

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 11 May 2010**

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. Steve Davison	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—13 APRIL 2010

Scott Tillson motioned to approve the minutes with suggested revisions, seconded by Dave McIntyre and unanimously approved with Victor Manoushakian abstaining (9-0-1).

PUBLIC COMMUNICATION

Katt Eaton explained reasons to support smoke-free outdoor dining in the City of San Diego.

Chair White noted that the June meeting will be on the regular second Tuesday of the month; however the July meeting will be on Thursday, July 22, and all meetings thereafter will be on the 4th Thursday of the month.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

No report/no representative present.

COUNCIL DISTRICT ONE REPORT

Mel Millstein read a list of streets expecting slurry seal or resurfacing in Carmel Valley; announced a meeting on May 17 to discuss the La Jolla Children's Pool; and provided an update on the Gonzales Park.

MAYOR'S 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.

INFORMATION AGENDA

1. Del Mar Highlands Town Center: Updated presentation of Del Mar Highlands by Elizabeth Schreiber.

Elizabeth Schreiber presented and explained she will return next month for a full presentation. Elizabeth noted the Quiznos and Supercuts will be relocating within the center and Tilly's is under construction. The movie theater lease expires at the end of the year however Elizabeth is encouraged that the space will remain a movie theater.

2. Farmhouse Village: Presentation of a rural Farm like Village office and restaurant project establishing the Historical relevance and feel of the 1900's in Carmel Valley.

• Applicant – Tony Frost

Tony Frost explained the site is slightly more than an acre just south of the CVREP corridor (the site is the old 'Stevens house'. Tony presented an idea of a rural farm-like village office and restaurant project establishing the historical relevance and feel of the 1900's in Carmel Valley. Access would be taken from Carmel Country Road. Anne Harvey liked the concept but commented that a village is not characteristic of the historic ranch. Scott Tillson cautioned that parking and access may be issues of concern. David Bartick expressed concern for maintaining the rural characteristics for that part of Carmel Valley. Bunny Clews, a neighboring property owner, explained that the property is within MHPA and is therefore limited to 25 percent development; and that access does not support more than the one single-family residence that exists today. Marvin Gerst, a neighboring property owner, explained that he isn't in support of development adjacent to CVREP as he was asked to keep development away from CVREP. Chair White explained that the board could consider proposals but suggested that the applicant not spend too much on design resources without further feedback from the board.

PUBLIC COMMENT (taken out of order)

Paul Metcalf requested to get on the agenda for next month's regional issues subcommittee meeting to discuss a CUP for a church on the Barczewski property near the northeast corner of Rancho Santa Fe Farms

Road and Carmel Valley Road in PHR. The site is 3.5 acres and the proposed church is approximately 20,000 SF with expected capacity of 100-130 people during service times.

ACTION AGENDA

1. Via de la Valle Overall Corridor Improvement Plan: Consider support for the design direction of study for comprehensive planning of the Via de la Valle corridor road improvements from San Andres to El Camino Real and El Camino Real. This is not a support of the actual projects. That presentation will occur at a latter date.

- Siavash Pazargadi, PE, City of San Diego

A draft letter was circulated to the board prior to the meeting. After presentation by Siavash Pazargadi, Scott Tillson motioned to support the draft letter moving forward with a design cross section for Via de la Valle of 60-foot curb to curb, seconded by Manjeet Ranu and unanimously approved (13-0).

2. Cavallo Farms Trail Connection: Consider a proposed trail connection of Gonzalez Canyon to Old El Camino Real in Pacific Highlands Ranch.

- Applicant – Laura Ball, San Diego Park & Rec

Laura Ball presented and provided a handout for 4300 lineal feet of singletrack trail. The trail includes approximately 0.25 acre of mitigation and will have a 48-inch maximum width within a maximum 60-inch wide impact area. Laura Copic motioned to support the trail as proposed, seconded by Rick Newman and unanimously approved (13-0)

3. Executive Center Del Mar: Proposal to add a median in ECR at 12220-12230 El Camino Real.

- Applicant – Kristin Sigismondo, Unire Real Estate Group

No opposition has been voiced since the last board meeting. David Bartick recommended approval of the median improvement, seconded by Nancy Novak and unanimously approved (13-0).

4. Prop M: Consider the Prop M Exploratory Subcommittee's report on Measures and Recommendations to Address the Orderly Development and Timely Availability of Public & Private Amenities in the Pacific Highlands Ranch Community.

