

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 23 January 2014**

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			
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		

APPROVAL OF MINUTES — 8 August 2013 & 24 October 2013

Rick Newman motioned to approve the October meeting minutes as amended, seconded by Nancy Novak. Motion passed, 9-0-0.

Laura Copic motioned to approve the August meeting minutes as amended, seconded by Christopher Moore. Motion passed, 9-0-0.

CONSENT AGENDA

1. CV North MAD Budget, CV N-10 MAD Budget and PHR MAD Budget: Consider approval of FY 2015 Budgets. The MAD subcommittees recommend approval.

- Applicant - CVCPCB MAD Subcommittees

Christian Clews motioned to approve, seconded by Vice Chair Ranu. Motion passed 10-0-0.

2. Del Mar Highlands: Water easement vacation to correct an existing condition.

- Applicant - Randi Coopersmith, Latitude 33

Christian Clews motioned to approve, seconded by Vice Chair Ranu. Motion passed 10-0-0.

PUBLIC COMMUNICATION

Laura Copic asked about the parking situation at Del Mar Highlands. The valet parking takes up majority of the spaces. Elizabeth Schriber from Del Mar Highlands explained the situation and said they are looking into building a parking structure in the future to help alleviate the problem.

Ken Farinsky informed the board of a meeting to discuss a new cell structure on top of the Carmel Valley Library. Ken also encouraged the board to talk to community members about One Paseo and hear what the people actually think.

Marilee Pacelli with the Carmel Valley Recreation Council asked the board how to go about using FBA funds to make improvements to some of the surrounding parks. Chair White said he would sit down with the city and see what they can and cannot do with the funds.

A community member described a dangerous intersection near the Carmel Del Mar school and asked if there could be anything done to make it safer. Chair White said he and Mel Millstein visited the intersection over the holidays and it is a legitimate concern; he will put the item on the agenda for next month.

Christopher Moore explained he had received a phone call from a resident near the Worsch Way concerned about construction disrupting access to the sidewalk. Gary Levitt explained that the applicants will have to apply for traffic control permits in order to close the sidewalk, but it is likely that it will not be closed for very long.

ANNOUNCEMENTS

Officer Tracey Williams reported for the San Diego Police Department. Criminal activity has been minimal lately, not really much going on. Officer Williams encouraged the public to contact him with their concerns.

Laura Copic asked if there was a connection between the break-in at Rush Cycling and the break-ins around neighborhood 10. Officer Williams said there was a connection between the Rush break-in and some of the other break-ins; several juveniles are in custody.

Christian Clews asked for a clarification on what constitutes arson versus not arson. Christian told Officer Williams about two people starting a fire out in the open. Officer Williams said it depends on intent.

Chair White gave an overview of the upcoming elections. Neighborhoods 4/4A, 7, 8, 8A/8B are up for reelection.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

Daniel Monroe reported for the City of San Diego. The Meadowood project and the Elms and Ivy project were approved by planning commission. Revisions are being made to council policy 624, a notice will be sent out with more details once the actual revisions are decided.

Chair White advised Daniel that the board had supported the Elms and Ivy project with the condition that something be done to the dead end road at the East end of the project. Daniel explained that at this point there will be a latched gate that will allow pedestrians to pass through to adjacent neighborhoods.

Vice Chair Ranu asked Daniel how the board's recommendation was represented to planning commission by city staff. The project manager presented the board's recommendation and then presented staff's recommendation.

Christopher Moore asked about the timing for the final issuance of the EIR for One Paseo. Daniel did not know for certain but said he could find out.

COUNCIL DISTRICT 1 REPORT

Mel Millstein reported for the Office of Councilmember Sherri Lightner. Councilmember has been working hard with the council and Interim Mayor Todd Gloria. Mel gave an overview of Lightner's accomplishments during 2013. Councilmember is looking forward to the Mid-Coast Trolley Project.

Laura Copic asked for clarification regarding the new plastic bag ordinance. Mel said an EIR is being drafted and still has to be brought to council.

