

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 22 October 2015**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

Board Member	Representing	Present	Absent	Absence (Board Year)
1. VACANT	Neighborhood 1			
2. Ken Farinsky	Neighborhood 3	X		2
3. Hollie Kahn	Neighborhood 4/4A		X	2
4. Debbie Lokanc	Neighborhood 5	X		1
5. Christopher Moore	Neighborhood 6	X		1
6. VACANT	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		1
9. Steve Davison	Neighborhood 9		X	1
10. Monique Chen	Neighborhood 10	X		
11. Shreya Sasaki	PHR, District 11	X		2
12. