

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., Tuesday, 9 June 2009

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. Scott Tillson	Neighborhood 5	X		
5. Susanne Bankhead	Neighborhood 6		X	
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Robert Cimo	Neighborhood 9			X
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. Dean Dubey	Pacific Highlands Ranch, District 12	X		
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—12 MAY 2009

Dubey commented that the minutes provided were overly simplified and did not capture an appropriate amount of discussion by the Board. Dubey to provide paragraph with additional detail regarding the El Camino Real Widening action item.

A motion to accept the minutes with one addition from Dubey was made by Dubey and seconded by Tillson (10-0-1/McCarty; Hunt was not present for approval of the minutes).

CONSENT AGENDA

No items.

PUBLIC COMMUNICATION

Karen Dubey thanked Mel Millstein, Office of Council Member Lightner, for coming to Pacific Highlands Ranch (PHR) to look at community concerns about the placement of utility appurtenances within the sidewalk of Village Center Loop Road and concerns about contractor

restoration of public improvements following construction work. Tim Nguyen, City Planning & Community Investment, indicated that he will have the appropriate City staff member will look into it further.

Ken Farinsky noted that the library reading program and summer recreation center programs were starting. Also, the Summer Serenades concerts in the Carmel Valley area parks will start on 12 July. He thanked Pardee Homes for their sponsorship of the Summer Serenades.

Dean Dubey expressed concern that the urban amenity in PHR (a trail and landscape corridor required by the PHR Sub-area Plan) was not going to be covered by the PHR Maintenance Assessment District (PHR MAD). The City stated the PHR MAD was not set up to allow it to maintain the urban amenity. Therefore, Pardee Homes is in the process of setting up a Maintenance Assessment (MA), a type of homeowners' association, to maintain the urban amenity. Dubey expressed concern that the public would not be able to participate, since the proposed MA would be private. Ranu echoed these concerns and noted that the urban amenity has lights, landscaping, lighting and a decomposed granite surface, all of which require ongoing maintenance. Tillson shared the concerns of Dubey and Ranu and questioned whether the City was correct to conclude that the urban amenity is not part of the PHR MAD. Nguyen will look into it and report back to White in two weeks.

ANNOUNCEMENTS

Officer Gaylon Sells, San Diego Police, was in attendance.

WRITTEN COMMUNICATIONS

None

INFORMATION AGENDA

1. Peppertree Point/Gables Residential

Michael Yanicelli, representative for the applicant, Gables Residential, provided an update to the Board on changes to the project in response to previous Board, subcommittee and City comments:

- Will avoid grading portions of the existing disturbed area
- Firelane will be grasscrete; it will be open to the public and include simple amenities; applicant committed to allowing public access and accepting the responsibilities that come with that
- Will incorporate low water use planting
- Wants to provide an access point to CVREP at Tang Drive, but City has concerns about public access through the MHPA
- Tower design was adjusted to be more conspicuous
- Stone color to be similar to natural sand/soil color on site
- Metal canopies, wrought iron railings and exposed wood to provide detail

- Banding and other treatments to distinguish floors and break up the building elevations
- Board members generally noted that the building and roofline needed more articulation to appear less massive
- Applicant stated that rooftop mechanical units will be fully screened in a well of a mansard roof
- Applicant is working with surrounding property owners and the City to put in a hardscape roundabout feature at the end of Carmel Creek Road; right-of-way is excessively wide

2. *Pacific Athletic Club*

The applicant was not available so this item was not discussed.

ACTION AGENDA

No items.

SUBCOMMITTEE MEEING REPORTS AND ANNOUNCEMENTS

Reminder: send agendas to White four days prior to a subcommittee meeting for Brown Act compliance.

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	17 June, 4:30 p.m., site visits
FBA	White	City staff says PFFP updates are on a “pause” unless warranted by a specific need	White to set up meeting to review area PFFPs (Carmel Valley and PHR) with City staff (Frank January & Megan Sheffield)
MAD	McIntyre	Low water use plant palette being explored; landscape project for unfinished median in Carmel Country; seeking volunteers to supervisor skate park; park athletic field rehabs have been postponed	7 July, 4:30 p.m. at CV Recreation Center
MAD N 10	Copic	Working on low water use planting and water conservation; Pardee Homes ready to turn over Carmel Mountain	7 July, 6:00 p.m. at CV Recreation Center
MAD PHR	Dubey, Ranu	See above discussion about urban amenity	18 June, 7:00 p.m. at Airoso Club House
Bylaws/Elections/Policies/Procedures	Bartick	Nothing to report	TBD

Subcommittee	Representative	Report	Next Meeting
Community Concourse	White	Nothing to report	TBD
Trails	Harvey (Copic, alternate to LPCP CAC)	Nothing to report	N/A
CVREP	Clews	Some lights are no longer operating; Millstein to look into it	TBD
San Dieguito River Park	Harvey, Fuchs	Nothing to report	N/A
SR-56 Steering Committee	Tillson, Fuchs (Michelle Strauss, alternate)	White continuing to discuss with City staff how to get PHR represented on the Steering Committee	18 June, 2:00 p.m. at CV Library
CPC	Ranu	Leo Wilson of Uptown Planners Committee was re-elected as chair	23 June, 7:00 p.m. at City Operations Center
Signage	John Dean	None	TBD

CHAIR'S REPORT

Chair White provided a report.

COMMUNITY PLANNER REPORT

Nguyen was in attendance.

COUNCIL DISTRICT REPORT

Millstein was in attendance.

MAYOR'S OFFICE REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

No report/no representative present.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

OLD/ONGOING BUSINESS

Del Mar Mesa Community Planning Board (DMMCPB) will be discussing the potential deletion of Little McGonigle Ranch Road (reference CVCPB approval of letter on 10 March 2009). This Board had requested that the DMMCPB keep it informed and involved in the discussion. Dubey to attend DMMCPB meeting.

ADJOURNMENT

9:12 p.m.

NEXT MEETING

Tuesday, 14 July 2009, 7 p.m., Carmel Valley Library

ACTION ITEMS

1. Dubey to provide paragraph with additional detail regarding the El Camino Real Widening action item.
2. Tim Nguyen, City Planning & Community Investment, indicated that he will have the appropriate City staff member will look further into the issues regarding the placement of utility appurtenances and contractor work restoration on Village Center Loop Road.
3. Ngyuen will look into why the urban amenity in PHR is not being allowed to be maintained by the PHR MAD and will report back to White in two weeks.
4. White to set up meeting to review area PFFPs (Carmel Valley and PHR) with City staff (Frank January & Megan Sheffield)
5. Millstein to look into lighting re-activation along CVREP.
6. White continuing to discuss with City staff how to get PHR represented on the Steering Committee
7. Dubey to attend DMMCPB meeting regarding the Little McGonigle Ranch Road agenda item.