

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
6025 Edgewood Bend Court  
San Diego, CA 92130**

**858-794-2571 / Fax: 858-794-2599  
www.cvsd.com/planning.html**

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**7 pm, Thursday, March 27, 2014**

**Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, CA 92130**

**A G E N D A**

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** - February 27, 2014
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer Tracey Williams
- F. WRITTEN COMMUNICATIONS**
- G. COMMUNITY PLANNER REPORT** - Daniel Monroe, City of San Diego
- H. COUNCIL DISTRICT 1 REPORT** - Mel Millstein, Office of Councilmember Sherri Lightner
- I. MAYOR'S REPORT** - Office of Mayor Faulconer
- J. COUNTY SUPERVISOR'S REPORT** - Sachiko Kohatsu, Office of Supervisor Dave Roberts
- K. STATE ASSEMBLY REPORT** - Michael Lieberman, Office of Assemblymember Brian Maienschein
- L. STATE SENATE REPORT** - Allison Don, Office of State Senator Marty Block
- M. US CONGRESS** - Hugo Carmona III, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
  - 1. El Camino Real/SR 56 Bike Connector:** Presentation of proposal to construct new bike connection.
    - Applicant - Dean Marsden, City of San Diego
  - 2. Barrio Logan Community Plan:** Presentation of new community plan update that will be on the June 3, 2014 election.
    - Applicant - Georgette Gomez, Environmental Health

**O. ACTION AGENDA:**

1. **Village at PHR:** Presentation of proposed signage program.
  - Applicant - Daniel Curran, Coast Income Properties
2. **St. Therese of Carmel:** Presentation of SCR proposal to construct a revised turf play field.
  - Applicant - Frank Gallagher and David Pfeifer
3. **Shell Station @ Del Mar Height Road:** Presentation to remodel and add 720 sf to the building and a new 900 sf self serve carwash.
  - Applicant - Steve Thomas, Old Racer Properties
4. **St. John Garabed Church:** Direct Chair to review and submit comments on DEIR.
  - Applicant - CVCPB
5. **Election:** Announcement of election results and voting of officer positions.
  - Applicant - Election Subcommittee

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

- |     |                                       |                       |
|-----|---------------------------------------|-----------------------|
| 1.  | Regional Issues & Design Review       | Anne Harvey/Jan Fuchs |
| 2.  | F.B.A.                                | Frisco White          |
| 3.  | M.A.D.                                | Rick Newman           |
| 4.  | M.A.D. N10                            | Laura Copic           |
| 5.  | M.A.D. PHR                            | Jonathan Tedesco      |
| 6.  | By-Laws/Elections/Policies/Procedures | Vacant                |
| 7.  | Community Concourse                   | Frisco White          |
| 8.  | Trails                                | Anne Harvey           |
| 9.  | CVREP                                 | Christian Clews       |
| 10. | San Dieguito River Park               | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee           | Jan Fuchs             |
| 12. | CPC                                   | Vacant                |
| 13. | Signage                               | John Dean             |

**Q. CHAIR's REPORT**

**R. OLD / ONGOING BUSINESS**

**S. ADJOURNMENT**

**T. NEXT MEETING:**

Thursday, April 24, 2014  
Carmel Valley Library, 7 pm

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES  
7 p.m., 27 February 2014**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Hollie Kahn	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6		X	
6. Steven Ross	Neighborhood 7		X	
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. Jonathan Tedesco	Pacific Highlands Ranch, District 12	X		
13. VACANT	Business Representative			
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Brian Brady	Investor Representative	X		

**APPROVAL OF MINUTES — 8 August 2013 & 24 October 2013**

Laura Copic motioned to approve the January meeting minutes as amended, seconded by Vice Chair Ranu. Motion passed, 10-0-2.

**CONSENT AGENDA**

None.

**PUBLIC COMMUNICATION**

Fred Simon announced his candidacy for the 52<sup>nd</sup> congressional district and gave the board a brief summary of why he is running; citing healthcare changes as a large area of concern.

## **ANNOUNCEMENTS**

Officer Tracey Williams reported for the San Diego Police Department. Criminal activity has been minimal lately. There have been a few small burglaries. Officer Williams warned the public of a new trend in burglary where people are entering homes that are being tented for bugs.

The city has a new mayor and new police chief.

