

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 24 April 2014

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

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3		X	
3. VACANT	Neighborhood 4/4A			
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. Steven Ross	Neighborhood 7		X	
7. Frisco White, Chair	Neighborhood 8	@8:42 pm	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		

[Vice-chair Manjeet Ranu Chaired the meeting since Chair Frisco White was excused from attendance.]

APPROVAL OF MINUTES — 27 March, 2014

Allen Kashani motioned to approve the minutes as corrected, seconded by Laura Copic. Motion passed 7-0-2 with Vice-chair Manjeet Ranu and Jonathan Tedesco abstaining.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

Jan Fuchs announced that a Regional Issues subcommittee meeting is scheduled for May 7 4:30PM in the library.

Laura Copic announced that she has become aware of an SDG&E notice regarding a new 230kV power line along Carmel Valley Neighborhood 10. In contrast from the previous SDG&E Sunrise Powerlink proposal, this proposal would utilize existing poles. Also Laura noted that San Onofre is no longer producing power. Laura explained that she expects to review the proposal when available.

Rick Newman expressed appreciation for Congressional candidate Kirk Jorgensen causing political signs to promptly be removed.

ANNOUNCEMENTS

Officer Tracey Williams provided a report. Saturday April 26 is Drug Take Back Day and expired prescriptions may be disposed of at the police station 10AM-2PM that day.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

Mel Millstein provided a report. A 'meet the new police chief' meeting is being set up for mid-May; budget meetings start May 5; Time Warner cable is reinstating showing of the Padres baseball games on television; the PHR Village groundbreaking ceremony took place; AED training is scheduled for May 17 10AM at the University Community Library (4155 Governor Drive).

MAYOR'S REPORT

None.

COUNTY BOARD OF SUPERVISOR'S REPORT

Sachiko Kohatsu provided a report.

STATE ASSEMBLY REPORT

Michael Lieberman provided a report and explained that a meeting is being arranged with the California Department of Fish and Game Del Mar Mesa Preserve Manager. Vice-chair Manjeet Ranu stated that a meeting with the Preserve Manager would not solve the current issues and he is still asking for a meeting of the involved elected officials including Congressman Scott Peters, Senator Marty Block, Assembly Member Brian Mainchein and Council President Pro-tem Sherri Lightner. Vice-chair Ranu designated Anne Harvey and Allen Kashani to represent the Carmel Valley Community Planning Board at meetings on this issue. Michael also noted that Caltrans is looking at installing barrier along portions of SR56 to improve safety for cyclists. Vice Chair Manjeet Ranu suggested that flexible cable that Colorado DOT uses be considered.

STATE SENATE REPORT

None.

US CONGRESS REPORT

None.

INFORMATION AGENDA

1. Public Utility Advocacy: Presentation by David Akin, public utility customer advocate.

- Applicant - David Akin, City of San Diego Customer Advocate

David Akin presented and provided guidance about what to do when a utility bill is unusually high. David noted that 99.6% of the time meters are read correctly. David also mentioned that the City offers free residential water surveys. David mentioned that he can be contacted by phone at 619.533-3500. Also, information is available at www.sandiego.gov/water.

2. Camino Real/SR 56 Bike Connector: Presentation of proposal to construct new bike connection.

- Applicant - Dean Marsden, City of San Diego

Dean Marsten presented a proposal to construct a new bike connection at El Camino Real to CVREP near SR56. Pervious concrete is proposed. The work is proposed within MHPA so revegetation is also proposed. A different alignment than the existing dirt path will be constructed due to ADA accessibility. They hope for an SDP and environmental approval by August and to start construction May/June 2015. Funds are coming from the FBA at \$326k. Contact Helene at 619.443.5223 if there are any issues.

INFORMATION AGENDA (Continued)

3. Del Mar Highlands: Presentation of proposal to construct new parking structure.

- Applicant - Elizabeth Schreiber

Elizabeth Schreiber presented. The project was entitled for 425,000 SF in the 1980s and has been built in phases. Recently \$20M was spent on renovations. A parking structure is proposed behind Jimbo's grocery at grade plus two levels. The structure is expected to be roughly 3' below to 5' above Townsgate Drive. The structure will gain 600 parking stalls (bringing 1600 existing to 2200 stalls). Three pedestrian towers are proposed with elevators/stair cases to shops; and two entrances are proposed on Townsgate Drive. Construction of the parking structure is expected to start in the fall and last approximately one year. Also, the applicant plans to expand Cineopolis by 10,000 SF into the parking structure; KinderCare will move to the end of the parking structure; Jimbo's would like to expand from 14,000 SF to 22,000 SF; and 80,000 SF of two-story retail is proposed. Barnes and Noble at 11,000 SF will close due to the construction since there is no alternative space to put them while construction is occurring and the applicant is not certain that Barnes and Noble will return. However the applicant noted that they would support the return of Barnes and Noble. The Del Mar Highlands website offers an opportunity for comment/feedback. The applicant described exploring temporary off-site parking for construction workers during construction and described other employee and valet parking programs to address parking congestion at the center. The applicant noted that the parking structure is allowed under the existing entitlement, so construction permits may be issued without public review.

