

CARMEL VALLEY COMMUNITY PLANNING BOARD

**Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130**

**858-794-2571 / Fax: 858-794-2599
www.cvsd.com/planning.html**

CARMEL VALLEY COMMUNITY PLANNING BOARD

7 pm, Thursday, May 23, 2013

**Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130**

A G E N D A

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** - April 25, 2013
- C. CONSENT AGENDA**
 - 1. PHR Park:** Endorsement of proposed Gonzales Canyon Neighborhood Park in Pacific Highlands Ranch community as approved by Carmel Valley Recreation Council.
 - Applicant - PHR
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer Natalie Horn
- F. WRITTEN COMMUNICATIONS**
- G. COMMUNITY PLANNER REPORT** - Bernie Turgeon, City of San Diego
- H. COUNCIL DISTRICT 1 REPORT** - Mel Millstein, Office of Councilmember Sherri Lightner
- I. MAYOR'S REPORT** - Office of Mayor Bob Filner
- J. COUNTY SUPERVISOR'S REPORT** - Sachiko Kohatsu, Office of Supervisor Dave Roberts
- K. STATE ASSEMBLY REPORT** - Michael Lieberman, Office of Assemblymember Brian Maienschein
- L. STATE SENATE REPORT** - Allison Don, Office of State Senator Marty Block
- M. US CONGRESS** - Hugo Carmona III, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
 - 1. Village at Pacific Highlands Ranch** - Updating of uses, square footage and initial city comments for Coast Income Properties' proposal for the redesign of the Village at Pacific Highlands Ranch.
 - Applicant - Coast Income
 - Consultant - Randi CooperSmith, Latitude 33

O. ACTION AGENDA:

1. **Board Elections:** Elect officers for 2013-2014.
2. **V-Calm Sign:** Consider installation of V-Calm sign on Old Carmel Valley Road by Sycamore Ridge Elementary School.

• Applicant - City of San Diego

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

- | | | |
|-----|---------------------------------------|-----------------------|
| 1. | Regional Issues & Design Review | Anne Harvey/Jan Fuchs |
| 2. | F.B.A. | Frisco White |
| 3. | M.A.D. | Rick Newman |
| 4. | M.A.D. N10 | Laura Copic |
| 5. | M.A.D. PHR | Manjeet Ranu |
| 6. | By-Laws/Elections/Policies/Procedures | Jill McCarty |
| 7. | Community Concourse | Frisco White |
| 8. | Trails | Anne Harvey |
| 9. | CVREP | Christian Clews |
| 10. | San Dieguito River Park | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee | Jan Fuchs |
| 12. | CPC | Hollie Kahn |
| 13. | Signage | John Dean |

Q. CHAIR'S REPORT

R. OLD / ONGOING BUSINESS

S. ADJOURNMENT

T. NEXT MEETING:

Thursday, June 27, 2013
Carmel Valley Library, 7 pm

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 25 April 2013

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. 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	X	

ELECTIONS

Action item 1 was moved to the beginning of the meeting agenda.

Johnathan Tedesco was elected to serve on the Planning Board as the PHR District 12 representative. Chair White suggested appointing Brian Brady to an investor seat. Clews motioned to approve, seconded by Laura Copic.

Motion approved 12-0-0.

Chair White thanked Jill McCarty for her service on the board. Clews motioned to certify the election results, seconded by Christopher Moore. Motion approved, 11-0-0.

APPROVAL OF MINUTES — 28 February 2013 and 28 March 2013

Vice Chair Ranu motioned to approve March meeting minutes as amended, seconded by Victor Manoushakian. Motion approved, 11-0-0.

Vice Chair Ranu motion to approve February meeting minutes as amended, seconded by Allen Kashani. Approved 10-0-0.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

Ken Farinsky with What Price Main Street expressed concern about the lack of reasonable reduced alternatives for the One Paseo project.

Robin Aldridge expressed concerns about a proposed multi-family development at Costal del Sol.

ANNOUNCEMENTS

Officer Natalie Hone announced that there were a series of car break-ins in April. There has also been copper theft in the area. Nextdoor.com is up and running as well as SDPD North Western's Facebook. The public should call 858-484-3154 for any non-emergencies.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

Mel Millstein reported for Council District 1. Millstein updated the community on the ongoing medical marijuana ordinance negotiations at City Council.

Discussion of action item 4 was moved to up on the agenda to accommodate Millstein's schedule.

Medical Marijuana Ordinance

Members of the public expressed their concerns for dispensaries in their neighborhoods. Among their concerns were safety for children; criminal activity; commercialization of marijuana. The public urged the board to take a stance against medical marijuana dispensaries in their community.

