

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**MEETING MINUTES**

**7 p.m., 26 April 2012**

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. Steven Ross	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. VACANT	Neighborhood 7			
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		

**ELECTION ACTION ITEM (TAKEN OUT OF ORDER)**

Chair White motioned to seat Steven Ross for NH 4/4A and certify the March elections, seconded by Laura Copic and unanimously approved (11-0). Steven was seated.

**APPROVAL OF MINUTES—22 MARCH 2012**

After corrections noted, Manjeet Ranu motioned to approve the minutes as corrected, seconded by Nancy Novak and unanimously approved (13-0).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

Ginny Barnes of the Park and Recreation Council noted that on Tuesday the Council will be taking issue with the proposed One Paseo project and they have comments on the EIR and NH2 precise plan amendment.

Ken Farinsky commented that he has three issues with One Paseo: 1) Kilroy's misrepresentation with pictures 2) the proposed project is not consistent with the City and County visions of villages 3) manipulation of reduced alternatives.

Bob Fuchs explained that meaningful public involvement per general plan guidelines were not followed for One Paseo.

Jan Fuchs noted that the next Regional Issues subcommittee meeting is Wednesday, May 2 4:30PM at the library and they are looking for input on One Paseo.

Dennis Ridz, chair of the Torrey Pines Community Planning Board noted that Caltrans is resurrecting the I-5/SR-56 Steering Committee and on May 18 Caltrans will be releasing the EIR. There is a Steering Committee meeting on May 17. Dennis Ridz also announced that he is running for Council District One.

Port Commissioner Scott Peters explained that he is very concerned about ideas to replace the marine terminal with a stadium; the port embarcadero is being improved; and Scott announced that he is seeking to represent San Diego in Congress.

Bob Ilco explained that Steve Dannon is running for a County Board of Supervisor seat and Steve will appear before the board later.

## **ANNOUNCEMENTS**

Adrian Lee of the San Diego Police Department made a report and explained that Drug Take Back Day is Saturday at the Police Department Northwest Division. A resident explained concern about drivers running red lights at Del Mar Heights Road and High Bluff Drive and that the timing of the traffic lights may be too short – Mel Millstein will investigate.

## **WRITTEN COMMUNICATIONS**

It was noted that a One Paseo written communication was received.

## **COMMUNITY PLANNER REPORT**

Bernie Turgeon noted that the public comment period for the Carmel Mountain and Del Mar Mesa RMP and associated plan amendments is being extended to May 25 or May 26 so that the board can take action.

## **COUNCIL DISTRICT ONE REPORT**

Mel Millstein provided a report and explained that on May 2 the Park and Recreation Department is presenting their budget to City Council; a '2-hour parking' study is being done at Carmel Vista Road; on April 10 the Prop C phasing plan was approved; the City is looking at opportunities to improve the FBA reimbursement agreement process; the Gonzales Canyon trail is being dedicated on May 7.

## **MAYOR'S REPORT**

No report/no representative present.

## **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

Sachiko Kohatsu provided a report and noted that the County's 24-hour emergency number is 619.236.2341.

## **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

## INFORMATION AGENDA

**1. One Paseo:** Presentation of city review process by Bernie Turgeon. The project itself shall not be discussed.

Bernie Turgeon presented and explained that the draft EIR is out for public review; and the 60-day public review period ends May 29. A plan amendment and rezone are proposed to change regulations to accommodate the project. After the comment period there will be Planning Commission and City Council hearings. After public review a Planning Commission hearing can happen no sooner than 14-days.

Chair White commented that for such a large project, 60-days for public review is too short and Bernie agreed to communicate this feedback to the City. Ginny Barnes from the public asked about notification requirements and Bernie explained that notice requirements are for 300-feet around the project. Ginny suggested that the board ask for a greater noticing distance; consideration be made to not have public review and major meetings during the summer. Ginny also asked for a workshop meeting. Chair White noted that a workshop meeting was held and that another workshop meeting is expected.

Bob Fuchs asked Bernie where the Community Planning Board fits in and Bernie noted that it is typically desired to have planning board hearings before Planning Commission hearing. Bob also asked for a guarantee to have ample time to review the final EIR before going to Planning Commission hearing. Bob was concerned that 14-days is too short. After discussion Marcela Escobar-Eke noted that the intent of the applicant is to provide an opportunity to have meaningful input, and to try to schedule a hearing 14-days after public review is not feasible and would be political suicide.

A resident asked what type of info is being provided and isn't there a laymen's summary? Ken Farinsky noted that an executive summary could be posted online at the cvsd.com website if available.

Dennis Ridz noted that although May 29 is the public comment deadline, people can add to the administrative record. Dennis also noted that there are cumulative impacts to Torrey Pines so outreach is necessary. Dennis noted that the document should be reviewed carefully as the devil tends to be in the details.

A resident commented that the notification area should extend from Del Mar to 4S Ranch, since project impacts extend that far.

Jan Fuchs commented that for special circumstances 90-day public review should have been given.

Chair White asked Marcela Escobar-Eke if a draft schedule could be prepared. Marcela explained that she would return to the board with a timeline.

Ken Farinsky asked about whether the Public Facilities Financing Plan would be updated and Bernie Turgeon responded noting that the intent of the PFFP update looks at adding facilities.

Donna Kaiser asked for two public meetings during public review.

Christopher Moore noted that the meaningful time for comment is at the draft EIR stage, not the final EIR stage – and an additional 30-days for review is appropriate. Chair White will talk to Mel Millstein to request this.

