it along to the landlord. Matt will follow up with Jennie after researching more.

J. COUNTY SUPERVISOR'S REPORT - Evelyn Andrade, Office of Supervisor Lawson Remer

Evelyn Andrade, policy advisor with focus on land use and environment with the office of Supervisor Lawson-Remer, stated they will be opening a vaccine super station to serve our coastal area and expand the capacity of vaccines provided in the inland district through Palomar Health. The COVID team has been working on distributing limited supplies of Vaccines as they arrive. San Diego has become the largest county in the country to committed to zero omissions by 2035, nearly 1500 residents signed a letter in support. This action is going to create a regional sustainability plan that will work in conjunction with the new county climate action plan with a regional approach working with other jurisdictions across the county. Partnering with UCSD School of Global policy and Strategy.

**K. STATE ASSEMBLY REPORT - Rikard Hauptfeld, Office of Assemblymember Brian
Maienschein**

None.

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

Miller Saltzman, Office of State Senator Toni Atkins stated Senate Bill 91 and Assembly Bill 80 (budget trailer bills) basically will be connected to the budget and pushed through quickly to extend the moratorium (currently ends at the end of this month). This will extend tenant, landlord and Homeowner protections that were from Assembly bill 3088 (last year) to June 30th 2021. Including the requirement of Tenants having to pay 25% per a month of their rent. 2.6 Billion dollars from the Federal Government is being used to help Californians pay off unpaid rental debt, allocating relief to both Landlords and Tenants. There are a few options; one of which is, pay up to a year of unpaid rent April 2020-March 2021 (with up to 3 months of future rent payments, Dependant on availability of the funds), prioritized are households with the highest need (less than 80% area median income and households below 50% AMI). Project Home Key has created 6000 permanent housing units for homeless neighbors across the state, utilizing 846 million dollars to rapidly purchase and subsidize 94-projects in less than six months. San Diego was award 38 million dollars, creating two projects, housing 404 people. The Senate has also introduced The Building Opportunities for all Senate Housing package, due to our need formore affordable housing. Miller stated the Senator is also offering Senate bill 1, helping local communities fight sea level rise. The Senate will be advancing a 4 Billion dollar bond measure to help communities invest in climate resiliency (including sea level rise, preparing for droughts and preventing wildfires). The Senator co-authorized Senate bill 2 with Senator Bradford, requiring Law Enforcement Officers to have their certifications revoked following conviction of serious crimes or termination of employment due to misconduct. Deadline to enroll in Covered California is January 31st. The Governors budget came out on the 8th, and will have a lot of great stuff, it will be voted on in June. Some highlights of the budget is the Golden State Stimulus (\$600 rapid cash support to EITC recipients). Miller stated they have helped 1400 people with EDD issues, reach out if you need help. Lokanc asked if there is a graph Miller can provide in regards to rent relief? Lokanc is surprised that money wasn't given to renters to pay rent back when COVID first started. Miller stated that the Senator understands and wants to help "Mom and Pop" Landlords and thats a big part of the discussions in Sacramento. Miller stated the bills he mentioned are very fresh and could be changing. Miller stated there was a bill last year giving tax subsidies to landlords over 10 years but it didn't pass. Farinsky asked if their is anyone looking at extending Covered California's enrollment period? Miller stated he is unsure, and asked Farinsky to email him.

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

PetersNone.

N. INFORMATION AGENDA:

1. **Lady Hill/High Bluff Stop Sign:** Chair White stated this is a reminder and we do nothave an update. Farinsky stated the City stated we could go ahead and add the

stop sign, he wants to know why we haven't proceeded. Chair White stated we will take it under action for February (funding and type) since it has been approved by the City. Lokanc asked if there is available money to complete this within this years budget? Richard stated the community planning board could use the M42 fund if they so chose and recommended by Dunkin Hugues with Transportation. Lokanc stated a vote is needed by the planning members to say either flashing beacon or stop sign. Farinsky agreed with Lokanc.

2. **Villa Costa Vista:** Presentation of 2 options for community feedback.