Clews motioned to respond in the negative on the ordinance based on land use violations, seconded by Debbie Lokanc. Motion approved, 15-0-0.

Millstein continued his report. Mayor Filner's proposed budget projected a deficit for 2013. Council District 1 office helped with the installation of V-calm signs by Sycamore Ridge Elementary School to help with traffic calming.

MAYOR'S REPORT

None.

COUNTY BOARD OF SUPERVISOR'S REPORT

Adam Kay reported on behalf of Sachiko Kohatsu. The Del Mar Fair Council is getting closer to adding additional seats on the board, at the recommendation of Supervisor Roberts. So far no action has been taken.

STATE ASSEMBLY REPORT

Michael Liberman reported that Assemblymember Maienschein District office has moved to Carmel Mountain Ranch. He mentioned that their office is pushing for legislation requiring background checks for youth sports coaches.

US CONGRESS

None.

INFORMATION AGENDA

1. **Merge:** Presentation of a two-story, mixed-use project on 4.11 acres at Carmel Mountain and Carmel Country Roads in the CVPD-NC zone in Neighborhood 10. Project proposes a Site Development Permit, Planned Development Permit, and Vesting Tentative Map to develop 10 townhomes with detached garages and private yards, 21 residential flats over 35,000 s.f. ground floor commercial and retail space, underground parking and private linear green space.

• Applicant - Gary Levitt

Allen Kashani recused. The applicant presented an amendment to the existing commercial permit. The team has added a small village center, more parking and enhanced the architectural design. The buildings wrap around a large open space with 2 or 3 bedroom flats over commercial space with the majority of parking underground. The building materials have changed and the retail space is flexible depending on the need of the tenant.

Anne Harvey expressed concerns about trail connections and open space. Christian Clews stated the design does not allow for walking. Rick Newman requested the team bring more developed renderings for the next presentation. Laura Copic said the traffic calming measures were good and also commented on the difference in architecture. Vice Chair Ranu said the Neighborhood 10 comments should be taken into account and that the development is not as walkable as it could be. Victor Manoushakian expressed concerns about parking. Debbie Lokanc also expressed concern about walkability.

The public expressed concerns about access issues; the original plan called for a one story building; the design doesn't fit in the community; safety for underground parking; access for loading/unloading trucks; density; traffic; aesthetics; short notice of public meeting; density impact on surrounding schools; cell phone towers; what kind of businesses would occupy the retail space.

Chair White informed the public that the neighborhood would be involved in the planning process. Chair White took a list of emails to add to the list of meeting agenda recipients.

2. Shell Station @ Del Mar Height Road: Presentation to remodel and add 720 sf to the building and a new 900 sf self-serve carwash.

- Applicant - Steve Thomas, Old Racer Properties

Steve Thomas presented plans to remodel the Shell Station on Del Mar Heights Road. Thomas will add 720 sq feet to the convenience store and a self-serve carwash. Gas prices will be reduced and the mechanic bays will be eliminated by the remodel. The height of the building will not change.

Christian Clews said the community will benefit from these improvements. Nancy Novak noted the colors on the renderings were incorrect. Vice Chair Ranu requested Thomas improve the canopy to better conform to Carmel Valley style architecture.

Chair White requested Thomas come back to the board to finish the approval process.

ACTION AGENDA

1. Board Elections: Discussion of the Chair's proposal to appoint a member to fill a vacant Investor seat and the call for candidates to be considered for appointment to a Business seat. Validate the election results and seat new and reelected board members. Consider reappointment of Allen Kashani to Major Developer seat. Consider nominations for officer elections to be held in April.

Item discussed at beginning of meeting.

2. Meadowood: Consideration of a proposed application for a 9-lot Single Family Detached development in the RS-1-14 zone in the Pacific Highlands Ranch community.

- Applicant - Marc Perlman, Marker Company

Allen Kashani recused. The development is a 2.2 acre site, zoned RS-1-14. The density is 4.1 units per acre. Three different housing plans will be available with three car garages. The project is well below density. Two parks and mature landscaping is being proposed, along with Spanish Revival and Mission style architecture which will complement the surrounding community.

Steven Ross expressed concern that the turn into the development would be too sharp/fast. Nancy Novak inquired about guest parking, which will be available on the street. Chair White mentioned that the project was originally intended to be a senior housing community but there were issues with emergency vehicle access.

The property next door will be connected with a cross easement. The wall along Carmel Valley Road will be designed to match the Pardee themed privacy wall.

Clews motioned to approve, seconded by Vice Chair Ranu. Motion approved, 14-0-1.

Members of the public requested the item be reopened. Chair White motioned to reconsider, seconded by Vice Chair Ranu. Approve 14-0-1.

