

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

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. 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. Shreya Sasaki	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**

Board Member Copic noted that the word “typo” was misspelled as “type” under Approval of Minutes. She also asked that the date of the Prescription Drug Take-Back event discussed under Police Report be added (September 27).

A motion was made by Board Member Copic to accept the minutes, as corrected. The motion was seconded by Board Member Lokanc and passed on a vote of 8-0-4.

**CONSENT AGENDA**

None.

**PUBLIC COMMUNICATION**

Ken Farinsky announced that the Carmel Valley Recreation Center is having its 15th anniversary celebration on Saturday, October 25. He then thanked Anne Harvey for providing information on historic Carmel Valley documents. He will be posting documents online.

Karen Cody, a resident of Neighborhood 5, addressed the board. She did not attend last month's meeting but wanted to express concerns about cell towers that were approved at the Chipotle center near the Shell station on Valley Center Drive. She requested more information about this matter and why the towers are needed. She was concerned about the towers being too high for that location. She is hopeful that this decision can be reconsidered since some of the neighborhood representatives were not there. She also asked if cell towers are on a future agenda, please announce it in the local paper. Chair White noted that this issue will be going to a hearing officer and community members can express their concerns at that hearing.

### **ANNOUNCEMENTS**

Officer Williams reported that a young man had been robbing senior citizens at a Wells Fargo ATM by the Vons in Torrey Hills. He put it out on nextdoor.com and the suspect is now in custody. He also noted some people are posing as SDG&E workers to get into people's homes in order to rob them. If you have not called SDG&E or other utility, do not let the workers in your house.

Officer Williams introduced Lt. Stephanie Rose, acting captain of the Northwestern Division. Lt. Rose is hoping to be appointed permanent captain and stay in the division. She has been in the division for two years with an overall experience of 21 years with the department. She reported that she met with Asst. Chief Jarvis and shared that the community is upset with the turnover in captains. She explained that part of the reason for this turnover is a growing number of retirements in the last few years.

Board Member Tedesco asked Officer Williams about a recent serious vehicle accident road on Del Mar Heights Road near Carmel Valley road. A request to assess the eastbound lanes on Del Mar Heights Road was made. Officer Williams responded that several of these accidents occur because of driver errors due to speed and young, inexperienced drivers. He then offered to monitor this section of the road, especially if the community felt there were particular times of the day when speeding is a problem.

A question was asked about the new bicycle law. Concerns were expressed with the rule that there must be 3-feet between a bike and a car because this is not always possible. Officer Williams noted the law is intended to get traffic to slow down and pay attention to bicyclists, and have vehicles wait to pass until there are 3-feet of clearance.

Board Member Copic discussed a concern over a school bus stop on Carmel Mountain Road. Drivers on the opposite side of the road do not stop when kids are being let out of the bus. Officer Williams responded by explaining cars on the other side don't stop if there is a raised median, but if there is a flat median, double yellow, etc. people need to stop.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMUNITY PLANNER REPORT**

None.

### **COUNCIL DISTRICT 1 PRESENTATION**

None.

## **MAYOR'S REPORT**

None.

## **COUNTY SUPERVISOR'S REPORT**

Sachiko Kohatsu reported that Supervisor Roberts has signed up for Goodsnitch where you can share thoughts with the Supervisor about how he is doing and share concerns you may have. Goodsnitch allows you to post comments anonymously.

Ms. Kohatsu also reported the West Nile virus is still a concern in San Diego County. The virus spreads with mosquitos so be aware when mosquitos are present and get rid of standing water. She also reported that a student at Palomar College has been infected with the Meningococcal disease. The County is on alert and keeping watch.

Ms. Kohatsu passed out a brochure with information on the County's wildfire guidelines.

She also announced her retirement at the end of this year. Chair White thanked her for her service.

## **STATE ASSEMBLY REPORT**

None.

## **STATE SENATE REPORT**

None.

## **US CONGRESS REPORT**

None.

## **INFORMATION AGENDA**

1. **SANDAG:** Update on the Los Peñasquitos Lagoon Bridge Replacement Project.
  - Applicant - Lacey Watson with Southwest Strategies

Sharon Humphreys from SANDAG presented information about the replacement of four bridges in the Los Peñasquitos Lagoon Bridge Replacement Project. Many of these facilities were built more than 125 years ago and need to be replaced. There will be an aesthetic treatment at the northernmost bridge adjacent to the Torrey Pines State Park preserve. She showed images of existing bridges and described the engineering. The water flow will be improved with this new construction, as well. The rail corridor will be continuously active during construction, but may require a couple of "absolute work windows" that require weekend shutdowns.

