

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES  
7 p.m., 26 May 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—28 APRIL 2011**

Dave McIntyre motioned to approve the minutes, seconded by Victor Manoushakian and unanimously approved with Steve Davison, Nancy Novak and Allen Kashani abstaining (10-0-3).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

None.

**ANNOUNCEMENTS**

With sadness, the Chair noted the passing of member Scott Tillson, Neighborhood 5.

The San Diego Police Department made a report.

## **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**

No items.

## **ACTION AGENDA**

**1. AT&T Tryangle Farms:** Consider proposal to construct a wireless communication facility for AT&T at 6155 Carmel Valley Road. The project proposes to construct a 30-foot faux rustic water tank on an AR-1-1 zoned property containing several buildings including a residence.

- Applicant – Plancom, Shelly Kilbourn

Kerrigan Dehl presented. Some members of the board wanted to see how the proposed project would integrate with surrounding existing and future development of the overall Pacific Highlands Ranch Village Center. It was noted by the applicant that at the time the subject property is developed as part of the PHR Village Center, the structure will be relocated and integrated with the new development. Manjeet Ranu noted that the site grade is higher than the surrounding area. He also noted his experience that cell phone service in PHR by all the major carriers was poor and there were currently no tall structures to co-locate a wireless facility. Chair White and others thought the proposed faux rustic water tower was creative and nice, but it was unclear how its character would relate to the future Village Center. After discussion, Christian Clews motioned to support the project with the guarantee represented by the applicant that at the time the subject property is developed as part of the Village Center, the structure will be relocated and integrated with the new development. Manjeet Ranu asked for an amendment to the motion to request that a plan view including the greater Village Center and cross section to include the approved but un-built Village

Center be provided to staff to explain the overall context of the proposal and that the applicant return to the board if there are any changes. The amendment was accepted by Christian Clews, seconded by Allen Kashani and approved (11-2-0).

**2. DMM/CM RMP:** Consider the Community Plan Amendment and NRMP for Del Mar Mesa/Carmel Mountain RMP.

- Applicant – City of San Diego, Betsy Miller

Chris Zirkle and Betsy Miller from the City of San Diego presented. Gary Levitt, Chair of the Del Mar Mesa Community Planning Board, commented that a trail on the Clews Horse Ranch area should be shown in the plan (and later confirmed that it is shown in the plan). Allen Kashani explained that the Del Mar Mesa trails plan proposal lacks a critical east-west trail connector in the southeastern area of the preserve. Gary Levitt explained that the Del Mar Mesa Community Planning Group comments will likely remain as previously stated in 2010 which includes the need for the critical east-west connector, and which emphasize the importance of getting a trails plan that is acceptable to the community. After discussion, Manjeet Ranu motioned to support the Community Plan Amendment and NRMP for Del Mar Mesa/Carmel Mountain RMP subject to the condition that the trails plan in the NRMP for the Del Mar Mesa preserve shall include an east-west trail connection across the southeastern area of the Del Mar Mesa preserve. Manjeet Ranu commented that further work on determining this connection can be done with the DMMCPB. Motion approved 12-0-1.

**3. Draft 2050 Regional Transportation Plan (RTP):** Authorize Chair to remit a comment letter on the RTP update and to request council office to coordinate with other SR 56 corridor planning boards and/or establishment of a Task Force.

- Applicant – CVCPB

Manjeet Ranu disclosed that he sits on SANDAG's Technical Working Group, but stated he believed there is no conflict. He asked if there were comments or concerns. Chair White noted Manjeet's disclosure and there were no other comments.

Dennis Ridz, Chair of the Torrey Pines Planning Board provided a presentation and a position paper of that board. Manjeet Ranu explained why he believed this was important for the CVCPB. Laura Copic motioned to authorize the Chair to remit a comment letter on the RTP update and to request council office to coordinate with other SR 56 corridor planning boards and/or establishment of a Task Force, seconded by David Bartick and unanimously approved (13-0).

**4. SANDAG Smart Growth:** Authorize Chair to remit a letter requesting that the City of San Diego examine the appropriateness of the current SANDAG Smart Growth place type designations with the CVCP area.

- Applicant – CVCPB

Manjeet Ranu explained that SANDAG was about to begin a technical update of the Smart Growth Concept Map and that the current map had errors or missing information. He also indicated that this process will inform City staff that CVCPB wants to be a part of the effort to update the map. Manjeet Ranu motioned to authorize the Chair to remit a letter requesting that the City of San Diego examine the appropriateness of the current SANDAG Smart Growth place type designations with the CVCP area, seconded by Rodney Hunt and unanimously approved (13-0).

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None	June 8
FBA	White	None	None noted
MAD	McIntyre	None	None noted
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
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	None	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee	Fuchs	None	None noted
CPC	Moore	None	None noted
Signage	John Dean	None	None noted

**CHAIR'S REPORT**

An update on the progress of the Prop C Implementation Working Group was provided, including a synopsis of its meeting on May 26, 2011.

**OLD/ONGOING BUSINESS**

None.

**NEXT MEETING**

Thursday, 23 June 2010, 7 p.m., Carmel Valley Library

**ADJOURNMENT**

The board adjourned at 10:00PM.

**ACTION ITEMS**

- None noted