

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 22 January 2015**

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. 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. Shreya Sasaki	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

Chair White brought the meeting to order at 7:01 p.m. He added the following items to the consent agenda: approval of fiscal year 2016 budgets for the Carmel Valley North MAD budget, Carmel Valley Neighborhood 10 MAD budget, and PHR MAD Budget. He also removed Cal Coast Academy from the Action Agenda.

Board Member Moore noted the following corrections to the draft minutes:

- Under the “Approval of Minutes” item the meeting date should be November 20, 2014, not November 10, 2013.
- Under “Approval of Minutes” the word “road” needs to be capitalized in “Carmel Valley Road.”
- On page 3 in the last paragraph, add a comma in between “one” and “called” to make the sentence clearer. It now reads, “They also built a pedestrian nature trail that is parallel to the previous one, called the Dust Devil Nature Trail, and it is popular for dog walkers and runners.”

A motion was made and seconded to approve the minutes as corrected, but because three members abstained from voting, a quorum was not available to pass the motion (vote was 8-0-3).

CONSENT AGENDA

A motion to accept the consent agenda was made by Board Member Novak, and seconded by Board Member Copic. The motion carried 12-0-0.

PUBLIC COMMUNICATION

Jenny Barnes from Neighborhood 3 mentioned the service of Airbnb and the potential harm it poses to neighborhoods. She wants the city to tighten regulations before allowing residents to rent their homes for public use, as she believes it's a good opportunity for crime.

One Paseo and the implications of the AT&T building on landscape were also mentioned. She noted 19 trees will be cut down if the plan goes through. An increase in traffic is also likely to occur on the north side of Del Mar Heights from El Camino Real to the freeway. Barnes plans to take this issue to City Council and asked the planning board to write a letter.

John Finley informed the audience that he will be moving dirt from his developing property north of Pacific Highlands Ranch to Taylor Morrison's property. He is looking to have Taylor Morrison take the extra dirt in order to eliminate having to truck dirt to a further location.

Joe LaCava, Chair of the La Jolla Community Planning Association, announced his plans to run for the District 1 City Council seat to succeed Sherri Lightner.

ANNOUNCEMENTS

Chair White made an announcement about neighborhood seats on the planning board that are up for reelection in March 2015: Neighborhood 1 – Rick Newman, Neighborhood 3 – Nancy Novak, Neighborhood 6 – Chris Moore, Neighborhood 5 – Debbie Lokanc, Neighborhood 10 – Laura Copic, PHR District 12 – Jonathan Tedesco, Investor Rep - Brian Brady, and the Developer seat.

Anna Yentine is looking to be a board member for neighborhood 10.

Officer Tracy Williams reported crime was down during the holidays. Board Member Novak asked whether or not to report "dumpster divers" with sacks of recyclables, because it's technically theft. Officer Williams mentioned to call the police and give a description of the person if it is bothersome.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

None.

MAYOR'S REPORT

None.

COUNTY SUPERVISOR'S REPORT

Vacant.

STATE ASSEMBLY REPORT – Michael Lieberman, Office of Assemblymember Brian Maienschein

Michael Lieberman reported that they are in the process of finalizing the legislative packet for this session.

STATE SENATE REPORT – Hillary Nemchik, Office of State Senator Marty Block

Hillary Nemchik mentioned a bill sponsored by Senator Block (SB15) which will offer a financial incentive to students to finish their degrees within four years by offering more required courses each semester. The bill will also allow community colleges to offer four-year degrees. There are 15 schools in California participating in the pilot program and two of those schools are MiraCosta College and Mesa College.

US CONGRESS REPORT

None.

INFORMATION AGENDA

1. Costa Azul Carmel Valley: Update on proposed hotel/office/restaurant development Applicant – Hunter Oliver

Hunter Oliver spoke about the progress of Costa Azul in Carmel Valley. The project includes a hotel, two restaurants, upscale boutiques, and an office along with other amenities. He noted that they are looking to expand the parking lot to accommodate demand. A request will be made to exceed the 60-foot height limit to go to 95 feet. Mr. Oliver said he will come back with more information as the project progresses.