Vice Chair Ranu notified the board that part of SANDAG's efforts to consolidate the regional transportation plan and the regional comprehensive plan, a trolley extension into Carmel Valley has been added to the proposed wish list of projects.

MAYOR'S REPORT

None.

COUNTY BOARD OF SUPERVISOR'S REPORT

Sachiko Kohatsu reported for the Office of Supervisor Dave Roberts. Sachiko gave the board an update on the changeover of the chair. The supervisor is excited that Supervisor Horn gave up his ex officio position on the San Diego County Water Authority, as he is very interested in water issues. A couple weekends ago, the supervisor took a trip to follow the Colorado river down to San Diego

to observe how the water reaches the county. Applications are currently being accepted for grants. Visit SupervisorDaveRoberts.com for more information.

The supervisor manages his own Facebook and Twitter. There is a full time office in Escondido that the public can go to if they do not wish to drive all the way downtown.

STATE ASSEMBLY REPORT

Assemblymember Brian Maienschein reported. The assemblymember thanked the board for electing him and gave an overview of his career and history in San Diego, as well as a recap of his first year in Sacramento. He worked on six bills this year, some of which he described to the board. All of the assemblymember's bills were passed and signed by the governor.

The assemblymember also told the board about his involvement in San Diego City Council Project 25. They identified the most expensive chronically homeless people to the tax payers and got them in housing and services. He hopes to replicate the program throughout the state.

Vice Chair Ranu informed the assemblymember of an issue with the Del Mar Mesa Preserve. State rangers are ticketing the public for accessing the preserve because there is no legal access. State and federal agencies are blocking possible solutions. Vice Chair Ranu requested the assemblymember meet with State Senator Marty Block and Congressmen Peters to find a solution to the issue.

The assemblymember said he would take the lead to meet with Block and Peters to find a solution to the issue that works best for both the Del Mar Mesa and Carmel Valley Planning Boards. Vice Chair Ranu insisted that the elected officials put pressure on the agencies to help take care of these places.

Allen Kashani said he could compile literature to help any discussions they might have about the issue.

STATE SENATE REPORT

None.

US CONGRESS

None.

INFORMATION AGENDA

1. Coastal Rail Trail: Presentation by the city on the alternatives being considered.

- Applicant - City of San Diego, Abi Palasayed and Larry Thornburgh

The Coastal Rail Trail (CRT) is a regional project. Back in the mid 90's SANDAG tried to build a class I bike facility from Oceanside all the way down to San Diego. The City of San Diego is tasked with constructing from Del Mar borderline down to the Santa Fe Train Station. The team has been working with the community to get input on the project and will hold their final workshop next

month. There is a great deal of opposition to have the trail go through Roselle and Rose Canyon. City council removed those segments for the bike master plan.

The proposed segments are adjacent to Carmel Valley and have potential to connect and run east/west. The original goal was to provide a multiuse facility for people to travel both north to south and connect community centers. The team gave an overview of the demographics for potential users and described the different type of bike routes. They hope to increase overall ridership with a class I lane with as much open space as possible.

With the working groups, the team identified every option for a bike path in the area, over 90 different alternatives, then narrowed it down to seven alignments. With the last working group they reduced the alternatives down to three. The team presented an overview of the options to the board; the northern terminus is near Carmel Valley Road.

The team anticipates the final workshop will be held on February 5th, 2014 at the Nobel Rec Center. They will have a final report review process and then will have to seek additional funding and return to city council for approval.

Chair White expressed concern that the CRT connect with CVREP. A segment underneath the I-5 needs to be completed to connect the two trails. The team said they would make a note of it. The Bike Master Plan addresses connecting all of the trails in the region but for this project the funding is for "Coastal Rail Trail" and all the effort needs to be confined within that. The team said the board can send a letter requesting the connection and they will make it part of the record. Christian Clews asked for clarification on the size of a class I bike lane. A full class I bike lane is typically 12-foot plus two-foot shoulders on each side.