The cost for the Peñasquitos Bridge Replacement Project is estimated to be \$31 million. Construction is anticipated to begin in November/December 2015 and will take about a year. For more information contact: [KeepSanDiegoMoving.com/LPLB](http://KeepSanDiegoMoving.com/LPLB), [LossanRail@KeepSanDiegoMoving.com](mailto:LossanRail@KeepSanDiegoMoving.com), (619) 595-5350, [sharon.humphreys@sandag.org](mailto:sharon.humphreys@sandag.org).

Board Member Tedesco mentioned the charming effect of the existing wood bridge. He would like to keep the wooden exterior and asked if it is possible. Ms. Humphreys explained the challenges of

using wood in a marine environment, and this would not fulfill the required 100-year life span of the bridge. A question was asked if these bridges will be double-tracked. Ms. Humphreys answered that they are single tracked through the lagoon due to environmental sensitivity. Board Member Harvey asked if there is any offsite environmental mitigation. They answered that the project will be removing non-native vegetation and replacing landscape with native plantings.

## 2. **Del Mar Union School District:** Update of District's Facilities Master Plan

- Applicant - Holly McClurg

Holly McClurg shared an update on the District's facilities master plan update. She discussed enrollment projections for each of the district's schools and shared information about the methodology for how enrollment projections are calculated. There is an estimate of 4,500 students in the district in the next 5-7 years. It is expected to grow to 5,000 students in the coming years. Schools need to make sure they can accommodate this growth.

A determination was made that there is capacity at existing schools if a few things are done. A recommendation was made to maximize capacity at existing schools rather than build a 9th school. Ms. McClurg reviewed the capacity for each school. In addition, she reported that the pre-school program will be moved from Sycamore Ridge to Torrey Hills to accommodate projected growth at Sycamore Ridge.

Ms. McClurg discussed the traffic study that was done for the district as well as some of the measures that the district will do to mitigate some of the impacts. These include early supervision of kids (7:30), staggered start times, increased parking, consulting with SDPD, and hiring additional crossing guards. Board Member Copic asked if schools will be bringing back any buses to help with traffic. Ms. McClurg indicated that there is no funding for buses so it is not a consideration.

Board Member Lokanc asked if families moving to the area should contact the district to see if there is capacity in the schools. Ms. McClurg responded that families can either call schools or the district for information regarding this matter.

Board Member Moore asked if the traffic study will be made available on the website. Ms. McClurg indicated that this is not a formal traffic study, but more of a due diligence response to concerns raised by the community and parents. She indicated that she would share this information with the board.

Board Member Kashani asked what creates capacity at Sycamore Ridge. Ms. McClurg answered that moving the preschool to Torrey Hills will create more space.

Board Member Harvey asked when developers of new projects should be working with the District to develop safe routes to schools to help avoid additional traffic. Ms. McClurg responded that they can talk to the district at any time, but the project doesn't become "real" until they pull permits.

## 3. **Unitas:** Update of proposed 5-lot SFR subdivision on Carmel Valley Road

- Applicant - Tara Lake, Latitude 33

Tara Lake presented information about Unitas, a 5-lot subdivision in Pacific Highlands Ranch. She showed images of existing conditions, and pointed out how the site slopes down from the road. The property is 0.66 acre in size. She noted that concerns were expressed at the last meeting about the challenge with turnaround. They looked at other options, but there were concerns with fire access and greater impacts to neighbors with alternate layouts. Board Member Copic asked if anything has been done to soften the turn into the subdivision. Ms. Lake said she would ask the engineers to look at this issue. She showed renderings of the proposed homes, and noted that the designs have been revised to provide more architectural detail on all four sides. Ms. Lake mentioned that they expect to submit to the city soon. She will return to the group with updates.

Board Member Harvey asked why they didn't design something like an Italian courtyard with various size buildings. The buildings don't seem very inspired. A consideration was made to do something more creative. Ms. Lake said she would relay this comment.

