

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 24 September 2015

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

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent
1. VACANT	Neighborhood 1		
2. Ken Farinsky	Neighborhood 3	X	
3. Hollie Kahn	Neighborhood 4/4A	X	
4. Debbie Lokanc	Neighborhood 5	X	
5. Christopher Moore	Neighborhood 6		X
6. VACANT	Neighborhood 7		
7. Frisco White, Chair	Neighborhood 8	X	
8. Anne Harvey	Neighborhood 8A & 8B	X	
9. Steve Davison	Neighborhood 9	X	
10. Monique Chen	Neighborhood 10		X
11. Shreya Sasaki	Pacific Highlands Ranch, District 11		X
12. Jonathan Tedesco, Vice Chair	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. Kimberly Elliot	Investor Representative	X	

APPROVAL OF MINUTES

Steve Davison motioned to approve the minutes for June 25, July 23 and August 27, seconded by Victor Manoushakian. However, minutes were not approved due to lack of quorum. The minutes will be placed on the October agenda for action.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

Michelle Pena identified noise abatement issues from Searsucker and Kaaboo music festival. Christian Clew mentioned he knew Searsucker manager and will talk to him. Other public attendees also had noise complaints from both sites. Complaints to City about Kaaboo have been forwarded to the 22nd Agricultural District.

Nancy Roarke voiced concerns about the lack of speed limit signs from Carmel County Road and Del Mar Trails towards Mona Lisa Street and requested that more signs be posted. Barbara Mohondro from the Office of Council President Sherri Lightner indicated that the Traffic Study

does not require stop signs to be installed at that intersection but will look into flashing signs/crosswalk.

Alex Esquibel, an HOA representative, is concerned about the maintenance of landscape frontage along Carmel County Road. There were plans to turn over to the City but the original owners went bankrupt and they are still maintaining it after 15 years.

Boardmember Ken Farinsky announced that there is a new PHR Community Park planning workshop on September 30th at Pacific Middle Trails Middle School at 6:30pm.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT – Barbara Mohondro, Office of Council President Sherri Lightner

Barbara Mohondro provided a report that the City is working on purchasing a new software database system from Accela to replace the existing Project Tracking System (PTS) that should improve project queries and permitting information.

MAYOR'S REPORT

None.

COUNTY SUPERVISOR'S REPORT – Janie Hoover, Office of Supervisor Dave Roberts

None.

STATE ASSEMBLY REPORT – Michael Lieberman, Office of Assembly Member Brian Maienschein

None.

STATE SENATE REPORT – Sarah Fields, Office of State Senator Marty Block

None.

US CONGRESS REPORT – Hugo Carmona III, Office of US Congressman Scott Peters

None.

INFORMATION AGENDA

1. Water Rate Increase: Presentation of cost of service review for water and recycled water services and resulting price increase recommendations.

•Applicant – Brent, San Diego Public Utilities Department

Brent provided a powerpoint presentation on why water rates are increasing. The increased cost of imported water is the main reason for raising rates. San Diego must buy most of its water from County Water Authority which buys from LA. To reduce dependence on costly imported water, San Diego is looking into desalination plant and Pure Water program which will provide one-third of the City's water supply.

The increase in cost is also due to investments in water reliability. The rate increase will help pay for improvements to the City's aging water infrastructure. Many fixed costs in aging infrastructure, contracts, and borrowing at low rates requires user water rates to go up, 9.8% increase. The City Council public hearing is scheduled for Nov. 17.

2. One Paseo: Update for Board on One Paseo.

- Applicant – James Gwilliam, KRC

Jamas Gwilliam presented an updated site plan for One Paseo based on comments from the previous workshop and the guiding principles. Based on reducing traffic ADTs from 24,000 to 14,000, building heights, density, bulk and scale were reduced. Project made largest reductions in retail, which has highest ADT rates. 95,000 sf retail from 250,000 sf retail, 285,000 sf office from 484,000 sf office. They will be submitting new plan in mid October. The EIR has been certified, so only new impacts will be written into an addendum. They will be incorporating a privately funded shuttle. There will be emergency response upgrades. The residential components of the project have been moved further back from Del Mar Heights Road. Parking will consist of subterranean and structure.

Public questions:

Sorrento Valley shuttle connection may not be wanted by community, but rather an east-west connection on Del Mar Heights Rd to replace old bus route.

Are there any provisions for the pedestrian crosswalk? Is a pedestrian bridge feasible? The public indicated it may not be practical. There were concerns about safety and loitering at the existing pedestrian bridge over Del Mar Heights Road to and from Del Mar Highlands Town Center. However, the public feels if the pedestrian bridge is better designed, it will mitigate the pedestrian traffic between DMHTC and Paseo One.

The residential portion will include 10% affordable units spread throughout the project, and all units will be mapped as condos, even though they will likely be for rent apartments.

Debbie asked about percentage of open space, response is that 10% is required and will be complying.

Why not focus on fixed SF decrease, instead of ADTs. The agreement was to reduce the project's ADTs.