Nancy Novak asked about a burglary on Pantera Road. The break-in was forced entry. Johnathan Tedesco asked Officer Williams if they are noticing any trends in the break-ins; they are sporadic and all over the place. The copper theft in the area has dropped off, likely due to the individual(s) getting arrested elsewhere.

Christian Clews asked if Officer Williams had heard about an assault over the weekend; he had not.

Johnathan informed Officer Williams of a hazardous intersection at Carmel Valley Road and Shasta Daisy Trail. Officer Williams said he would notify traffic and engineering but warned that if a speed survey is conducted and all cars average a certain speed they may have to raise the speed limit. He said he will also try to get some motorcycle units out to do speed enforcement.

Victor Manoushakian asked how moral was downtown with all of the police scandals going on. Officer Williams said no matter where you go there are bad apples, but he is going to keep doing his job and if you call, the police will come.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT 1 REPORT**

Mel Millstein reported for the Office of Councilmember Sherri Lightner. Newly elected Mayor Kevin Faulconer will be sworn in on Monday, Sherri looks forward to working with him. Shelley Zimmerman has been appointed as the new police chief for the City of San Diego. Earlier in the month the council passed a budget resolution. The city is trying to bring back more police officers to the department. On March 4<sup>th</sup> the Elms and Ivy project will be brought to council. Sherri supports the board's decision regarding the lot with the road to nowhere.

A medical marijuana ordinance was passed that added some new regulations and requirements. Chair White asked for clarification on the zoning ordinances and permitting process for dispensaries. Mel explained the process, which includes the owners having to present to the board.

Vice Chair Ranu thanked Mel for his help with Solana Ranch Park.

## **MAYOR'S REPORT**

None.

## **COUNTY BOARD OF SUPERVISOR'S REPORT**

Sachiko Kohatsu reported for the Office of Supervisor Dave Roberts. The supervisor is now the county's water representative on the SD County Water Authority. He has taken two trips to see where the water comes from and expressed concern after witnessing the severity of the drought; voluntary conservation has been recommended. Sachiko gave some tips on how to conserve.

Influenza in on the decline. This year there were 3,647 lab confirmed cases.

22<sup>nd</sup> Agricultural District broke ground on the south overflow parking lot.

## **STATE ASSEMBLY REPORT**

None.

## **STATE SENATE REPORT**

None.

## **US CONGRESS REPORT**

Hugo Carmona reported for the Office of Congressman Scott Peters. Budget appropriations secured almost a quarter of a billion dollars to fund the next phase of construction on the San Ysidro border project. The Military Transition Support Project will be rolling out in the next month. The project will help create a streamlined process to support military personnel transition to civilian life. The office is also working on the Military History Project; students get to interview a veteran. The house is starting an app contest to encourage high school kids to develop apps. There is also a congressional art contest; the winner's piece will be hung in Congressman Peters' office.

Chair White asked about the potential to change term durations from two to four years. Hugo said he thinks it is unlikely.

Vice Chair Ranu checked in to see if any progress had been made on the issues in Del Mar Mesa. Hugo said Assemblymember Maienschein's office had reached out and they are working to resolve this issue.

## **INFORMATION AGENDA**

None.

## **ACTION AGENDA**

**1. Acacia Gas & Car Wash:** Confirmation of RIS Subcommittee's approval for the proposed construct of a 764 SF retail addition at 3861 Valley Center Drive.

- Applicant - Stephen Davis, Precise Permits

Chair White informed the board that the regional issues had voted to support the project 4-0. Vice Chair Ranu motioned to approve the item as presented, seconded by Christian Clews. Motion passed, 13-0-0.

**2. Traffic Control:** Presentation of a request for the board through alternate processing to install a stop sign at the intersection of Santa Nella Place and Carmel Park Drive/Worsch Drive.

- Applicant - Joe Rossettie, Resident

Joe Rossettie presented to the board. Most people Joe spoke with were in favor of the stop sign; he submitted 105 signatures in favor. Joe went on to share stories of near accidents and dangerous situations at the intersection. Chair White and Mel Millstein visited the intersection when the stop sign was first proposed and agreed there was a need for some sort of traffic calming.

Laura Copic asked if there are any other stop signs in the road; there are not. Joe added that the intersection is a secondary drop off point for CDM. Johnathan Tedesco suggested that signage be posted prior to the sign to alert drivers of the upcoming sign. Laura said line-of-sight may be an issue and signage should be posted.