ACTION AGENDA

1. Wellness Magazine 5K: Consideration of 5K run presented by Super Dentist on March 21, 2015

Applicant – Jeff Stoner, Seasick Marketing

Jeff Stoner presented information about this 5k race that will run on the north side of El Camino Real to the 56 freeway bike path, north to Camino Del Mar. The race will begin at 9:00 a.m. He estimates that 95 percent of participants will complete the race within 30-45 minutes, and the event will be complete at 10:30 a.m. The police department will keep one lane open and use the sidewalk and bike path, so El Camino Real will not be closed.

Board Member Clews expressed concern about traffic impacting the Clews Horse Ranch and blocking access to businesses during the race. Mr. Stoner noted that El Camino Real will keep traffic flowing but it will be slower through to the east 56 onramp highway. East 56 will be closed and West 56 exit to El Camino Real will be closed for a total estimate of two hours, 8:30 a.m. – 10:30 a.m.

A motion was made by Chair White to support the plans for the Super Dentist 5K, with the condition that the applicant work with Christian Clews to help ensure that proper measures are taken to not disturb the horses at the Clews Horse Ranch. In addition to keeping track of the number of races and limit to four each year. The motion was seconded by Board Member Kahn. The motion passed on a vote of 11-1-0.

2. St. Therese of Carmel Catholic Church

Applicant – Steve Horine, Horine Group

Steve Horine presented information about this request for a permit to allow the display of an illuminated cross with an LED sign displaying the address, illuminated from the bottom. The monument signs will be located in front of the church. The signs are consistent with the representations that were approved on the use permit, with some slight modifications.

Mr. Horine presented drawings of a pilaster and wall to show where the signs will be stationed. Pilasters can't be higher than six feet and internally illuminated signs are not permitted, but where exempt here. Board Member Clews mentioned that since the letters are bottom-lit and not front-lit, it's okay. The cross can be illuminated throughout.

A motion was made and seconded to support the application for the two illuminated monument signs for the church on Del Mar Trails, as presented tonight. The vote was 12-0-0.

3. Arroyo Sorrento Estates: Consider Vesting Tentative Map Planned Development Permit for 10 Single Family Homes in Pacific Highlands Ranch

Applicant – Jorge Palacios, JP Engineering

Jorge Palacios presented information about Arroyo Sorrento Estates, a proposal to construct two residential lots on three acres. He indicated that the project is consistent with neighborhood regulations. The project would also widen El Camino Real leading to the property and grade ten feet below the first lot.

An audience member expressed concerns about being “shadowed” under this new construction and maintaining privacy for the houses below. Questions also arose regarding drainage issues, traffic control, and the hillside ordinance.

Palacios mentioned drainage will be controlled, they are widening the driveway to the north, and are widening the bottom of the road for greater access to the property. He provided assurances that property owners will not be able to see the lots below because the houses will be 10 feet lower than they are now.

Palacios noted that the project is in the final stages of review, but needs approval from the board to move forward. Board Member Harvey made a motion to approve the project, with interest in seeing more detailed and vivid plans and images in the future. The motion was seconded by Board Member Novak, and the motion carried on a vote of 10-2-0.

4. Rancho Milagro: Consider Vesting Tentative Map Planned Development Permit for 10 Single Family Homes in Pacific Highlands Ranch

Applicant – Tara Lake, Latitude 33

Tara Lake presented plans for the development of 10 single family homes on Carmel Valley Road. She is seeking the board's approval to move forward on the last steps of the development process. There will be a six foot sound wall in place with benches on both sides of the road as well as an area open to the public with pedestrian access.

The 10 single family homes are designed with the same architecture as Elms and Ivy in Carmel Valley. A key part of this project is the continuation of a pedestrian path that goes under Carmel Valley Road and leads to an open space. The ramp is currently under construction.

Board Member Clews asked how pedestrians will get to the village center by walking. Randi Coopersmith mentioned the pedestrian walkway connects through the main parkway. The path will be a strong connector for both bicyclists and pedestrians.

A motion was made and seconded to support the approval of the Planned Development Permit for the 10 single family homes in Pacific Highlands Ranch as presented. The motion carried with a vote of 12-0-0.