Miles Cooper, CEA Coastal Engineering stated the property is over by Old El Camino Real and goes up to the top by kibblings (40 acres). Miles stated they brought this up once before but did not receive good feedback on 30 smaller homes or condos due to it requiring a rezone. Miles stated they are now trying to place 11 homes (10,000-15,000 sq ft lot each) and it would require a rezone to be more like across the street on El Camino Real from the four one acre lots. The top of the property has seven lots laid out meeting the zoning criteria, in the Carmel Valley Neighborhood. One other option is four 1 acre lots, meets zoning minimum of 1 acre lots. Needing feedback on the bottom area, to meet the zoning he would have four lots, which are much larger than the neighborhood normal. Miles wants to know if The Carmel Valley Board wants 1 acre lots or smaller on the bottom section. Option 1 would call for rezoning and option 2 would not. Farinsky stated there is no massive impact to adding such a small amount of homes to the area. Schultz stated he prefers the plan that does not require a zoning change. Steve Davison, CV Voting District 3, stated his preference is option 2. Lokanc asked if the homes on the top obstruct views of the current homeowners? Miles stated there are no obvious obstructions. Lokanc prefers option 2. Kashani asked if the homes would be sharing a driveway and if lot 7 would be draining into the street? Miles stated they would share a driveway and no, the drainage would be off to the sides. Lots 4-7 would have to pump sewer; the rest of the lots would be gravity. Finstad prefers option 2, but would support either, Curran and McCallion agree. Wintriss defers to the architects, while Chair White is in support of option 2. Chair White asked if any current trails would be impacted? Miles feels that it would not be an issue but they can assign a trail that would be managed by the HOA. Lokanc asked if these homes would be allowed to add ADUs? Miles said Yes. Kashani stated next time he would like to know their plans for the curb on El Camino. Miles will come back in March.

O. ACTION AGENDA:

1. **Dhir Residence (Project #670393):** Consider CDP and SDP to construct a new 7,253 SF two-story single-family residence with a detached 1,000 SF companion unit located at 3821 Via Del Mar in the AR-1-2 Zone.

- Applicants - Carlos Wellman

Carlos Wellman, Architect and applicant stated the property is one acre that they are proposing to build a 6,200 sq ft single family home (main floor 3,200 sq ft) with a 1,000 sq ft ADU (casita, 2

bed and 2 bath) and a 1,053 sq ft partially underground 3 car garage(.11% total coverage). Carlos stated they are going for a natural clean contemporary look that will go with the grade while the main floor is elevated enough to get an ocean view from the south west, while staying under the maximum height and within code requirements. Chair White asked if the home would be white or if the color would be blended into the area. Carlos stated they have talked about going with a lighter earth tone color along with wood and concrete. Lokanc asked if the rooftop would be made of lucite and also if the house would be obstructing any of the neighbor's views? Carlos stated that the roof top will be surrounded by glass and no views will be obstructed. Schultz asked what people will see when driving on the freeway looking up towards the house. Carlos stated the house wouldn't be viewable from the freeway due to a cliff and hills. Chair white asked to view the landscape rendering, Carlos showed the slide and explained that they are going as natural as possible. Miles asked if Carlos was able to work with the City on the fire department turn around easement thats located near the property. Carlos stated he would address that with the fire department.

Acceptance of the CDP and SDP Motioned by Vic and seconded by Kashani. Lokanc asked to modify the motion with verbiage that the color palate will be natural. Wintriss and Kashani accepted the modification of the motion change.

Chair White will write up and submit to the City with the modification mentioned by Lokanc. All in favor, 10/0.

2. Draft Parks Master Plan and Recreation Element Amendment: Consider request to support proposed revisions to the City of San Diego Draft Parks Master Plan and Recreation Element Amendment.

