

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES  
7 p.m., 28 July 2011**

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. David Bartick	Neighborhood 4/4A	X		
4. VACANT	Neighborhood 5			
5. Christopher Moore	Neighborhood 6		X	
6. Dave McIntyre	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. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative		X	
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative	X		

**APPROVAL OF MINUTES—23 JUNE 2011**

David Bartick motioned to approve the minutes, seconded by Manjeet Ranu and unanimously approved with Jill McCarty and Dave McIntyre abstaining (9-0-2).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

Dan, a resident in NH5 near Worsch Way would like representation on the board. Chair White explained that three NH5 residents are interested in the NH5 seat.

**ANNOUNCEMENTS**

The San Diego Police Department introduced Captain Luhnnow. Also, two NH5 residents introduced themselves at Chair White's request (Debbie LoKanc and Chris Brown).

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

No report/no representative present.

## **COUNCIL DISTRICT ONE REPORT**

Mel Millstein provided a report.

## **MAYOR'S REPORT**

No report/no representative present.

## **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

Sachiko Kohatsu provided a report.

## **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

## **INFORMATION AGENDA**

**1. Del Mar Highlands Town Center:** Update on the Re-Imaging and Renovation of Del Mar Highlands Town Center.

- Applicant – Elizabeth Schreiber

Elizabeth Schreiber provided a report and noted that Cinopolis has opened.

**2. Via de la Valle Townhomes:** Presentation of a new development scheme.

- Applicant – Paul Benton, Alcorn & Benton Architects

James Alcorn presented a 22-unit proposal of townhomes between 2800-3200 SF north of Via De La Valle Road, which is Del Mar, and Rancho Santa Fe influenced. Christian Clews asked about park areas for kids to play and a deceleration lane and the applicant explained that they will address those concerns in the future. David Bartick explained that he is concerned about how the architecture will blend with the rest of the area. Anne Harvey echoed David's concerns and asked the applicant to make sure it is clear that kids can't play in the open space. Chair White reinforced that this is the last opportunity near Villa De La Valle to do something great with the architecture. Jan Fuchs explained that the San Dieguito River Park Land Use Committee has the same concerns as the board. Manjeet Ranu added that retaining walls are a concern and asked about net density, which was reported as one unit per acre whereas the precise plan allows for 0-2 units per acre. Chair recommended the project go to the Regional Issues Committee to continue with project development.

**ACTION AGENDA**

**1. Rancho Del Mar Continuing Care Retirement Community:** Submit an initial comment letter to City.

Ali Shahpouri presented after Chair White noted he is looking for a letter summarizing the board’s issues. Ali first presented a Power Point presentation about current laws, reform and sociological issues with continuing care. After the Power Point presentation, Ali went into the proposed project. Land use is estate residential and the property is not adjacent to MHPA, though it is in the focused planning area of the San Dieguito River Park. The proposal is 23.88 gross acres and 21.86 net acres. Zoning is AR-1-1. The proposed use includes dementia care/skilled nursing, a wellness center, attached housing and courtyard buildings. Ali noted nursing, hospital and intermediate use is allowed under AR-1-1 and that new regulation models will allow the operator to be financially solvent. Ali noted roundabouts would take about 1.33 acres away from the site and they are supportive of roundabouts if the community is supportive.

Jill McCarty asked about number of employees/shifts and the applicant explained 150-170 employees are estimated with three shifts. Jill also noted she would eventually like an understanding of traffic impacts. Steve Davison asked if there is consideration to make a priority for local residents and the applicant responded that they cannot exclude except by age. Anne Harvey asked if the use fits with the zoning and if not how does it improve the plan? Anne commented that zoning is one house per 10 acres and relief from urbanization is important in this area. Anne summarized her issue by asking ‘is it worth giving up relief for urbanization?’ Chair White added that we cannot call this open space if it is not open space. Anne clarified that she did not mean to say urbanization. Nancy Novak asked if any of the project will be affordable and the applicant responded that they need to make the project financially feasible and it is a tough question. Allen Kashani asked if the applicant would be willing to participate in a MAD and the applicant seemed supportive of contributing to a MAD. Manjeet Ranu and Rick Newman explained one of their concerns was density compatibility with the surrounding area. David Bartick asked if the polo fields intend to get developed and Chair White didn’t think so. Jan Fuchs commented that there are big issues from the Regional Issues Subcommittee and namely ‘will this be a benefit to Carmel Valley?’ Ken Farinsky from the public wondered if the project can turn into something else if it fails, had concerns of the project interface with the community, was concerned about entry/exit on El Camino Real and explained variation in building height is needed.

Manjeet Ranu motioned to authorize the chair to prepare a letter summarizing the issues above, seconded by Christian Clews and unanimously approved (12-0)

**SUBCOMMITTEE MEEING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None	Sept 9 4:30PM at the CV Library
FBA	White	None	None noted
MAD	McIntyre	Dave McIntyre provided an update.	Sept 6 4:30PM
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted

Subcommittee	Representative	Report	Next Meeting
Bylaws/Elections/ Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	Christian Clews provided an update.	None noted
San Dieguito River Park	Harvey, Fuchs	Anne noted that funding problems continue.	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	Manjeet Ranu provided an update. The last meeting was July 8 and the initial read by staff is SR56 needs to be widened before PHR 1900 units. The committee is delayed until the issue is resolved. Manjeet explained that the PHR FBA's financial contribution is the mitigation.	None noted
CPC	Moore	Chris Moore provided an update.	None noted
Signage	John Dean	None	None noted
Redistricting	Rick Newman	Rick provided an update. Board members are encouraged to attend the Aug 1 redistricting meeting.	None noted

## CHAIR'S REPORT

Chair White heard that the Real Estate Assets Department is not supportive of roundabouts – Mel will investigate.

## OLD/ONGOING BUSINESS

None.

## NEXT MEETING

Thursday, 25 August 2011, 7 p.m., Carmel Valley Library

## ADJOURNMENT

The board adjourned at 9:30PM.

## ACTION ITEMS

- Chair White will write a letter to City staff summarizing the board's issues on Rancho Del Mar Continuing Care Retirement Community
- Real Estate Assets Department is not supportive of roundabouts – Mel will investigate.