

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 26 September 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	X	

APPROVAL OF MINUTES —8 August & 22 August 2013

Chair White moved the approval of August meeting minutes to October’s meeting.

CONSENT AGENDA

Chair White suggested moving Action Item 3: El Camino Real Undergrounding Utility District, to the consent agenda. Christian Clews motioned to move the item to the consent agenda, seconded by Victor Manoushakian. Motion passed, 11-0-0.

Clews motioned to approve the consent agenda, seconded by Vice Chair Ranu. Motion passed, 11-0-0.

PUBLIC COMMUNICATION

Deborah De Bow, President of the Rancho Santa Fe Lakes HOA board, presented a letter stating the board’s opposition to the Rancho Del Sol application for a temporary permit allowing 80,000 cubic yards of soil be graded on Parcel 5. Rancho Del Sol is approved for 4.4 acres but is asking for 14 acres. De Bow requested the board put the issue on a future agenda for discussion. Chair White said he will put it on the agenda for October’s meeting.

Carmel Valley resident Fung Len expressed support for One Paseo.

Ken Farinsky updated the board on the current state of mixed use projects and their effects on the community.

ANNOUNCEMENTS

Officer Natalie Hone reported for the San Diego Police Department. Residential burglary has been down the last month but commercial burglary has remained steady. She added that suspects in the Ace Hardware robbery attempt have been identified.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 REPORT

Mel Millstein reported for the Office of Councilmember Sherri Lightner. Interim Mayor Todd Gloria has been very focused on getting the city back on track. A special mayoral election is scheduled for November 19, 2013. If no one takes a majority of the vote, a runoff will be held in January.

Two weeks ago, the Council's Rules & Economic Development Committee began taking a closer look at a citywide ordinance to reduce the use and disposal of plastic bags. The main concern is for impacts on the environment, with plastic bag litter becoming a major problem in our canyons, wetlands, streets, oceans and landfills.

The Draft EIR for One Paseo is expected to be recirculated and the public will have 60 days to comment. Chair White said he will call a special meeting if the DEIR is in fact recirculated.

MAYOR'S REPORT

Council District One Liaison Lená Lewis reported for Interim Mayor Todd Gloria's office. Lewis explained that Interim Mayor Gloria is making a point to ensure that he and his staff are maintaining open communication with the public. Lewis provided the board with her email: lewisl@sandiego.gov. She encouraged the public to contact her and let her know what issues are important to them.

COUNTY BOARD OF SUPERVISOR'S REPORT

Sachiko Kohatsu reported for the Office of Supervisor Dave Roberts. September is national disaster preparedness month. The County of San Diego has asked the Board to make a special needs assessment when it comes to disaster preparedness. People should have enough food and

water to live for three days in their homes at all times and should not forget to prepare for their pets. She advised those interested to visit www.readysandiego.org for more information. Also, Supervisor Robert's office is looking to develop a comprehensive energy plan that will seek to purchase energy more locally.

STATE ASSEMBLY REPORT

Michael Lieberman reported for Assemblymember Brian Maienschein. He announced that six bills passed through the state assembly and senate. He added that Assemblymember Maienschein has enjoyed interacting with the community since he has been elected to office. Lieberman asked the public to report any issues with State EDD and also informed the board that internships are now being offered in their office.

STATE SENATE REPORT

Allison Don reported for the Office of State Senator Marty Block. Don gave an overview of the bills that were signed in the last legislative session and informed the board that Senator Block is very passionate about higher education. Internships are available in the Senator's office.

US CONGRESS

Hugo Carmona reported for US Congressmen Scott Peters Office. Carmona informed the board that Congressmen Peters is very focused on budgetary issues and announced that ACA is set to roll out workshops soon.

INFORMATION AGENDA

None.

ACTION AGENDA

1. Via De La Valle SDP/IS/MND: Consideration of the traffic improvements to Via De La Valle.

- Applicant - City of San Diego

Allen Kashani recused as the project is in the PHR transportation phasing plan. Brian Brady recused as One Paseo is contributing to the project. Chair White explained to the board that there were not enough board members present at the August meeting to reach a quorum for a vote so he asked the applicant to return in September.

The project team provided a brief overview about the project. The team explained that they had addressed some of the issues and concerns raised by the board and the public at August's meeting by meeting with the 22nd Ag. District and adjacent property owners.

Bicycle options were discussed by the board and the team. Vice Chair Ranu stated that cyclists favor the most fluid route possible. According to Ranu, the concept proposed by some of the board members to place the bike lanes together on one side of the road would be problematic

Christian Clews stated that he opposes the project as presented, citing concerns for the safety of horse riders, noise and the functionality of the road.

Members of the board stated there should be another alternative design proposal. Vice Chair Ranu said an alternative proposal at this stage would be disingenuous to the design team, as a great deal of public and private input has been contributed to the development of the project.