- Applicant – CVCBPB

Susanne Bankhead and Allen Kashani recused. A Prop M Exploratory Subcommittee report was distributed to the board prior to the meeting. Scott Tillson presented and distributed a slide presentation that explained the conclusions reached by the Prop M Exploratory Committee noting that the 1900 dwelling unit restriction will prevent PHR from reaching development 'critical mass'. Scott Tillson also explained the current wording restriction creates the perception that there must be direct connector ramps at I-5/SR-56 which causes a problem for the Torrey Pines Community. The recommendations are to prepare a ballot measure to delete the 1900 dwelling unit restriction and amend the PHR documents to strengthen community protections and better assure provision of public amenities in a timely fashion. Scott provided a City Clerk's timeline for the process to get the issue on the November ballot and suggested next steps.

Anne Harvey commented that the current 1900 cap has traffic impacts on Carmel Valley because facilities and services cannot be provided to residents in PHR before the cap. Laura Copic asked whether the proposed change would slow down progress for the connectors and Scott explained that the I-5/SR-56 project is independent of 1900 cap in PHR. David Bartick explained that at first he was reluctant to approve the change but now believes the phased development is the key that provides safeguards to the community. David announced he endorses the amendment.

Dean Dubey explained he still has concerns with 1) Torrey Pines language that appears to mandate the City provide a jitney or shuttle bus in PHR; 2) wants to make sure the Neighborhood park is tied to phase two; 3) he is concerned about the Village Center operating hours; and 4) wants assurance that a grocery store will be built in the Village Center. Scott Tillson responded explaining that 1) the Village Center CUP is not addressable in the subcommittee report; 2) the appeal of Dean's concerns about the Village Center was not accepted by the City Council; 3) the Chair has agreed to agendaize Dean's concerns as a future discussion; and 4) the report highlights the grocery store is the first priority of the residents. Chair White also commented that it is not appropriate to put a CUP issue in a city-wide document.

Karen Cody from the public asked if the change modifies the I-5/SR-56 project and Scott explained the proposed Prop M change strikes restriction language only and is not affecting the freeway connectors project or eliminating the City's commitment to completing that project. Scott also provided some traffic information explaining there is a lack of nexus with PHR to the I-5/SR-56 connectors. Karen cautioned that the challenge will be explaining the issue to the voters.

A PHR resident voiced support for disconnecting PHR from Prop 'M'. Another resident thanked Scott and Manjeet Ranu for their hard work and asked for the board's support. Another PHR resident asked about timing of the PHR Neighborhood Park relative to the 1900 dwelling unit cap and Scott explained the issue of the park timing is about the City having funds to operate the park. Another resident voiced support for the amendment.

Karen Dubey explained she is concerned for a grocery store and representations made that a small scale grocery store would be provided to the community. Sherri Kono, a PHR resident thanked the subcommittee, expressed support and asked Dean to keep CUP issues separate from the proposed change.

Dennis Ridz of the Torrey Pines Community Planning Board explained that the PHR masterplan included a mass transit center and his board has suggested language that asks the City to support a community shuttle service. There was some discussion about how the language should be read and Manjeet Ranu noted he supports Dennis's proposed language change. Another PHR resident voiced his support.

Manjeet Ranu motioned a two-part motion. The first motion by Manjeet was to accept the Torrey Pines Community Planning Board changes to the subcommittee report, seconded by Dave McIntyre and approved (10-0-1) with Dean Dubey abstaining.

The second motion by Manjeet Ranu was to approve the subcommittee report as amended by the Board and send the report to Council District 1 for action, seconded by Dave McIntyre and approved (10-1-0) with Dean Dubey opposed.

SUBCOMMITTEE MEEING REPORTS AND ANNOUNCMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None
MAD	McIntyre	None	June 1 4:30PM
MAD N 10	Copic	None	June 1 6PM
MAD PHR	Dubey, Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Bartick	None	None
Community Concourse	White	None	None

Subcommittee	Representative	Report	Next Meeting
Trails	Harvey (Copic, alternate to LPCP CAC)	Anne Harvey provided an update on the Meadows Del Mar violation issue	None
CVREP	Clews	None	None
San Dieguito River Park	Harvey, Fuchs	None	None
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	None	June 17 2pm CV Library
CPC	Ranu	Manjeet Ranu noted there are new admin guidelines; a COW meeting is this weekend – new board members must attend; CPC approved a storm water channel maintenance plan.	None
Signage	John Dean	None	None

CHAIR’S REPORT

None

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Tuesday, 8 June 2010, 7 p.m., Carmel Valley Library

ACTION ITEMS

- None noted