Hollie asked about cultural content. Efforts have been made to provide space for civic areas in "outdoor environment", but don't have SF space indoors.

Steve asked if other project buildouts (DMHTC, etc.) were taken into account in traffic study/EIR. Ann confirmed full build out was included in the study, and asked about a dog park and recreational opportunities for visitors and residents. Still looking at possibilities to incorporate.

Ken clarified that the 800,000 SF number was not based on ADTs and didn't have a traffic analysis done. He is pushing to be sensitive to the edges of the project and keeping the edges small. Christian suggested that the pedestrian bridge could be very helpful as a solution for traffic and connectivity.

What is the height of the building along El Camino Real? 6 story and 4 story.

Where will affordable housing units be located? They will be interspersed.

Will residents expect the same noise issues at DMHTC related to proposed retail spaces? The retail will be located internal to the project and is not anticipated.

How will emergency vehicles be impacted during construction? City to enforce.

3. Costa Azul: Update on access rights to Old ECR and traffic study.

•Applicant – Hunter Oliver

Project is mixed-use (office/hotel/restaurant over subterranean parking). Changes to site plan are minimal and include access to Old El Camino Real. Traffic Study indicates there are no impacts. Plan is to resubmit to the City Planning Commission next week. Only deviation requested is for height (asking 90' where 60' is allowed), but only using 60% of allowed FAR.

ACTION AGENDA

1. Ashley Falls Storm Flow Storage: Consider Ashley Falls Storm Flow Storage LID Project to install a bio retention basin in the open space area at the corner of Pearlman Way and Carmel Knolls Drive.

•Applicant – Coselyn Goodrich, City of San Diego

City of San Diego is required to implement stormwater measures to retrofit an existing project by installing a bio-retention basin. There will be two phases to this project. The first phase consisting of 20 acres will test the effectiveness. Ultimately, the basin will be treating 80 -100 acres of runoff. The basin depth will range from 4 feet to 12 feet with side slopes of 3:1. The basin will be planted and fenced. Maintenance will be minimal and performed by City Stormwater Division. The fence around the basin will deter people from accessing and for safety concerns. However, a couple of boardmembers suggested that this space could be made more usable by not having a fence and making it a multi-use area. Motion by Christian to approve project as presented. Second by Hollie Kahn. Motion passes 8-0-0. A letter will be sent to the City in support of the project.

2. Unitas: Consider TM and PDP for a 5-lot subdivision adjacent to Carmel Valley Road in PHR.

•Applicant – Melissa Krause, Latitude 33

Five lot subdivision with a hammerhead adjacent to Carmel Valley Road. Changes to project include enhanced four-sided architecture, double garages, and enhanced eaves and architectural projections. Motion by Jonathan Tedesco to approve project, Second by Christian Clews. Motion passes 8-0-0. A letter will be sent to the City in support of the project.

3. Corallina: Consider a Site Development Permit, a Vesting Tentative Map, a rezone and a Right-of-Way vacation for the proposed 109 market rate residential units and 21 affordable units (130 total units) and 29,329 square feet of commercial space.

•Applicant - Tara Lake, Latitude 33

Mixed use residential/commercial project in the Village area of Pacific Highlands Ranch. Project changes include enhanced elevations from Carmel Valley Road to accompany and match Village Way side. Sound wall with gates for residents access of Carmel Valley Road remains unchanged, rather than the standard PHR wall. The architecture for the affordable housing building was enhanced with a modern look and updated windows, balconies, and projections. On the west side of the project the site was lowered 3 feet, and Coast Income Properties site will be raised 3 feet in order to have a wall on the Finley’s side with a high point of 9.2’ instead of 15’. Discussion about east side of property with Lin property, which will come to the group when they submit their plan to the City. Jonathan Tedesco motioned to approve the project with the understanding that Coast Incomes conditions have been met: 1) raise/lower sites by 3’ on each side of property (6’ net), 2) wall and any other structures would be completely on Finley’s property and 3) Finley will maintain all of the wall landscape and irrigation on their side of the property line. Christian Clews seconded the motion. Motion passes 8-0-0. A letter will be sent to the City in support of the project.

4. Merge CV: Consider a Planned Development Permit for the sale of distilled spirits in association with a restaurant.

•Applicant – Gary Levitt, Sea Breeze Properties

Planned Development Permit is necessary for restaurant with beer/wine to serve distilled spirits, as sale of distilled spirits is not allowed by right under zone. The drinking establishment will be opened from 6pm to midnight. Frisco White motion to approve and support the addition of distilled spirits. The motion was seconded by Kim and passed 8-0-0. A letter will be sent to the City in support of the project.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	10/7
2. FBA	White	None	None noted
3. MAD	Newman	None	None noted
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	White	None	None noted
7. Community Concourse	White	None	None noted

Subcommittee	Representative	Report	Next Meeting
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	White	None	None noted
13. Livability	Moore	None.	None noted

CHAIRS REPORT

None.

OLD/ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 10:30 PM. The next meeting is on October 22, 2015.