Vice Chair Ranu asked the team how they are handling all of the side street and driveway crossings. The team said when they get to detailed design they will create alternatives and transitions for sections that have a lot of commercial or residential driveways; sometimes that may require a class II lane. Vice Chair Ranu expressed concern that it will slow down commuter cyclists. The team said they will try to best accommodate all types of riders, from recreational to commuter, through the design process.

ACTION AGENDA

Action items were taken out of order to allow larger items more time. Action item 2. Shell Station @ Del Mar Height Road was taken off the agenda as it was there in error. The applicant will present to the Regional Issues Subcommittee.

3. Seasick 5K Fun Run: Presentation to support a 5K fun run along the CVREP trail in October.

- Applicant - Jeff Stoner, Seasick Sports Marketing Group

Jeff Stoner of Seasick Marketing Group presented to the board. Seasick is looking to hold a 5k fun run the Saturday before Halloween and would like to use the Carmel Valley bike path that runs along SR 56. They are still in the early planning stages of the event but wanted to touch base with the community. The start of the run would begin near the Ruth's Chris Steak House on El Camino Real, head north to the trail, go about 1.5 miles out east and 1.5 miles back.

Jeff will be heading to the Torrey Hills community and the special event committee to meet his community requirements.

Laura Copic asked where participants would park. Jeff said he is going to talk to some of the surrounding office buildings in the area; he is aware that parking can be limited but does not expect a huge turnout in the first year. Jeff would be happy with 150-200 people. Laura asked Christian if there had been any issues with previous fun runs along the trail. Christian said most have gone off without a hitch; some issues have been trash and horses getting spooked. Overall most have been low-impact and haven't caused an issue.

The race would likely be in the late afternoon on a Saturday in the month of October. Maximum time people would be on the trail would be 45 minutes since it is only a 5K.

Ken Farinsky asked if there are any ADA requirements for an event like this. Chair White said that is something Jeff has to consider, not the board. Ken also told Jeff there is a similar race coming up in the near future and he should attend.

The run will be Halloween themed since it is so close to the holiday.

Laura Copic motioned to approve, seconded by Nancy Novak. Motion passed, 11-0-0.

4. PHR Unit 13: Consider Substantial Conformance Review of a 473-unit MF project's new site plan that separates the market-rate and affordable units to allow for financing of the affordable units.

- Applicant - Randi Coopersmith, Latitude 33 for R & V Management Co.

Allen Kashani recused on the item. Randi Coopersmith showed a map and gave the board a brief overview of the previously approved project. Most of the projects elements have not changed; they have added more parking and 40% of the project is affordable housing, and now there are two recreation areas instead of one. They have added more pedestrian and vehicular connectivity to the project. The landscaping, color palettes and the architecture have stayed consistent. Randi showed examples to the board.

Construction is planned in a single phase that is set to begin after the construction of Gonzales Park. The FBA contribution to the community is around \$10 million.

Chair White confirmed that the biggest change is the affordable housing on the south section of the site plan.

Laura Copic said the streets look like they go right into the school parking lot. There is no vehicular or pedestrian access from the project to the school.

Christian Clews expressed concern that there will not be enough room in the adjacent schools to handle the increase in students created by the project. Christian also asked for clarification regarding the affordable housing requirements. Randi said without the affordable housing units, the project would be very difficult to finance.

A member of the public asked if the project has elevators to comply with ADA. The first floor of the units are ADA accessible, meeting the requirements.

Ken Farinsky asked the team to make buyers aware that Canyon Crest Academy is not their designated high school. The team said they're sure there will be full disclosure.

Christian Clews motioned to approve, seconded by Vice Chair Ranu. Motion passed, 9-0-2.

1. Merge: Presentation of a two-story, mixed-use project on 4.11 acres at Carmel Mountain and Carmel Country Roads in the CVPD-NC zone in Neighborhood 10. Project proposes a Site Development Permit, Planned Development Permit, and Vesting Tentative Map to develop 22 townhomes with detached garages and private yards and 31,090 s.f. ground floor office and retail space with underground parking.

