

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 8 August 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. Jonathan Tedesco	Pacific Highlands Ranch, District 12	X		
13. VACANT	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative		X	
17. Brian Brady	Investor Representative	X		

INFORMATION AGENDA

1. One Paseo: Presentation and Discussion of Community-Wide Benefits proposed by One Paseo, a mixed-use project planned on the corner of Del Mar Heights Road and El Camino Real.

Allen Kashani and Brian Brady recused on the item due to a conflict of interest.

Kilroy Realty presented proposed enhancements included with the construction of One Paseo to the board and public. Members of Kilroy's team included John Leppert, Marcela Escobar-Eck and Michael Stepner.

The Kilroy team provided an overview about the development of Carmel Valley's original community plan. The team's goal is for One Paseo to connect the community as a whole, not just

as one development. Research conducted by the team concluded that residents want a community center.

Kilroy showed various examples of walkable communities, town centers and boulevards including: Uptown/Hillcrest District in San Diego; Portland, Oregon; La Rambla, Barcelona, Spain. The team hopes to develop a space combining architecture and community that will encourage residents to walk, bike and congregate together in a central plaza.

The team presented plans including a network of public spaces along Del Mar Heights Road and El Camino Real, referred to as the “String of Pearls”. They acknowledged community input that previous project plans were too inwardly focused. The revised proposed improvements include the construction of a monument to identify the community, a new visual bike lane and adaptive traffic control systems. They feel that the new esthetics will not only make the area more visually appealing, but will also serve as a traffic calming measure.

Currently, there is a shortage of playing fields and open recreation space in the area. The team showed plans to repurpose parking at the corner of Townsgate Dr. and El Camino Real to make access to the fields more appealing.

Chair White expressed concerns regarding the “String of Pearls” along El Camino Real, stating that having the “pearls” on both sides of the street would be better than just the west side.

Christopher Moore asked Kilroy to go into more detail about the improvements to the bike lanes. The bike lanes will be Class II, seamless lanes.

Victor Manoushakian said the items presented to the board were a major improvement from the previous plans.

Laura Copic inquired about the possibility of making the development more contiguous. Copic also asked the team who would be responsible for the upkeep and maintenance of the “Pearls” and the recreation fields. Kilroy responded that the project would generate FBA fees that would pay to maintain the spaces. Kilroy would also pay for the design and engineering of the new entities.

Vice Chair Ranu expressed interest in a true boulevard to create a sense of community. Kilroy said they looked at the idea of frontage roads and creating crosswalks and intersections. Ranu went on to state that the offsite developments would provide a great value to the community but would like to see them implemented in the early stages of the project.

Nancy Novak said she liked the exterior improvements but was still very concerned about the amount of traffic the development would generate. Novak also inquired about the improvements to the north side of Del Mar Heights Rd. Kilroy said they would not be taking any additional property.

Debbie Lokanc said she like the beautification that the project would bring but hopes the team will install mature landscaping. Kilroy indicated that they would.

Anne Harvey said that the new “boulevard” was not a boulevard, but just enhanced landscaping. Harvey went on to say that she saw no extraordinary benefit from the enhancements Kilroy presented.

Jonathan Tedesco asked Kilroy to consider bike lane/sidewalk separations to make walking safer for pedestrians.

Steven Ross stated that the crosswalks were not necessary and requested Kilroy work with the City to fund the CVREP improvements.

Public comment followed the board's comments.

There were a number of statements made in opposition related to: traffic; traffic systems working at capacity; maintenance costs associated with the improvements; emergency vehicle access; public transit; density; recirculation of the DEIR.

Comments were made in support of the project including: the project will greatly benefit the community; it will enable residents to go out in the community rather than going to other parts of the county; smart growth is good; the project will attract new residents; the project enhancements will better the community.

ADJOURNMENT

Chair White motioned to adjourn. Meeting adjourned at 9:40 p.m.

NEXT MEETING -

Thursday, August 22, 2013, 7:00 p.m., Carmel Valley Library, Community Room