Board Member Tedesco noted the new design has some more interesting elements. He appreciated the response to public concerns. The public also has concerns about the access into the project and questions arose about pedestrian connections to the village. Ms. Lake explained that there is a sidewalk connecting to the Village.

Board Member Copic asked if they looked at a design where you could enter on a loop/frontage road. Ms. Lake responded that they looked at this, but this was the design that the fire department had a problem with.

A question was asked if a fire hydrant is required for this subdivision. Ms. Lake responded that the Fire Department will review the project and they will comply with the city's requirements.

#### 4. **Rancho Del Mar:** Introduction of New Project

- Applicant - Chris Nichelson, Milan Capital

Chris Nichelson shared information about Rancho Del Mar, a proposed senior housing project adjacent to the polo fields. Brett Bernard shared information about the prior development, that the community had indicated was too intense. The team has since met with the community to get input on a redesigned project, and the input received was that the project should have the feel of the large estates that are nearby. He shared some preliminary designs and asked the board for feedback.

The proposed project would create a tree-lined entry with a scaled down project. The footprint of the buildings has been angled to reduce their massing along the road. Half of the site would be preserved as open space. A total of 125 units are proposed (formerly 225 units). Chair White asked them to consider dedicating the open area as open space. Mr. Bernard indicated that they have talked about the possibility of using it for wetlands restoration area. Board Member Sasaki asked them to think about connectivity between this use and other activity centers in the community. Board Member Harvey noted that this property is currently zoned as city-designated open space and low intensity development. There needs to be some thought about whether this project implements that vision.

A comment was made to eliminate the straight lines on the edges of the development, and incorporate some small structures on the western side to break up the space between the open space

and the development. It was also suggested to provide a more "organic" connection to the polo fields.

A concern was raised about whether there will be too much fill imported. Questions also arose about whether this use is allowed on this site, and whether the project has to be voted on by the public under Prop A.

Chair White indicated that this project will go forward to the Regional Issues Subcommittee where details can be debated.

## **ACTION ITEMS**

### **1. Via Del Mar Estates:** Consider 4-parcel Tentative Parcel Map

- Applicant - Jorge Palacios, JP Engineering

John Dean appeared on behalf of the property owner to present the project. He provided a history of the property, which is located in one of the oldest areas of Carmel Valley. The community is a rural area and the residents want to keep it that way. Via Del Mar Estates is 5 acres and they are asking for 4 lots.

Jorge Palacios presented details of the proposal. The surrounding area has been developed with a road and a water/sewer. The property owner is allowed five lot on the property, but is asking for four with the remainder to be dedicated as open space.

Board Member Harvey commented that she does not want there to be a minimum house size. Everything else fits with the requirements for the area. Board Member Moore would like to hear more about the biological study that was done. Mr. Palacios said there is coastal sage scrub, maritime chaparral, existing Torrey Pines, and manzanita on the property and they will have to mitigate for impacts to the habitat. They will pay into a fund to acquire property for mitigation elsewhere, and it will be mitigated to the ratio required by the city. Board Member Tedesco asked how other residents felt about the project. Mr. Palacios answered that there has not been any neighborhood opposition.

Board Member Kashani made a motion to support the TPM, SDP, CDP, and PDP for the project. The motion was seconded by Board Member Tedesco and passed on a vote of 12-0.

### **2. Village at PHR:** Consider Neighborhood Use Permit for Temporary Construction Yard

- Applicant - Tara Lake, Latitude 33

Tara Lake presented information about a neighborhood use permit request for a temporary construction parking lot (220 spaces) in the Village at Pacific Highland Ranch. The parcel is about 25,000-30,000 square feet. They are asking for a 7-year permit, but it will likely be used for 3-years while the village commercial is constructed.

Board Member Newman asked if there would be any hourly restrictions so construction parking can only be there at certain times a day. Ms. Lake answered that they will abide by city regulations regarding this. Board Member Kashani asked about the landscaping plans. Ms. Lake explained what

is planned and said this will be subject to a future permit. The landscaping plans will also help soften the lot along the road frontages.

A question was asked about construction vehicles and how they will enter the site. Ms. Lake pointed out the entrances and clarified that it is not just for construction vehicles. The lot will also be used for retail customers.

Board Member Brady asked how storm water regulations will be met for the temporary lot. Ms. Lake answered that they are required to put water quality devices in place and meet all storm water regulations.