• Applicant - Gary Levitt

Allen Kashani recused on the item. Gary Levitt gave an overview of the site plan and a brief history of the project. The original Merge plan did not go over well with the community; the current plan is supported by a majority of the neighbors. The development has been designed to attract the "creative class" and provide something unique to Carmel Valley.

The current plan has 22 town homes, about 32,000 s.f. of retail/commercial space, green space around the whole perimeter, 90 surface parking spaces and an underground parking garage. The development is pedestrian oriented with the parking in the center and underground parking.

Various floor plans were displayed. Each town home has a two car garage. The second floor of the townhomes is office space. The retail spaces open to large patios. There are large green spaces between the houses and the street; the patios are slightly raised for privacy. The team designed the townhomes similar to the buildings surrounding the property.

Christian Clews asked for a clarification on some of the changes that had been made since the original design. The project has been made less dense to address some of the neighbor's concerns. Christian also pointed out that trash trucks will likely cause congestion when picking up the garbage. The public requested the trash not be collected early in the morning.

Laura Copic asked the team what the space was between the garages and the parking for the town homes on behalf of a resident. The team said there is an adequate amount of space for drivers to come out and turn from the edge of the garage to the rows of parking. Laura expressed concerns about light pollution from the parking areas/town homes/businesses affecting the neighbors. She also asked if they were still planning on installing solar. The team said yes they are planning on installing solar wherever they can.

Steven Ross asked how big the retail spaces will be. It depends on the tenant; sizes will vary.

Laura asked if there are certain hours of operation understood. The team said yes, there will be the same restrictions that are in Torrey Hills.

Brian Brady asked about parking designations. All visitor parking will be intermixed. Brian also asked where residential loading for people moving will be.

A member of the public asked if they would be paying into school fees. Gary said he didn't have a specific number but would guess around half a million. The development is within the community plan. Laura said the occupants should be notified that they may not be going to the elementary school closest to the property.

Another public concern was that of light pollution from the retail spaces and cars. The team said those issue had been addressed. Light ordinances require certain cut off shields and lumens which the team has implemented. The public requested trees be planted to shield the car light. That issue will have to be addressed at a M.A.D. meeting.

The public also inquired as to who the retail tenants will be. Gary said he cannot predict who will take up the space but they are hoping for smaller more boutique type businesses similar to places on Adams Ave.

Music volume of the cafés was another issue that was brought up.

Chair White stated the project is wonderful but he will not support it because it has lost the creativity that the original plan had. He thinks there is a better creative solution for the project.

Gary said he respected Chair White's opinion. The opposition was much more vocal than the supporters. Gary hopes next time that supporters will stand up and fight for something unique and creative.

Vice Chair Ranu said he joining Chair White in not supporting the project for the same reasons. The resulting development is too quick of a response; the project has turned into a commodity not a community.

Laura said the project is the result of a lot of hard work that was responsive to the desires of the immediate neighborhood. She is going to support the project as is and would not like to revisit it.

Christian said he liked the original design but it's not his project. He said he will make the motion to approve the project as presented. Christian motioned to support the project with restricted hours of operation for the retail spaces, extension of the median on Corum Court, trash collection hours be regulated and no loud music; seconded by Laura Copic. Motion passed, 7-2-1.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None
FBA	White	None	February 5, 2014 at the Rec Center
MAD	Rick Newman	None	February 4, 2014.
MAD N 10	Copic	Going to discuss trees and median on the Merge project.	February 4, 2014.
MAD PHR	Ranu	None	February 4, 2014.
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	Stevens house purchased by a woman that wants to open a school in the house. Supposed to be a house not a business. They are looking to build modular homes. They need a permit. Christian will stay on top of it.	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 9:46 p.m.

NEXT MEETING

Thursday, February 27, 2014, 7:00 p.m., Carmel Valley Library, Community Room