

**CARMEL VALLEY COMMUNITY PLANNING BOARD
SPECIAL MEETING MINUTES**

5 p.m., 17 January 2013

Office of Pardee Homes

6025 Edgewood Bend Ct., 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	

APPROVAL OF MINUTES — October 25, 2012

Chair White recommended the board approve October's minutes at next week's meeting.

ACTION AGENDA:

1. Personal Training - Consider the Use Permit for the establishment of a personal training home business to be conducted at 13306 Roxton Ct.

- Applicant - Roland Gorrie

Roland Gorrie explained the he conducts personal training sessions with one client at a time in his home gym, located in his garage. Gorrie feels he is in compliance with all of the rules in his neighborhood. 30% of Gorrie's clients walk to his gym and the others park on the street. Although his gym is in his garage, he can still park his cars indoors at night. He seeks approval for a use permit for his business due to a complaint from of one of his neighbors.

The neighbor complained that the garage was open while people were working out and did not believe Gorrie parked his cars indoors at night. Gorrie showed photo of his cars in the garage at night.

Jill McCarty motioned to approve the use permit on the condition that the applicant comply with city codes, seconded by Nancy Novak. Approved, 10-0-0.

2. Carmel Park Dr. - Consideration of City of San Diego's posted speed limit on Carmel Park Dr. between Worsch Dr. and Del Mar Trails Rd. California Vehicle Code requires surveys of public streets every 7 years, which has concluded that the posted limit must be increased to 30 mph.

- Applicant - City of San Diego

Chair White explained to the board that raising of the speed limit to 30 mph will allow for police to use radar enforcement and traffic calming measures to be put in place.

Christopher Moore has emailed the City traffic engineers to understand the reason for raising a speed limit in a school zone. Mel Millstein spoke with the engineers as well and their traffic survey showed drivers exceeding the speed limit. Until the limit is raised, people will be unable to be ticketed in the 25 mph zone. Concerns were raised about the limit increasing even more in the future and the safety of the students. Moore suggested the City contact the school to get their input on the increase.

Allen Kashani asked Millstein to further investigate and report back on the issue. Millstein agreed to do so.

Chair White suggested the group postpone action until more information is available and moved the item to next week's agenda.

3. Pacific Highlands Ranch Unit 13 - Consider Tentative Parcel Map revision to create three (3) lots from one (1) lot.

- Consultant - John Eardensohn, Latitude 33

Allen Kashani recused on the item. John Eardensohn presented a map of the proposed development. Latitude 33 would like to redraw the map to create three parcels within the current one parcel space. The configuration and architecture would remain the same.

Steven Ross asked whether the timeline and building requirements would change. Eardenson explained they would not change. The builder would like to split the space into three parcels to obtain separate financing so the project could be built in phases.

Vice-Chair Ranu motioned to approve, seconded by Nancy Novak. Motion approved, 9-0-1.

4. Village at Pacific Highlands Ranch - Consider Coast Income Properties' proposal for the redesign of the Village at Pacific Highlands Ranch. CIP proposes reducing the planned retail area and increasing the residential units.

- Applicant - Coast Income
- Consultant - Randi Coopersmith, Latitude 33

Allen Kashani recused on the item. Randi Coopersmith presented the revised design for Village at Pacific Highlands Ranch (PHR) to the Board.

Coopersmith explained the project has gone through extensive review and incorporated community feedback. The plan includes mixed-use residential and commercial with walkable pedestrian streets.

The team hopes to begin construction by December, 2013. The project will be built in two phases. Phase one will consist of the construction of 52,000 to 68,000 square feet, including potential for a specialty market and retail shops.

Phase two will include service commercial and multi-residential, with 50+ units to be transferred from the "Jelly Bean" parcel. The development will also include a multi-use recreation area, a playground and a quarter acre private dog park. The remaining 1.5 acres will be left for development, likely a city library and the City has until 2014 to purchase the land.

Shading studies were conducted in April and September with a program called *Sketch-Up* to show shadow projections. Projections were shown at 9am, 12pm and 3pm.

He then presented the town center design. The town center will feature outdoor dining, a fountain, checkerboard tables and fire pits with living room type seating. Projections of the architecture were also presented including balconies, chimneys, peaked roofs and flat roofs.

The village green area will feature a bocce ball court and areas for recreation and will be built with staggered concrete benches to ease the grade.

Anne Harvey feels the dog park is small and also hopes that if the City does not purchase the library, that it becomes a community center.

Chair White and Christopher Moore commented on the aesthetics surrounding the parking structures and a need for a landscape buffer.

Victor Manoushakian requested the team put a full service grocery store in the development to best serve the community. Manoushakian also expressed concerns about the resulting traffic increase that will result from the development. The team's research has concluded that demand is changing and most people prefer a specialty market, and they plan to try to best accommodate that change. Hollie Kahn disagreed and stated that local full service grocery stores are impacted.

Debbie Lokanc hopes that the grocery store would be an anchor for the development. The team replied they must develop based on projected shopping trends. Lokanc asked whether the city center will be walkable. The team confirmed that the center will be walkable.

Nancy Novak asked about projected population in PHR. The team did not have a projection, but Vice-Chair Ranu added that it will be less than 5,000 residents. Novak also inquired about the

ingress and the egress of the development. The team explained there will be multiple entry and exits points.

Anne Harvey pointed out that the shade study was not conducted during the time of the year with the longest shadows.

Vice-Chair Ranu stated that the community wants the Village completed now with a specialty grocery and that a traffic discussion will be needed depending on the type of grocery included in the project. A lengthy debate over what type of grocery will delay the planning process and the project needs to move forward. Ranu believes that Village at PHR is a beautiful project and is looking forward to it.

Jill McCarty asked where parking for affordable housing will be located. The team explained that the parking will be located underneath the housing and that there is a possibility that the number of spaces will be increased.

Chair White agreed with Vice-Chair Ranu's thoughts on the project except those related to the grocery. Chair White feels there is a need for a full service grocery and inquired whether such a grocery can be compressed from 42,000 square feet into a 16,000 square feet space. An advisor indicated that indeed it could be compressed. The team acknowledged and stated that room will be available for the grocery to expand if needed.

Members of the public shared their concerns for the project, including:

- safety of pedestrians from cars, which the team claims will be reduced by cross walks and barriers
- the need for a full service grocery and drug store
- the need for the shadow projection to be shown at time of year when the shadows are longest
- the impact of the development on the local high school
- what the landscape will look like
- tobacco and alcohol sales on the premises
- the need for bike racks and active pedestrian walkways; and the need for communication between surrounding land owners to keep a consistent, uniform look

Vice-Chair Ranu made a motion to recommend that the City approve revised entitlements for the Village Center at Pacific Highlands Ranch project, as presented to the Board, and proceed to issue permits as expeditiously as possible. The Board's recommendation is subject to the following conditions:

1. That complete grocery services be included within the project;
2. That seating be provided adjacent to the central plaza "bulb" feature;
3. That a color and materials board be provided for review by the Board;
4. That the applicant explore with the City an off-leash dog park for the community in the area; and
5. That the applicant returns to the Board for updates and input on any substantive changes to the project that occur during the City review and approval process.

Seconded by Nancy Novak. Approved, 10-0-0.

NEXT MEETING

Thursday, January 24, 2013, 7 p.m., Canyon Crest Academy Performing Arts Theater

ADJOURNMENT

Jill McCarty motioned to adjourn. Board adjourned 7:30 PM.