Concern was expressed by the board for maintaining the Barnes and Noble and for maintaining parking during construction. Also Chair White who joined the meeting during this item suggested 1) consideration for office or other uses along Townsgate Drive to help activate Townsgate Drive (or consider not precluding that opportunity) and 2) consideration for a connection to the recreation center. Chair White also noted that the Wall Street journal recently published an article about the Barnes and Noble founder and the bookstore's viability – and the chair expressed support for Barnes and Noble. Jan Fuchs noted that the item could be put on the regional issues May 7 agenda. A resident from the public echoed Chair White's comment about connectivity to the recreation center.

Vice-chair Ranu summarized as follows:

- Community concern about the loss of Barnes and Noble, which the applicant expressed a willingness to bring back when the building expansion is done if the tenant desires to return.
- A desire to activate Townsgate Drive with additional land uses, such as housing and office. The Board asked the applicant to design the parking structure in such a way as to not preclude future opportunities to activate Townsgate Drive.
- Concern about traffic in adjacent streets, which the applicant noted they are not responsible to further mitigate because their project is entitled, but would be cooperative with the community in working with the City to address issues.
- A request from the Board for the applicant to cooperate as needed in the Board working with the City to add a pedestrian connection between the Recreation Center and the shopping center.
- Support for the proposed architectural design.
- Maintain parking during construction.

ACTION AGENDA:

[At this time Chair White took over chair of the meeting]

1. MAD Subcommittee: Consider request of MAD Subcommittee to approve use of FBA funding to address CIP L.14000, which was created to address un-landscaped areas at five (5) locations within public rights-of-ways throughout the Carmel Valley MAD that currently do not have water service at an allocation of \$250,000.

- Applicant - Rick Newman, Chair MAD Subcommittee

CV MAD subcommittee leader Rick Newman identified five areas in need of water for landscaping (El Camino Real near the Arco fuel station, Worsch Way off Del Mar Trails and Carmel Knolls off Azzuro, and two areas along SR56 approaching Seabreeze) and proposed use of FBA funds to supply water. Chair White noted that the City has confirmed FBA funds can be used for the proposed improvements. Rick Newman motioned to support the use of FBA funds instead of MAD funds for the improvements, seconded by Debbie Lokanc and approved (9-1-0). Brian Brady stated that he voted against because he did not have sufficient information about the project.

2. Ad Hoc Committee: Authorize the establishment and membership of the Livability Ad Hoc Subcommittee to be chaired by Manjeet Ranu.

- Applicant – Chair

Vice-chair Manjeet Ranu described the committee, which the Board directed be created by minute order during its February 2014 meeting. The key purpose of the committee is to explore traffic calming needs and approaches throughout the community – and the committee may also explore other topics related to livability, such as public spaces. The committee will include the following members: Chair White; Vice-chair Manjeet Ranu; Chris Moore; Laura Copic; Monique Chen of Chen Ryan Mobility and Neighborhood 10 resident; Ken Farinsky of the Carmel Valley Recreation Council and Neighborhood 3 resident; and Shreya Sasaki of Kaiser Permanente and resident of PHR. Vice-chair Ranu motioned to authorize the establishment and membership of the Livability Ad Hoc Subcommittee to be chaired by Manjeet Ranu, seconded by Chris Moore and unanimously approved (10-0).

3. Elections: Validate election results of March 27, 2014. Elect officers for year 2014-2015.

- Applicant - Election Subcommittee

Rick Newman motioned to validate the elections, seconded by Debby Lokanc and unanimously approved (10-0). The officer election was postponed since officer candidates were not all in attendance and several members were absent.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	May 7 4:30PM
2. FBA	White	None	None noted
3. MAD	Rick Newman	None	May 6 4:30PM rec center
4. MAD N10	Copic	None	May 6 following CV MAD
5. MAD PHR	Ranu, Tedesco	None	May 6 following N10 MAD
6. Bylaws/Elections Policies/Procedures	Clews	None	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
9. CVREP	Clews	None	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Novak	None	None noted
12. Signage	John Dean	None	None noted

CHAIR'S REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

The board adjourned at 9:45PM.

NEXT MEETING

Thursday, May 22, 2014, at 7 p.m., Carmel Valley Library, Community Room