The Lakes HOA had discussions with the builder and welcomes the project. They requested reassurance that the development will be built to minimize the view obstruction; mature plants will be planted; privacy wall will be constructed; grading concerns will be addressed. Neighbors also request store poles be erected.

Victor Manoushakian requested a photo of the buildings facing south.

Christian Clews motioned to approve on the condition that trees are planted in 24 inch boxes, the public have a view of the architecture and the grading meet the privacy wall, seconded by Vice Chair Ranu. Approved 14-0-0.

3. Carmel Valley FBA: Consider update to Public Facilities Financing Plan and Facilities Benefit Assessment for FY 2014.

- Applicant - City of San Diego

The City of San Diego summarized the proposed PFFP and answered board inquires. It will take about six to seven months for the plan to go into effect. Savings have accrued over the past couple of years and discussions are needed with the community on how to handle the surplus.

Rick Newman motioned to approve the update to the April 24, 2013 draft, seconded by Steve Davison. Motion approved 9-0-2.

4. Medical Marijuana Ordinance: Provide position on City Council's recent decision on the Medical Marijuana Ordinance.

- Applicant - CVCPB

Item moved and discussed during Council District 1 report.

5. V-Calm Sign: Consider installation of V-Calm sign on Old Carmel Valley Road by Sycamore Ridge Elementary School.

- Applicant - City of San Diego

The board will continue to seek community input on the subject.

6. One Paseo EIR Response: Instruct Chair to submit responses or comments to City if necessary upon receipt of One Paseo EIR to meet the required time limits.

- Applicant - Board

Allen Kashani and Brian Brady recused. Rick Newman wished to give input on the comments. The board will review the City's response to the EIR before sending a response. Laura Copic motioned to approve, seconded by Rick Newman. Approved 9-0-0.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	Wednesday, May 1, 2013. CV Library
FBA	White	None	None noted
MAD	Rick Newman	None	Tuesday, May 7, 2013. 4:30 P.M. at CV Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey	None	None noted
CPC	Hollie	None	None noted
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

New members of the board have been seated. Laura Copic to head election committee.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

Chair White motioned to adjourn. Meeting adjourned at 11:04 p.m.

NEXT MEETING -

Thursday, May 23, 2013, 7 p.m., Carmel Valley Library, Community Room

30 April 2013

Pat Collins, Chair, Carmel Valley Recreation Council
c/o City of San Diego Park and Recreation Department
3777 Townsgate Drive
San Diego, CA 92130

Re: Gonzales Canyon Neighborhood Park Ad Hoc Committee recommendation

Dear Pat:

The Gonzales Canyon Neighborhood Park Ad Hoc Committee (Committee) held a duly noticed public hearing on 23 April 2013, 7:00 p.m. at Sycamore Ridge Elementary School to review, discuss and take action on a single revised plan for the park. The full membership of the Committee voted unanimously (6 - 0) to recommend approval of the park plan, as presented at the meeting, with the following conditions:

1. That the half basketball court be enlarged slightly into the southern landscape area to be less tight and accommodate other activities on the sidelines of the court, while maintaining the adjacent walkways as shown on the plan;
2. That a mix of resilient and sand surfaces be provided within the two playgrounds/tot lots;
3. That Sycamore trees not be used in the formal areas of the park and only very limited use in more natural areas of the park, if at all;
4. That as much shading as possible be provided on the play structures;
5. That the picnic shelter north of the tot lots be full shade and cover most but not all of the picnic tables in that area;
6. That decorative, concrete trash can holders be provided, if feasible;
7. That additional picnic tables be provided in the contemplative/introspective areas of the park;
8. That the placement of an automated external defibrillator (AED) be explored, if feasible; and
9. That dog waste management stations and ongoing maintenance of these stations be explored, if feasible.

The following goals resulted from the Committee's discussion:

- Create a beautifully diverse park
- Protect the integrity of the park
- Provide for accessibility
- Accommodate transportation choice

The Committee selected the revised park plan, with the above conditions, for the following reasons:

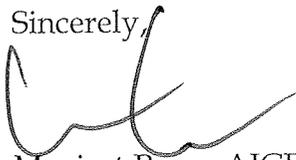
- A large turf field area is provided, which can accommodate multiple users engaged in simultaneous and varied activities
- The grand promenade is a beautiful, strong feature that unifies the diversity of the park
- A series of loops comprised of both paved and natural surfaces, encourage physical activities, and exploration and discovery in the park
- The curves and loops create a series of varied mini-parks within the park and surprises at every turn
- A strong connection to the community's "main street," Pacific Highlands Ranch (PHR) Parkway, is achieved
- Formal, active areas are included in the park for group activities and informal, introspective and contemplative areas are provided for more individualistic uses
- An amphitheater green is included to accommodate special events, yet is flexibly designed to allow daily use when events are not occurring
- Automobile parking is accommodated on the adjacent public streets, including one disabled parking space, and in the adjacent school parking lot, with the school parking lot being available after school hours, leaving the park fully dedicated to park uses and free of cars, with the grand promenade providing accessibility to all users and maintenance vehicles
- The park reinforces the walking and bicycle-friendly design of the community