Chair White stated that since the last presentation (August's meeting) new issues have been brought to the table that had not been taken into account, warranting further discussion.

Steven Ross inquired about where the project is encroaching on the other properties. Ross was informed that the road will be widened near the veterinarian office and the feed store. He also stated that he had observed traffic the night prior to September's meeting and that he observed almost half the traffic turning right onto El Camino Real.

Chair White opened the floor to members of the public. Among the concerns raised were: traffic mitigation; excessive noise near horse training facility unsafe for riders; delays and disruptions caused by construction; aesthetics of new bike lane and guard rail; lane reduction at the county line causing bottle necks; lack of communication between the design team and the surrounding stakeholders; and lack of safety wall needed to prevent cars from hopping the guard rail and into the facilities.

Steve Davison said it is illogical to have the road go from four lanes back to down two in such a short distance.

Vice Chair Ranu stated that the project presented is the result of many years of public input and is responsive to the needs of the community, stakeholders, businesses and residents alike. He suggested that it is time to move forward.

Victor Manoushakian expressed concern for the lack of communication between stakeholders and the project team. Manoushakian said a public meeting should be held between the project team and the surrounding residents.

Hollie Kahn stated that they should wait to begin construction until a nearby bridge construction project is completed.

Nancy Novak said she can't support the project as there are stakeholders that have not been heard in the process.

Christian Clews motioned to not support the project as presented, seconded by Steven Ross. Motion passed, 9-2-1.

2. Village at Pacific Highlands Ranch: Consider AMENDED VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to reconfigure proposed buildings and overall project layout with a total of 331 residential units, 79 of which would be affordable housing units; changes in the overall commercial use of the 195,000-square-foot commercial space, and the transfer of residential units from APN 305-021-29 (the "Rancho Milagro site" 55 units) and from APN 305-026-24 ("The Elms and Ivy site" 57 units). The density transfer

would allow for a total of 331 residential units to be constructed on the site. The proposed project includes utilizing the adjoining property for earthwork. It was determined that the project will use the Findings to the Master EIR as the environmental document.

•Applicant - Randi Coopersmith, Latitude 33

Allen Kashani recused as Pardee has ongoing transactional issues related to the property.

The applicant informed the board that the site layout had not changed much since their last presentation to the board. They have made improvements to the commercial retail space and reconfigured the western building group. A projection of the monument sign that will be above the main entrance and a clock tower circulation were shown to the board. The team said they took a lot of their inspiration from Santa Barbra.

It has not been confirmed, but it is likely that Trader Joe's will be the grocery store to occupy the space. The team is still in talks with potential drug stores and there are many different restaurants interested as well.

The team has turned in traffic letters to the City, who were very enthused about the project. The team is also hoping to present to the Planning Commission at the end of October.

Christian Clews asked whether there would be an open air cantina type restaurant. The team could not say for certain.

Hollie Kahn inquired about the fireplaces at the center of the development. There will be two in a living room style setting.

Vice Chair Ranu congratulated the team on a good design. Ranu likes the design of the entryway sign but says the monument signs need work.

Victor Manoushakian stated he thought the green belt portion of the development was nothing special.

Jonathan Tedesco inquired about the initial zoning square footage and the heights of the project. Initially it was 195,000 square feet which remains the same, and the highest point is the clock tower at 75 feet.

Nancy Novak said she liked the building materials presented and Anne Harvey clarified with the team that there will be safe places for families at the town center.

Steve Davison asked about the flow of traffic coming off of Carmel Valley Road. The team explained that traffic will be able to pass all the way through and that there will be valet parking.

Laura Copic stated that the map was misleading in depicting the bocce ball courts. Copic also stated she had received a letter from a member of the community concerned about traffic.

Victor Manoushakian asked about if a transit center will be part of the project. The team said that it will be the same as planned.

Public concerns included traffic, usage of public space, and the future library. Members of the public expressed excitement for the project; Vice Chair Ranu said he had received emails in support of the development from the community.

Vice Chair Ranu motioned the board recommend approval with two conditions:

1. Monument signs be redesigned to be similar in design to the sign above the main entrance to the development.
2. Free standing chairs and tables be placed at the south east end of the development town center in place of the planned bench seating.

The motion was seconded by Jonathan Tedesco. Motion approved, 12-0-0.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None.	None noted
FBA	White	None	None noted
MAD	Rick Newman	None	None noted
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/ Policies/Procedures	Clews	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	None	None noted
CPC	Hollie	None	None noted
Signage	John Dean	None	None noted

CHAIR’S REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

Christian Clews motioned to adjourn. Meeting adjourned at 9:50 p.m.

NEXT MEETING

Thursday, October 24, 2013, 7:00 p.m., Carmel Valley Library, Community Room