A couple of members of the public expressed support for a stop sign; one family expressed opposition to a stop sign.

Christian Clews clarified that resulting noise from cars stopping and going was a big concern for the opposition. Funding for the stop sign will likely come from the City. Mel said the cost would be nominal.

Christian Clews motioned to support the alternative process with the additional installation of a warning sign on both sides of the street, seconded by Debbie Lokanc.

Vice Chair Ranu suggested working with SANDAG and the City to conduct a traffic study that focuses on traffic calming throughout Carmel Valley. He is not going to support the item.

Chair White said he will appoint a subcommittee, chaired by Vice Chair Ranu, to look into bigger picture traffic calming issues.

Motion passed, 12-1-1.

**3. JPA Agreement:** Presentation requesting the board's support that the City of San Diego renew the agreement with the JPA that is set to expire this year.

- Applicant - Dick Bobertz, JPA

Dick Bobertz presented to the board. Dick provided a brief history and overview of what the San Dieguito has done for the region. The previous agreement had a limit of 25 years which will expire in three months.

Dick presented a graph of the return on investment which is almost 20:1. It is a great return, but the real result is on the ground; Dick provided a summary of some of the projects they have completed. 80% of the money has been spent in the City of San Diego or on the water shed that protects the local reservoirs.

Changes to the new agreement include: no time limit and if a member agency cannot contribute their share of the dues they will lose their power to vote; they will still be a member of the authority but will not be able to vote for that year. Those are the only two changes to the agreement.

Chair White asked how far east the JPA goes; Vulcan Mountain – 55 miles. If the City of San Diego elected not to participate in the JPA, it would be discontinued.

Christian Clews asked why the new JPA agreement does not have a timeline; the agency works well and a timeline is not necessary. It will continue as long as there are two members that wish to continue. Johnathan confirmed that if that happened, funding would then come from the two remaining members.

Rick Newman asked what would happen to the land if the JPA were disbanded; the land would be divided up among the different entities.

Chair White gave an overview of the contribution percentages among them. The percentages come from a formula of how much acreage each entity has within the river park and the population. The annual operating budget is about a million dollars.

Steve Davison asked how much money is coming from the state. Dick didn't have specific numbers off hand but said it was around 65-70%. Anne Harvey praised the JPA for its hard work managing the land and picking up the slack from the City of San Diego.

Ken Farinsky asked about the earth moving equipment up by the lagoon; they are moving a couple inches worth of land. Christian asked about the disruption in the aquifers that killed the tomato fields; Dick said it was the price inflation of potable water that killed the plants.

Anne Harvey motioned to approve the item, seconded by Laura Copic. Motion passed, 13-0-0.

**4. Grace Point Church:** Presentation requesting approval of 5K Run on May 4, 2014.

- Applicant - Marjolein Grootenhuis, Grace Point Church

Marjolein Grootenhuis and her church would like to organize a 5k and a one mile fun run to get church members outside, in the community and to raise money to fight child trafficking and exploitation. All of the proceeds from the race would be donated to the charity.

Marjolein presented three different possible routes to the board. The 5k would start at 8 a.m., the one mile would start at 9:30 a.m. Hollie Kahn expressed concern over the amount of people that would be participating; they estimate around 600. Chair White suggested they run through the lower loop route twice rather than going all the way around.

Johnathan Tedesco encouraged the church to make sure that they clean up thoroughly. Vice Chair Ranu echoed Hollie's concerns about too many people on the residential roads. There is a possibility they will shut down a lane on Del Mar Heights Road; they will have to go to the City after CVPB to get approval.

Victor Manoushakian asked if this is the first year they are running the race; yes it is. Nancy Novak asked if dogs will be welcome. Marjolein said she did not think so.

Steve Davison and Christian Clews expressed concern with an out and back race with one lane. There is a company that the City works will to set up cones and traffic control. Parking was another issue of concern.

Vice Chair Ranu suggested Marjolein come back to the board after refining the route as the board can't plan the route. Marjolein said they are trying to conduct the race on May 4<sup>th</sup> so it would be better if she could get approval for a route now instead of next month. They would like to make the route scenic.

Christian suggested Marjolein find out where the porta-potty will be set up to confirm it will not be put on someone's private property by accident.