The Committee's work was supported by substantial community input. Nearly 80 surveys were completed. The Carmel Valley News published several articles, including images of the original three concept plans. Those three concept plans were posted on the www.cvsd.com community Internet site. The PHR community is also highly networked. Using an existing large community email distribution list and four Yahoo

Groups, several hundred households in PHR received continuous updates on the process and requests for input. The Homeowners' Association also posted notice within the community. Notably, PHR residents overwhelmingly supported (70 percent for no additional automobile parking within the park site, with 30 percent for a small parking lot, of 53 respondents) relying on parking provided adjacent to the park on the street and in the Solana Ranch Elementary School parking lot. PHR residents also attended the CVRC and Committee meetings. The Committee itself was comprised of a representative of the Carmel Valley Recreation Council; a representative of the Carmel Valley Community Planning Board and PHR resident; and four other PHR residents.

The park plan presented to the Committee on 23 April, with the above conditions, reflects the PHR community's desires for its long-sought neighborhood park. On behalf of PHR and the Committee, thank you for supporting this community-based process.

Sincerely,



Manjeet Ranu, AICP

Chair, Gonzales Canyon Neighborhood Park Ad Hoc Committee

Ken Farinsky

Ken Farinsky

Vice Chair, Gonzales Canyon Neighborhood Park Ad Hoc Committee

cc: Beth Fischer, Pardee Homes
Barbara Biernacka, Pardee Homes
Glen Schmidt, Schmidt Design Group
Frisco White, Chair, Carmel Valley Community Planning Board
Clay Bingham, City of San Diego
Mark Nassar, City of San Diego
Kevin Oliver, City of San Diego
Mark Calleran, City of San Diego
Mel Millstein, Office of Councilmember Sherri Lightner
Caroline Brown, Solana Beach School District

"I ONLY WENT OUT FOR A WALK AND FINALLY CONCLUDED TO STAY OUT TILL SUNDOWN, FOR GOING OUT, I FOUND, WAS REALLY GOING IN."

- JOHN MUIR



LEGEND

SYMBOL DESCRIPTION

- 1 ENHANCED CONCRETE PAVING
- 2 NATURAL GREY CONCRETE PAVING
- 3 STABILIZED DECOMPOSED GRANITE
- 4 ENTRY MONUMENT SIGNAGE
- 5 SHADE STRUCTURE
- 6 BENCH WITH BACK, TYP.
- 7 BACKLESS BENCH, TYP.
- 8 CONCRETE STAIRS
- 9 ROUND TABLE, TYP.
- 10 ADA ROUND TABLE, TYP.

SYMBOL DESCRIPTION

- 11 PICNIC TABLE, TYP.
- 12 ADA PICNIC TABLE, TYP.
- 13 INTERPRETIVE PANEL, TYP.
- 14 SINGLE BBQ, TYP.
- 15 DOUBLE BBQ, TYP.
- 16 BIKE RACK
- 17 DOG BAG DISPENSER
- 18 DRINKING FOUNTAIN
- 19 8" MOW CURB, TYP.
- 20 POST TENSION BASKETBALL COURT

SYMBOL DESCRIPTION

- 21 10' HIGH CHAINLINK FENCING
- 22 BASKETBALL POLE AND HOOP
- 23 TRASH CAN, TYP.
- 24 ROCK COBBLE TREATMENT SWALE
- 25 2-5 YEAR OLD TOT LOT EQUIPMENT RESILIENT SURFACING AND SAND
- 26 5-12 YEAR OLD TOT LOT EQUIPMENT RESILIENT SURFACING AND SAND
- 27 PREFABRICATED 17' X 22' COMFORT STATION
- 28 MISSION BELL PEDESTRIAN LIGHT
- 29 LODGE POLE FENCE

LEGEND

- PROMENADE TREES
- LANDSCAPE TREES
- PLAZA TREES

- (A) ENTRY & ACCENT PLANTING
- (B) NATIVE PLANTING
- (C) BASIN PLANTING
- TURF

GONZALES CANYON

NEIGHBORHOOD PARK

GENERAL DEVELOPMENT PLAN
May 14th, 2013

SCALE: 1" = 30'-0"

0 15 30 45



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