Bob Fuchs suggested an additional Regional Issues Subcommittee Meeting.

Nancy Novak explained that she has diligently explored the City's website and it is challenging to go through the document to be able to make her contribution. Nancy commented that sections and titles would be helpful. It was also noted that the documents are not searchable.

A gentleman named Jack suggested publishing the executive summary in the newspaper.

Ginny Barnes noted that Facilities Financing made a decision that a Facilities Financing update is not necessary.

A resident commented that the review period should start when the document is fully accessible.

## **ACTION AGENDA**

**1. 4-Way Stop Signs:** Consider requesting installation of 4-way stop signs at Worsch Way and Del Mar Trails Rd (near Carmel Del Mar Elementary School) and Long Run Drive and Candela Place (near Solana Highlands Elementary School).

- Applicant – CVCBPB

The Candela Place stop signs will be continued so as to notify the HOA.

For Worsch Way and Del Mar Trails Rd, Chris Moore explained that he has been working with Mel Millstein and the Traffic Department to analyze the issue. There is a lot of neighborhood support for an all way stop especially for school kids. After discussion this item was also continued to June and Mel will look at the suggestion of locating the stop signs at the crosswalk.

For Long Run Drive and Candela Place, the school principal explained the need for stop signs. Ginny Barnes explained that she is on the neighboring HOA board and since this item was not notified she would like the item to be continued. Barbara Farrel explained that she thinks the school parents dropping off their kids could be more sensitive to the environment.

Christian Clews made a motion to continue all three items, seconded by Jill McCarty and unanimously approved (14-0).

After this item Steve Dannon introduced himself.

**2. Clews Trails Plan:** Consider Final Trail Access and Closure Plan of December 2007.

- Applicant - City of San Diego, Laura Ball

Christian Clews recused. Laura Ball presented the trails plan and noted that the Clews Ranch MND has a condition requiring that the board must approve the final trails plan. Gary Levitt asked about maintenance of the trails and Christian responded that erosion on trails are maintained by the ranch in a horse suitable manner. Manjeet Ranu asked who is responsible to remove inconsistent signage. Laura Ball responded that a trails plan is needed to correct the issue. Anne Harvey asked who is maintaining the Fishhead Trail? Christian commented that the Ranch is maintaining the trail since it is a 'legging area' for horses. Laura Ball added that there is a public easement on private property for maintenance since the trail is a multi-use trail. Anne motioned to approve the trails plan, seconded by Manjeet and unanimously approved (12-0)

**3. Del Mar Heights Sprint:** Permit renewal of existing permit on corner of Lansdale and DMH Road.

- Applicant - Becky Siskowski, DePratti, Inc.

Becky Siskowski presented. Manjeet Ranu asked if landscaping was screened well and the applicant responded yes. Christian Clews motioned to approve the project, seconded by Rick Newman and approved (12-1).

**ACTION AGENDA (Cont.)**

**4. Canyon Crest Academy Sprint:** Consider permit application for new antennas.

- Applicant - Becky Siskowski, DePratti, Inc.

Chair White commented that the project is on State property however the board is reviewing the project since there is public benefit. Chair White also recused. Becky Siskowski presented. There were concerns raised about parents not being notified regarding the project. Laura Copic asked if the facility could be put away from the school. Laura commented that prudent avoidance should be exercised and the facility should not be put on the school. Rick Newman suggested bringing in the principal to get feedback on the proposed location. Manjeet Ranu as Vice-Chair explained that users may not be aware of the proposed facility and opportunities to locate the facility away from the school should be sought. Laura Copic motioned to continue the item and suggest that the applicant come up with site options off the school and away from the school building, seconded by Debbie LoKanc and unanimously approved (11-0)

**4. 12670 & 12680 High Bluff Redevelopment and Renovation:** Presentation of Del Mar Plaza One SCR review and approval.

- Applicant - Dennis Cruzan, Cruzan Monroe

Dennis Cruzan presented and introduced his team. They have already obtained an SCR and the item is more for info. They are reconfiguring buildings for the same overall square footage. A two-story building will now be a three-story with reduced footprint. They are targeting for a LEED gold standard.

**5. 12520 & 12526 High Bluff Landscape Renovation:** Presentation of landscape improvements along High Bluff.

- Applicant - Dennis Cruzan, Cruzan Monroe.

Mike Peltz presented with Power Point visuals. They propose to remove three Canary Island Pines because they were planted too close to the building; and replace with Torrey Pines along the street. They also propose some plants that have low water usage. Chair White asked about the neighboring landscaping and the applicant noted that the neighbors are doing the same thing. Debbie LoKanc asked about the size of the trees and the applicant noted that they are trying to use as big a tree as possible. Nancy Novak motioned to approve the project, seconded by Christian Clews and unanimously approved (12-0).

**SUBCOMMITTEE MEEING REPORTS AND ANNOUNCEMENTS**

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	May 2 4:30PM
FBA	White	None	None noted
MAD	Rick Newman	Rick provided a report	May 1
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	It was noted that Allen Kashani remains Secretary; Chair White as Chair; Manjeet Ranu as Vice-Chair.	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey	None	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	None	mid-May
CPC	Moore	None	None noted
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

**CHAIR'S REPORT**

None.

**OLD/ONGOING BUSINESS**

None.

**NEXT MEETING**

Thursday, 24 May 2012, 7 p.m., Carmel Valley Library

**ADJOURNMENT**

The board adjourned at 11:15PM.

**ACTION ITEMS**

Mel Millstein will investigate the red light timing at Del Mar Heights Road and High Bluff Drive.