Hollie Kahn motioned to approve the lower loop route along Lansdale Drive and Del Mar Heights Road with the condition that only one lane of traffic be shut down; the initial race start at 7:30 a.m., seconded by Christian Clews. Motion passed, 14-0-0.

**5. Pacific Highlands Ranch New Middle School:** Request for CVCPB to support the size and proposed design relationship of the middle school and the Community Park located adjoining the Village in Pacific Highlands Ranch.

- Applicant - San Dieguito Union High School District

Chair White recused on the item. Vice Chair Ranu briefed the board on the background of the project. John Addleman with the San Dieguito High School District presented to the board.



John gave the board an overview of the project. They have taken 7.8 acres from Canyon Crest Academy (CCA). The plans for the middle school have been submitted to the state architect and they are aiming for Fall 2015 to be the first class of the new campus.

The team conducted outreach as part of the design process and has received support from the parks and rec department. They also tried to incorporate some of the recommendations they received from Chair White and Vice Chair Ranu.

The team tried to create connections throughout the development. The middle school and the park will share visitor parking. Access to the site will come from one lane in and two lanes out that come off of Village Center Loop Road. City signage will likely be placed along the frontage to allow for parallel parking on the weekends maybe in the afternoons. There will also be space reserved and a drop off area to comply with ADA regulations.

Vice Chair Ranu said the middle school is a priority and he is glad to see it is moving forward. He updated the board on what will happen with the design and permitting process for the park. Allen Kashani asked if the high school athletic fields will be open to the public on the weekends. There will be a facility use program in place to allow for access.

Hollie Kahn asked for clarification on the traffic patterns in and out of the project. John explained the layout and how traffic will flow. Hollie also asked about access to the tennis courts.

Laura Copic expressed concerns about parking being taken from CCA. She also is concerned that there will be a large amount of construction surrounding CCA in the next couple of years.

Christian Clews is concerned about the traffic caused by the entrance and exit to the school. Christian said the entrance and exits should be reversed to one out two in; people have difficulty merging.

Johnathan Tedesco had John clarify about the changes that had been made to the park in relation to public access. John said they had made some changes to create better connections throughout to make it easy for the public to access the facilities. The public will be able to access the fields without a permit. A priority of the team is to make the location safe and enjoyable for everyone.

Ken Farinksy said he expects the park to be used all of the time by the junior high. Ken wants to make sure the community can get ample access to the park. He thinks the park has lost something with a middle school being built in the middle of the park.

The public expressed concern about conflicting start times for CCA and the middle school. The times will be offset to avoid traffic issues. John also addressed the public's inquiry about the schools boundaries. The boundaries are in the process of being drafted; they will do their best to ensure that students from the elementary schools don't get split up.

Maintenance coverage was another concern raised by the public.

Residents from District 12 requested Jonathan Tedesco to be involved in the planning portion of the park. Vice Chair Ranu assured them Johnathan would be involved.

Vice Chair reviewed the discussion. Johnathan Tedesco motioned to approve the item as presented, seconded by Allen Kashani. Motion passed, 11-1-1.

**6. Elections:** Announcement of the candidates for the March election and closing of the March ballot.

- Applicant - Election Subcommittee

Neighborhoods: 4/4A - Hollie Kahn; 7 – Steven Ross; 8 – Frisco White; 8A/8B Anne Harvey; 9- Steve Davison; Business Representative, Victor Manoushagian; Investor Representative, Christian Clews; Pacific Highlands Ranch District 11, Manjeet Ranu. All are up for reelection, incumbent and uncontested.

Christian Clews motioned to approve, seconded by Laura Copic. Motion passed 14-0-0.

### SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	March 5, 2014
2. FBA	White	None	None noted
3. MAD	Rick Newman	None	March 4, 2014
4. MAD N 10	Copic	None	March 4, 2014
5. MAD PHR	Ranu	None	March 4, 2014
6. Bylaws/Elections Policies/Procedures	Clews	Chair White and Christian will get together to review City revisions to 600-24.	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	The trails will be closed if it rains.	None noted
9. CVREP	Clews	There was a fist fight over dogs on/off leash. Would like to get some law enforcement out there.	None noted
San Dieguito River Park	Harvey	None	None noted
CPC	Hollie	Nancy Novak will be replacing Hollie as CPC representative.	None noted
Signage	John Dean	None	None noted

**CHAIR'S REPORT**

None.

