



**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: TBD, CVCPB Secretary**  
**13400 Sabre Springs Pkwy, Ste. 200**  
**San Diego, CA 92128**  
**858-794-2571 / Fax: 858-794-2599**  
**[www.cvsd.com/planning.html](http://www.cvsd.com/planning.html)**

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**7 pm, Thursday, October 22, 2020**  
Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, CA 92130

**NOTICE: Due to Covid-19 board meetings will be held on Zoom until further notice. Due to a disgusting intrusion at the September board meeting the Zoom Invite and Passcode will no longer be published in the agenda. The invite will be sent to those on the board email list or you can email the Chair and request an invite.**

**NOTICE: THIS WILL BE THE LAST MEETING OF 2020. NEXT MEETING IS JANUARY 28, 2021.**

**A G E N D A**

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES - September 24, 2020**
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.**
- E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs**
- F. WRITTEN COMMUNICATIONS -**
- G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)**
- H. COUNCIL DISTRICT 1 REPORT - Richard Flahive, Office of Councilmember Barbara Bry**
- I. MAYOR'S REPORT - Francis Barraza, Office of Mayor Faulconer**
- J. COUNTY SUPERVISOR'S REPORT - Corrine Busta, Office of Supervisor Kristin Gaspar**
- K. STATE ASSEMBLY REPORT - Rikard Hauptfeld, Office of Assemblymember Brian Maienschein**
- L. STATE SENATE REPORT - Miller Saltzman, Office of State Senator Toni Atkins**
- M. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters**

**N. INFORMATION AGENDA:**

1. **Lady Hill/High Bluff Stop Signs:** Update.
2. **Villa Costa Vista:** Proposal to provide affordable housing at Marcasel Place.  
Myles Cooper, CEA Coastal Engineering
3. **ECR Assisted Living (PTS 675732):** Presentation of proposal to develop a 104,363-square-foot, 3 story, 105-unit assisted living facility with 87 assisted living units (102 beds) and 18 memory care units (20 beds) at 13860 El Camino Real. The 3.97-acre site is in the AR-1-1 base zone within the NCFUA Subarea II Community Plan area and requires a Code Amendment; CUP Amendment; SDP Amendment; NUP for Sign Plan, and: CDP.  
Marcela Escobar-Eck, Atlantis Group

**O. ACTION AGENDA:**

1. **Center Parkway Center (Project #657923):** Consider proposed plan for the development of Lot 10/Parcel D of Carmel Center. In accordance with the regulations of the existing Site Development Plan/Coastal Development Permit and the recorded CC&Rs, Baldwin & Sons propose to develop a single 6,000 SF building that would house three restaurant tenants.  
•Applicants - Eric Johnston, Baldwin & Sons
2. **Del Mar Highlands:** Request to deviate from the Signage Master Plan to allow the installation of signage to identify Jimbo's and Roof Deck at southern driveway entry adjacent to proposed parking structure.  
•Applicants - Scott Lawrence, DMH
3. **Stop Sign:** Consider community's request for an all-way stop sign at Rancho Santa Fe Road and Via Madera.  
•Applicants - Bruce Cameron
4. **Wireless Facility (PTS 651464):** Consider proposed wireless facility on ballfield lights at CV Community Park.  
•Applicants - Skelly Kilbourn, PlanCom
5. **Costco:** Consider proposed Costco in Black Mountain Ranch.  
•Applicants - Danielle McCallion, CVCPB

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

- |     |  |               |
|-----|--|---------------|
| 1.  | Design and Planning Subcommittee           | Frisco White  |
| 2.  | CV FBA and PHR FBA Subcommittees           | Frisco White  |
| 3.  | CV MAD Subcommittee                        | Ken Farinsky  |
| 4.  | CV MAD N10 Subcommittee                    | Vacant        |
| 5.  | PHR MAD Subcommittee                       | Stella Rogers |
| 6.  | Bylaws, Policies & Procedures Subcommittee | Frisco White  |
| 7.  | Open Space Subcommittee                    | TBD           |
| 8.  | CPC  | Barry Schultz |
| 9.  | Livability (Special)                       | Barry Schultz |
| 10. | Transit Subcommittee                       | Lucas Kurlan  |

**Q. CHAIR'S REPORT**

**R. OLD / ONGOING BUSINESS**

**S. ADJOURNMENT**

**T. NEXT MEETING:**

Thursday, January 28, 2021  
Carmel Valley Library, 7 pm TBD