A question was asked about mosquitoes, and how they will ensure that there is no standing water after rain events. Ms. Lake answered that they weren't aware there had been standing water in the past and they encouraged the community to let them know if this becomes an issue so it can be addressed.

A question was asked about when the traffic light at Pacific Highland Ranch Parkway and Carmel Valley Road will be turned on. They anticipate that the signal will be on by the end of the year.

A motion was made by Board Member Sasaki to approve the NUP for the temporary parking lot, including the landscape buffer on Village Way and Pacific Highlands Ranch Parkway, for a maximum of seven years. The motion was seconded by Board Member Tedesco and carried on a vote of 12-0.

**3. Village at Pacific Highlands Ranch SCR:** Consider proposed SCR for the Residential Portion of the Village at PHR's new design that has increased building articulation and enhanced architectural detailing

- Applicant - Tara Lake, Latitude 33

Tara Lake presented information about the residential portion of the Village at Pacific Highlands Ranch. She is requesting approval of Substantial Conformance Review for this residential project. The project has been approved but there have been some minor modifications. The total unit count, architectural style, village green, and retail design are all staying the same. Changes include a reduction in residential building heights, the segregation of residential and retail parking, new amenity space (seven courtyards, one including a pool and BBQ/entertainment area), enhanced building articulation, improved connectivity with pedestrian connections from the courtyards and buildings to the village green, and access to shopping center.

Board Member Copic asked how they made room for the courtyards, and is the unit count still the same. Ms. Lake said that the unit count is still the same and unit size has been adjusted to make room for the court-yards. Board Member Brady asked if the building footprints are the same. Ms. Lake answered that it is slightly smaller. Board Member Copic asked if same amount of parking spaces will still exist and Ms. Lake answered that the same number of spaces remains.

Chair White commented that the design did not reflect the Santa Barbara architectural style as much as he would like. He would like to see more material and texture changes, and for the project to look "warmer." Board Member Tedesco agreed that it needs to be "warmer" and maybe incorporate

more landscaping. A comment was made to incorporate colored Spanish tile in archways and enhancements where possible.

Board Member Copic asked about amount of space between parking garage and the residential building. Ms. Lake explained that there will be a path through this space and green walls will be incorporated if possible.

A motion was made by Board Member Tedesco to support the SCR request as presented, with a stipulation that continued attention be paid to warming elements such as tile, landscaping, etc., and that the Santa Barbara architectural theme be enhanced. The motion was seconded by Board Member Sasaki and the motion carried on a vote of 12-0.

4. **One Paseo:** Direct Chair to correspond with City Council to clarify board motion to avoid the misunderstanding and misrepresentation that occurred at the Planning Commission hearing.

- Applicant - Chair

Chair White asked for authorization from the board to communicate with the City to clarify the intent of the Board’s motion on One Paseo. The Board’s motion was misrepresented at Planning Commission and we want to ensure it is understood by City Council. Board Member Kashani recused himself from the vote.

Chair White also clarified that the Planning Commission did not actually take a position on One Paseo, but instead moved the project forward to City Council with no recommendation.

Board Member Lokanc indicated that we need to clarify our objections to the density and size of the project, the lack of connectivity, and the traffic.

Chair White indicated that the City Council is tentatively scheduled to hear the project in December, but this could change.

A motion was made by Board Member Copic to authorize Chair White to communicate with the City to ensure they understand the Board’s motion. The motion was seconded by Board Member Moore and the motion carried on a vote of 9-0-2.

**SUBCOMMITTEE REPORTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	1 <sup>st</sup> Wednesday, Nov. 5
2. FBA	White	None	None noted
3. MAD	Newman	None	Nov. 4 4:30 p.m.
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections Policies/Procedures	Clews	An effort to amend the bylaws to take the San Dieguito River Valley	None noted



<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
		into the planning area will be initiated soon.	
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	Jenny Craig property was supposed to have a portion incorporated into the Coast to Crest trail. Now that Bill Gates has purchased property, not sure what the status is.	None noted
9. CVREP	Clews	None	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Novak	None	None noted
12. Signage	John Dean	None	None noted
13. Livability	Moore	None	None noted

**CHAIRS REPORT**

None.

**OLD/ONGOING BUSINESS**

None.

**ADJOURNMENT**

The meeting was adjourned at 10:06 p.m.