**OLD / ONGOING BUSINESS**

None.

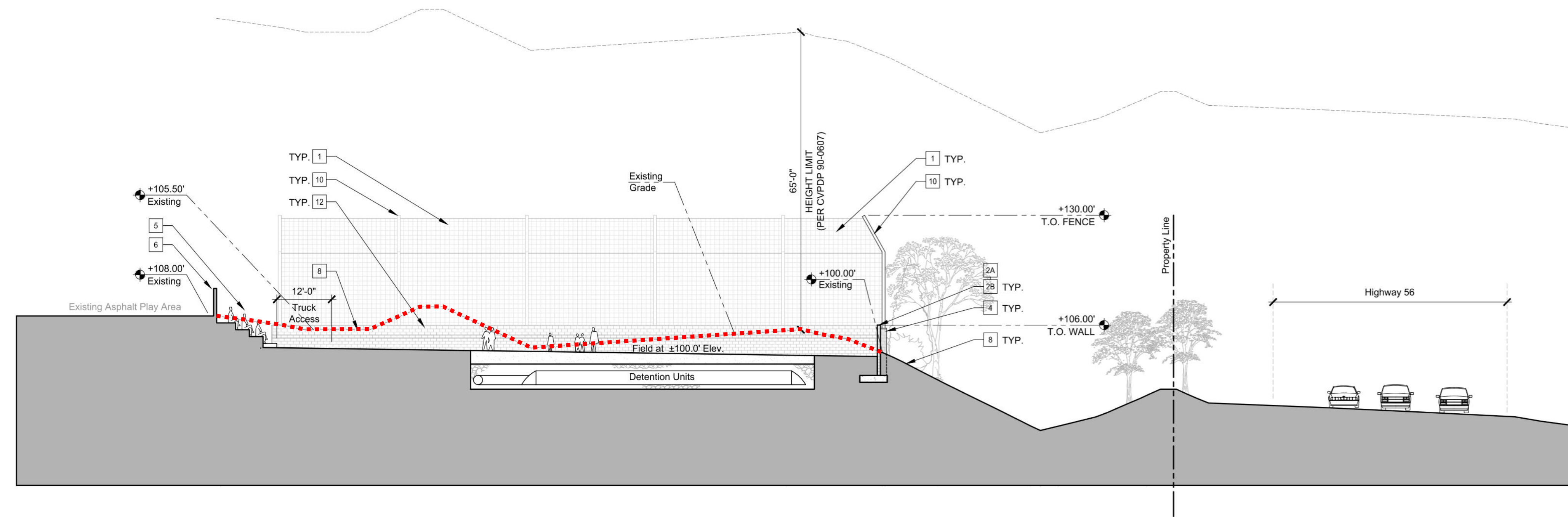
**ADJOURNMENT**

Christian Clews motioned to adjourn. Meeting adjourned at 10:07 p.m.