- Applicants - Carolyn Chase, PARC

Carolyn Chase, on behalf of PARC, Stated the PARC's Master Plan was heard at City Council on November 9th and it was set back. Carolyn stated that we need parks, parks are vital to everyone which has been especially illustrated during the pandemic. Although the City is proposing a new Parks Master Plan with significant changes to park standards and the way development impact fees are calculated. Carolyn stated this is the first Master Plan in 50 years and the goals are good, addressing the inequities in the parks planning and allocation process including the City wide park fee (how is it being calculated and allocated?). Carolyn feels the issues are as follows, they are replacing the existing 2.8 acre per 1,000 park standard with a combined points and recreational amenities system, Carolyn is concerned without a proper benchmark and land standard park land won't be given to go with the growth. Carolyn stated there was limited resident participation and bringing the Master Plan in front of community planning boards or advisory groups was declined due to lack of time. Carolyn stated the City is promoting higher density housing and incentivizing smaller units which increases the need for park land. Carolyn stated with the point system park land is significantly undervalued. Carolyn recommends that the City retain the Park acreage Standard, that they include minimum productions for passive recreation in parks (including trees and open space) and have a minimum percent funding for park acquisitions. Carolyn would like to gather support for adding addition park funds on the ballot. Carolyn would like diffs on non-residential uses like other Cities have. Carolyn would like more transparency with the City when it comes to City wide fees, the point system, estimates and how park money is spent. Carolyn would like the land standard and recreation point standard separated. Carolyn would like a baseline established for parks based upon the size, one of the goals is to infill existing parks versus paying for more park land. Carolyn feels that community planning usage should be separate from development usage (14 points per 1,000). Carolyn feels a review process is needed as

well to make sure developers do not choose smaller parks with cheaper items and the parks are what the communities want.

Chair White asked Carolyn to clarify what she would like from the board and also how it would affect our community. Carolyn stated that the diff fees would go up in some areas and down in others. Farinsky stated since we are largely built out, this would not largely affect us. Farinsky asked if the City has a lot of open space to develop in the future? Carolyn stated more than you would think. Farinsky's concern is adding parks to current communities. Carolyn would like park fees restricted to park use to help add more parks to current communities. Schultz feels the largest issue is that the plan was rushed through to Council without input from Community Planning groups, he is in support of requesting more community input. Davison agrees with Schultz that more community input and review is needed. Kashani is concerned by what we aren't seeing, this could raise housing prices which are already very high. Kashani feels the current process seems to be working, example being PHR. Kashani is concerned with how this will impact future generations ability to afford housing. Finstad agrees with Kashani. Curran agrees with Kashani, but feels overwhelmed with the presentation and feels he would only support more community involvement. Curran feels that the City isn't very efficient but that Pardee is, he would rather have people like Pardee in charge of Parks versus the City. Chair white summed it up to writing a letter to the City Council and Mayor stating that the Board supports more Community Planning Board participation. McCallion and Wintriss, also support Kashani's stance. Wintriss asked what percent increase this would cause in developer fees? Carolyn stated she has not seen the estimates yet, that some areas fees will go up and some will go down and that already collected fees stay. Berry agrees with Kashani but he would like us to recognize this is a regional plan, just because we are fortunate doesn't mean we shouldn't support helping other areas get better parks. Berry is happy to support a motion of the City outreaching to the community planning boards. Lokanc feels this is an incredibly important issue especially because of the ADUs to come, those families will no longer have a backyard and will need parks even more than now.

Motion to approve writing a letter requesting more community planning board input. Motion made by Berry and seconded by Lokanc. All in favor, 10/0.

3.T-Mobile (Project #674889): Consider proposed cell modification consisting of removing and replacing antennas at 3675 Via de la Valle.

- Applicants - Jeffrey Lacoviello, SMARTLINK

Keb ---, with SMARTLINK, on behalf of T-Mobile, stated that T-Mobile would like to replace the current antennas on the roof with a new boxed version and per the City's request replace the wrought iron/chain link fencing around the present ground box at 3675 Via de la Valle with center blocks (City standard). Chair White asked if the equipment would be shared with other cellular providers. Keb stated there is another carrier on the property but the stated equipment would only be used for T-Mobile. Farinsky is not thrilled with the look of the boxes but he had never noticed them before so he does not have a problem with it. Schultz agrees with Ken. Davison has no problems or questions. Lokanc is concerned that the trees around the ground box would be harmed when adding the center blocks. Keb stated that T-Mobile always tries not to damage trees. Chair White asked if the tree is damaged will it be replaced? Keb stated if they have to remove a tree they would replace it. Farinsky asked if slump stone would make more sense versus the grey center block. Keb mentioned he could look into it. Kashani had nothing to add. Finstad isn't a fan of the center block and doesn't love the boxed antenna idea but hadn't noticed it in the past