5. Friends of Del Mar Mesa: Consider Fund Management Agreement with Friends of Del Mar Mesa and the Carmel Valley/Del Mar Mesa Trail Fund Management Group

Applicant – Ray Ellis

Ray Ellis presented information about a fund management agreement made between The Grand Del Mar and the Carmel Valley and Del Mar Mesa Planning boards to manage the gift to enhance and improve the trail system throughout the Carmel Valley/Del Mar Mesa communities. Friends of Del Mar Mesa are being used as a fiscal agent to create a restricted fund. They plan to take direction from both the Carmel Valley Planning Group and the Del Mar Mesa Planning Group to fund trail projects in the community. Mr. Ellis asked for approval from the board as the last step of the process to complete the agreement. The agreement has been vetted by members of both planning groups.

Chair White asked who is in charge of the expenditure for the funds of this agreement. Ellis mentioned the checks will be cut by Friends of Del Mar Mesa as the fiscal agent but all the governance for the funds will be done by the Carmel Valley Planning Group and the Del Mar Mesa Planning Group. Friends of Del Mar Mesa will receive \$250,000, which will help maintain and enhance the trails, as well as allow the community to integrate education and volunteerism to get the community involved.

Board Member Tedesco asked if this money is the only source of funding for this agreement or are there other funding sources that will be integrated. Ellis replied that if other funds come in from the good-will of the community, the Friends of Del Mar Mesa will add those funds to this restricted account.

Board Member Clews asked what type of projects the Carmel Valley/ Del Mar Mesa Trail Fund is trying to pay for. Board Member Harvey answered that the community would like to fund projects that are extraordinary or beyond the city's capacity to help. The focus is to make the community

trails more pleasant while preserving wildlife habitat. They would also like to leverage the money by providing tools and materials for volunteer groups, such as the Eagle Scouts.

Ellis said the next step for the committee will be to put together a process for people to submit potential projects, which will be clearly posted on the website.

Board Member Copic made a motion to accept the management agreement as presented. The motion was seconded by Board Member Harvey, and the motion carried on a vote of 12-0-0.

6. Lateral: Consider updates of parking and street alignment changes

Applicant – Randi Coopersmith

Randi Coopersmith updated the board on the primary changes happening to Lateral's street alignment. They are installing a median and building a parking garage. Residents will have two parking spaces in the garage with some available storage capacity. The HOA will enforce the storage policy and the use of the parking spaces. Tara Lake mentioned there are 20 percent more parking spots than presented last year. Mr. Coopersmith will be coming back for a formal motion in two months, and anticipates going to a hearing in May 2015.

7. Ashley Falls: Consider speed limit increase along Ashley Falls to 30 mph to remain radar enforceable

Applicant – City of San Diego

The City of San Diego would like to raise the speed limit on Ashley Falls Drive from the posted 25 mph to 30 mph for radar enforceability. The board heard testimony from the affected residents and representatives from the school district regarding safety of the children in the area. After hearing the adverse effects of this change, a motion was made and seconded to oppose the increase of the speed limit on Ashley Falls Drive between Riding Ridge Road and Del Mar Heights Road from the posted 25 mph to 30 mph. The board supports maintaining the existing 25 mph and that the city and community should seek other traffic calming measures, such as additional stop signs. The motion was supported by a vote of 12-0-0.

8. Cal Coast Academy: Consider 4-parcel Tentative Parcel Map

Applicant – Ted Shaw, Atlantis Group

Removed from the agenda.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	1 st Wednesday, February
2. FBA	White	The FBA committee is in the process of looking at all the parks in the community and planning for improvements which will come from the city. Parks and Rec are trying to fund a lot of projects to improve our parks.	None noted
3. MAD	Newman	A reminder of the next meeting was provided.	1 st Tuesday at 4:30 PM - Rec. Center in Carmel Valley
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	White	Bylaws were updated and need to get approved by city council.	4 th Thursday at 6PM-6:45PM
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	Next meeting the board is voting on the 9 th revision of the land use code.	Feb. 24, 2015
12. Signage	White	None	None noted
13. Livability	Moore	The committee will be reconvened and new members will be added.	March 17 5:30pm – 7:30 pm at the Rec. center in Carmel Valley

CHAIRS REPORT

Chair White announced that this would be his last term on the board, and he will serve through March 2016.

OLD/ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 10:20 p.m. Next meeting is on February 26, 2015.