

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 23 July 2015**

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>Absent</b>
1. VACANT (was Rick Newman)	Neighborhood 1		
2. Ken Farinsky	Neighborhood 3	X	
3. Hollie Kahn	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. Anna Yentile	Neighborhood 10		X
11. Shreya Sasaki	Pacific Highlands Ranch, District 11	X	
12. Jonathan Tedesco, Vice Chair	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. VACANT (was Brian Brady)	Investor Representative		

**APPROVAL OF MINUTES**

Christian Clews motioned to approve the minutes as corrected. The motion was seconded by Chris Moore with Shreya Sasaki and Victor Manoushakian abstaining. The motion failed due to not meeting quorum (8-0-2). Action on the minutes will be taken again at the next meeting.

**PUBLIC COMMUNICATION**

Barbara Bry introduced herself and announced that she is running for Council District One.

James Gwilliam with Kilroy Realty explained that a community workshop was held last week with 115 people attended and the presentation was recorded. They expect to have another workshop and will be working with the Board as well.

Chair White noted that Kimberly Elliott from Kilroy Realty was in the audience and Kimberly is interested in taking Brian Brady's former seat. Kimberly introduced herself.

Elizabeth Schreiber spoke and identified that a Union Tribune article was written about Uber and that Del Mar Highlands can pay up to \$25 of the Uber transport bill. Elizabeth provided a handout to the Board further explaining the program. Elizabeth also noted that they have created 25 new parking stalls since the fourth of July. Elizabeth mentioned that in mid-August they expect to start construction on a new parking structure.

## **ANNOUNCEMENTS**

Officer Tracy Williams from the San Diego Police Department provided a report.

## **WRITTEN COMMUNICATIONS**

Chair White received an email from Megan Sheffield of the Facilities Finance Department at the City of San Diego. There has been a \$4M contribution to the FBA fund from Creekside and Solana Carmel Creek.

## **COMMUNITY PLANNER REPORT**

Daniel Monroe provided a report.

## **COUNCIL DISTRICT 1 REPORT** – Barbara Mohondro, Office of Council President Sherri Lightner

Barbara Mohondro provided a report.

## **MAYOR'S REPORT**

None.

## **COUNTY SUPERVISOR'S REPORT** – Janie Hoover, Office of Supervisor Dave Roberts

None.

## **STATE ASSEMBLY REPORT** – Michael Lieberman, Office of Assembly Member Brian Maienschein

Michael Lieberman provided a report.

## **STATE SENATE REPORT** – Sarah Fields, Office of State Senator Marty Block

Sarah Fields provided a report.

## **US CONGRESS REPORT** – Hugo Carmona III, Office of US Congressman Scott Peters

None.

## INFORMATION AGENDA

1. Costa Azul (Visitor's Center Lots 3 & 4): Presentation of project update.

•Applicant - Fred & Hunter Oliver

Hunter Oliver presented. Office and hotel is proposed. The site is near the Marriott and Residence Inn. In addition to the main access off Valley Center Drive, they have been working with the City to add a customer only access point on Old El Camino Real for ingress/egress. The City also requested additional elevations which Hunter presented. **The elevations are for massing purposes and does not represent the final project design.** They are still looking to include three new restaurants (two fast casual and a high-end restaurant) and they are proposing sub-grade parking. They are requesting change of the height limit to 95' vs current zoning height limit of 60' to allow for 6-story office and 6-story hotel. It was noted by the applicant that the full service Marriott had the same 60' height zoning but was granted a change through a PDP to allow for a 12-story hotel and 8-story office building.

Ken Farinsky asked what the difference in traffic would be between existing use and proposed use and the applicant identified that they will return with that information.

## ACTION AGENDA

1. **LaTerra at PHR Village:** Consider support for a VTM/PDP for a residential project with 58 market rate townhomes and 11 affordable units on a 3.49-acre site.

•Applicant - Tara Lake, Latitude 33

Tara Lake presented. The proposed project is 69 three story townhomes. 58 units are market rate units (3-4 bedroom at approximately 1800-2000 SF) and 11 units are affordable (two bedroom at approximately 1200 SF). Amenities include a tot lot, a planting strip and a pedestrian connection through the site. The applicant has proposed more embellishments on block end units to look more like the front of buildings. Tara presented perspective drawings to the Board and identified that they are expecting to go to Planning Commission in September.

It was noted that there are 27 street parking spaces. Chair White asked if the 11 affordable units are inter-mixed and the applicant responded confirming that the units are inter-mixed. Tara noted that there are two car garages for every unit however affordable use tandem garages. Also, Tara noted that five market rate units also use tandem garages as allowed by neighborhood use permit.

Ken Farinsky asked if the MAD is maintaining Village Loop Road and applicant responded yes. Ken also asked if internal streets are proposed as private and the applicant again answered yes.

Karen Dubey of the public asked if a barbeque is provided on the tot lot and the applicant explained that one barbeque station is proposed on the tot lot. Ken asked what Airoso thinks of the project and Karen responded indicating that Airoso is generally in support of the project.

Shreya Saski motioned to support the VTM/PDP for the LaTerra Townhome project, seconded by Jonathan Tedesco and unanimously approved (10-0).

## **ACTION AGENDA (Continued)**

**2. Proposed Park Projects in Carmel Valley:** Presentation of 6 additional park improvement projects. Review the funds previously set aside for the projects and approve the use of only those designated FBA funds for the park improvement projects.

•Applicant - Robin Shifflet, City of San Diego Park Planning

Robin Shifflet presented. The Recreation Council has voted to add six new projects proposed for funding from the FBA. The projects include a concession building at Sage Canyon; comfort station and park improvements at Ocean Air Community Park; Torrey Highlands Neighborhood Park upgrades; Carmel Creek Neighborhood Park improvements; comfort station and park improvements at Carmel Grove Neighborhood Park; and comfort station improvements at Carmel Mission Neighborhood Park.

During discussion Chair White expressed concern for prefab not matching other building character at Sage Canyon. Ken explained that he can answer any specific questions about the proposal.

After discussion, Jonathan Tedesco motioned to support the projects with emphasis **that** any prefab **building** will match architectural character of existing buildings; that funding can only come **from** the park and recreation section of the FBA; and that item 11 shall be corrected to remove 'new trails and trail amenities' to match the description. The motion was seconded by Debbie Lokanc and unanimously approved (10-0)

## SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted.
2. FBA	White	None	None noted
3. MAD	Newman	None	Aug 4 at 4:30PM at the CV Rec Center
4. MAD N10	Copic	None	Follows MAD meeting
5. MAD PHR	Tedesco	None	Follows MAD meeting
6. Bylaws/Elections Policies/Procedures	White	None	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	None	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	White	None	None noted
13. Livability	Moore	Chair White explained the purpose of this item and encouraged attendance.	July 28 5:30PM at the CV Rec Center

### CHAIRS REPORT

None.

### OLD/ONGOING BUSINESS

None.

### ADJOURNMENT

The meeting was adjourned at 8:30 PM. The next meeting is on August 27, 2015.