either. Curran had nothing to add. McCallion agreed with Lokanc and would like there to be foliage to block the center block wall. Wintriss was glad that we are worrying about aesthetics while still being supportive of cellular systems as they are important. Farinsky asked if Lokanc and McCallion would like it if T-Mobile put in new bushes to cover the wall. Chair White suggested a living wall. Motion made by Wintriss as long as bushes are included, Lokanc wanted more specific verbiage. Chair White stated how about if we support the cellular modifications with the requirement that the trees be removed and replanted with hedges that will cover the required masonry wall.

Motion made by Wintriss and seconded by Lokanc. All in favor, 10/0.

4.Rancho del Sol (Project #506590): Consider proposed application for a Site Development Permit and Vacation of Building Restricted and Slope Easements on a Single-family lot in the Rancho del Sol Subdivision. The application is for the discretionary approval of a grading, drainage, landscaping and environmental protection plan, as well as the vacation of 30-year-old easements that were for the reservation of City roadways that have subsequently been constructed in other locations.

- Applicants - Paul Metcalf, Metcalf Development

Paul Metcalf, on behalf of Metcalf Development, stated this is an infill on an existing lot. Paul is requesting a site development permit for a single family homesite (10 acre) to improve the lot so a home can be constructed. Paul mentioned the homesite is in an existing neighborhood (Rancho Glens Subdivision). Paul mentioned that it is a 31 lot subdivision with 29 lots built and occupied for 10-30 years, there are two lots left. Paul stated the subdivision has CC&Rs and an architectural review committee, the homes are required to conform to the architectural guidelines with the CC&Rs. Paul showed the board the land, environmental and grading plan, they would disturb 22% of the 10 acre lot, the remaining 8 acres preserved with a conservation easement to the City (with the usual terms). Paul stated it is within the MHPA. Paul is asking for a vacation of easement, in 1983 when the original project was built the City reserved right away for Carmel Mountain Road and Black Mountain Road. Paul feels the rights of way are no longer needed, since use is not possible for its generated purpose due to the freeway and wetlands restoration. Paul stated they have met the finders requirement for the vacation of the easement per the emensible code and it has been excepted by staff. Chair White asked if there are any objections from the neighbors that are south east of the lot? Paul stated there isn't any objections as it is higher, setback 30-40 feet and was described in the CC&Rs. Finstad asked is Paul is speaking of building one single family home. Paul stated yes. McCallion stated that on google maps she sees a trail through the lot Paul is speaking of and wants to know if the community relies on that lot for recreation? Paul stated that there is very little use of the trail, it was used to maintain brush management of the lot. Paul stated he is meeting with Laura Ball (City trail representative) to connect two trails so that they can be continued without the easement on lot 31. Lokanc asked if Paul had to give something to the City to vacation the easement. Paul stated no because the easement was not usable anymore.

Motioned by Kashani and seconded by Finstad. All in favor, 10/0.

5.Board Elections: Announcement of the March 25, 2021 elections under the new bylaws and new voting districts. Seats up for election are Carmel Valley Districts 3, 4, 6, CV Developer, CV/PHR Property Owner and PHR D2 Representatives. Resolve whether to conduct on-line voting or postpone the March election and allow the current members to stay on until the Governor's Executive Orders have been removed. The March 2020 elections were postponed by default and the representatives stayed on.

- Applicants – Chair White

Chair White stated that this coming March we have board elections, last March since we were at the forefront of COVID by default all members continued. Chair White would like to know if the board would like to postpone the March elections and allow the current members to continue on until the Governor's executive order is waived or hold the election by mail elections? Farinsky asked if the board had anyone qualified or interested in running? Chair White said no one has come forward to announce they are a candidate. Finstad supports continuing.

Motioned by Finstad and seconded by Ken, Approved 10/0.

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.	No Report, Ken will email.
4. CV MAD N10 Subcommittee	Vacant	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	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

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at 10:26 p.m.

T. NEXT MEETING

Thursday, February 25, 2020
Carmel Valley Library (ZOOM),
7 p.m. (TBD)