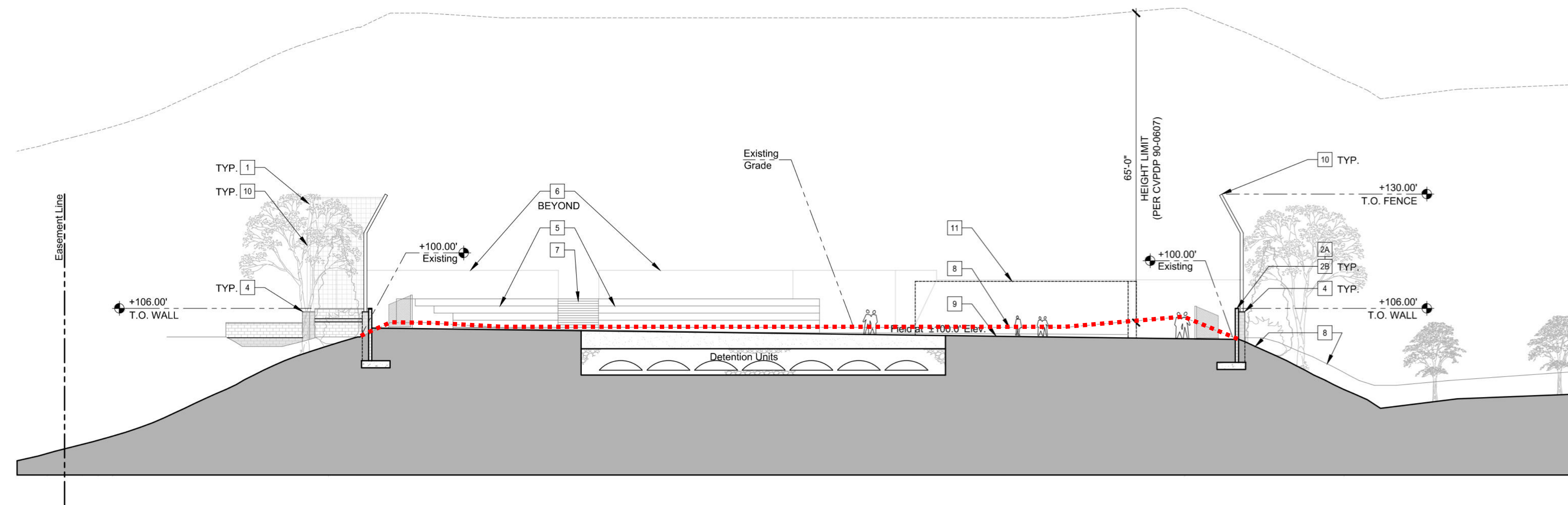
**NEXT MEETING**

Thursday, March 27, 2014, at 7 p.m., Carmel Valley Library, Community Room





3 Site Section 'A'  
A1.0 1/16" = 1'-0"



4 Site Section 'B'  
A1.0 1/16" = 1'-0"

**KEYED NOTES** | Exterior Elevations + Sections

- 1 NET / FENCE BARRIER
- 2A CMU SOUND WALL FIELD - SPLIT FACE, COLOR 1 - LIGHT
- 2B CMU SOUND WALL ACCENT - SPLIT FACE, COLOR 2 - DARK
- 3 CMU RETAINING WALL - SPLIT FACE, COLOR 2 - DARK
- 4 CMU SUPPORT PILASTER FOR NET/FENCE BARRIER - SPLIT FACE, COLOR 2 - DARK
- 5 SEATING AREA
- 6 RETAINING WALL AT EXISTING ASPHALT PLAY AREA
- 7 CONCRETE STEPS
- 8 EXISTING GRADE
- 9 FIELD LEVEL
- 10 STEEL SUPPORT POST - (SEE CIVIL)
- 11 PROPOSED MODULAR BUILDING
- 12 CMU SOUND WALL, FIELD INTERIOR - LIGHT POLISH/BURNISH

**PROJECT TEAM**

<p><b>Applicant</b> St. Therese of Carmel Catholic Church 4355 Del Mar Trails Road San Diego, CA 92130</p> <p><b>CONTACT:</b> John Carney, Dir. of Operations Phone: 619.692.9393 ext. 13 Fax: 619.692.9394 E-mail: johncarney@earthlink.net</p>	<p><b>Architect</b> DOMINY + ASSOCIATES ARCHITECTS @ domusstudio, LLP 2150 West Washington, Suite 303 San Diego, CA 92110</p> <p><b>CONTACT:</b> David Pfeifer Phone: 619.692.9393 ext. 13 Fax: 619.692.9394 E-mail: david.pfeifer@domusstudio.com</p>
<p><b>Civil Engineer</b> Snipes-Dye Associates 8348 Center Drive, Suite G La Mesa, CA 91942</p> <p><b>CONTACT:</b> Matt Kurtz Phone: 619.697.9234 Fax: 619.692.2333 E-mail: matt@snipesdye.com</p>	<p><b>Landscape Architect</b> Densen Powell Atelier Inc. 2305 El Cajon Blvd. San Diego, CA 92104</p> <p><b>CONTACT:</b> Jon Powell Phone: 619.294.9042 Fax: 619.294.9028 E-mail: jon@dpadesign.com</p>

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Project Address:  
4355 Del Mar Trails Road  
SAN DIEGO, CA 92130  
A.P.N. 307-040-75-00, 307-040-72-00

Project Name: **St. Therese of Carmel | Play Area**

Sheet Title: **Site Section + Elevation**

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Project: 1212  
CUP Submittal #01 July 17, 2012  
CUP Submittal #02 Last Update 12.17.12  
SDP Submittal #02 12.11.2013