

CARMEL VALLEY COMMUNITY PLANNING BOARD

MEETING MINUTES

7 p.m., 22 September 2011

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. David Bartick	Neighborhood 4/4A	X		
4. VACANT	Neighborhood 5	X		
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—25 AUGUST 2011

Dave McIntyre motioned to approve the minutes, seconded by David Bartick and unanimously approved with Allen Kashani and Christopher Moore abstaining (10-0-2).

CONSENT AGENDA

No items.

PUBLIC COMMUNICATION

Geoffrey Smith, representing homeowners west of the polo field is concerned about the neighboring proposed continuing care site and explained that there is a petition of 15 residents opposing the HOA president's support for the project.

Donna Vehar asked for an update on the deterioration of unmaintained walls in Carmel Valley and Chair White will provide Donna an update.

ANNOUNCEMENTS

The San Diego Police Department provided a report.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

Bernie Turgeon provided a report.

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 final update.

2. Via de la Valle Widening: Update on the widening of Via de la Valle to a 4 lane modified major arterial between San Andres and El Camino Real.

- Applicant - Craig Kahlen, Rick Engineering

Craig Kahlen from Rick Engineering and Dale Greenhalgh from Black Mountain Ranch LLC provided an update and noted that they are now proposing a narrower street section where curb-to-curb width is reduced to 60-feet with a 4-foot median.

INFORMATION AGENDA (Cont.)

3. St. John Garabed: Presentation of proposed project.

- Applicant – Marcela Escobar-Eck, Atlantis Group

Marcela Escobar-Eck provided an update and noted that they will try to get on the November Regional Issues Subcommittee Meeting. The site is 13.5 acres and alternative drive access having a net environmental gain is being considered with the adjacent property.

ACTION AGENDA

1. Sandy Lane: Consideration of updated plans.

- Applicant - Mark Perlman, Marker Co.

Allen Kashani recused himself. Mark Perlman presented and noted a small pocket park of about 2000 square feet is being provided. Also, a motor court concept is now being proposed with parking on the public street. Manjeet Ranu explained that he would prefer the level of design quality be more consistent with PHR and he provided examples of street trees being carried along the motor court and incorporation of pavers instead of asphalt concrete. Mark noted that he considered pavers but he prefers asphalt as a smoother surface for kids. David Bartick explained that he is concerned that parking is not being provided within the motor court. Rick Newman motioned to approve the project but it failed with no second. Manjeet motioned for conditional approval subject to design enhancements including street trees, scored color concrete or pavers (or both), integration of the pocket park with the motor court and kicked up design treatment of the amenities for the site. It was noted that the motion on the table was pending receipt of the environmental document. Rodney Hunt seconded the motion and it passed (12-1-1).

2. Special Meeting Call: The Chair will call a Special Meeting for September 24, 2011, 9am to noon at Ocean Air Elementary School, 11444 Canter Heights Dr. The purpose of the meeting is to allow the community to review and give comments to the proposed One Paseo, a mixed-use project on the southwest corner of Del Mar Heights and El Camino Real.

- Applicant - Frisco White, Chair

After brief discussion about the item it was determined no action was needed.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None noted
MAD	McIntyre	Dave McIntyre provided an update. Casey Smith is the new District manager.	None noted
MAD N 10	Copic	Laura provided an update.	None noted
MAD PHR	Ranu	Manjeet provided an update.	None noted
Bylaws/Elections/Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	Anne provided an update.	None noted
CVREP	Clews	Christian Clews provided an update.	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	It was noted that DSD Director Kelly Broughten has written a letter that now allows the City to move forward with implementing Prop 'C'. The City plans to start the process on October 7.	October 7
CPC	Moore	Chris Moore provided an update.	None noted
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

None.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, 27 October 2011, 7 p.m., Carmel Valley Library

ADJOURNMENT

The board adjourned at 10PM.

ACTION ITEMS

None noted.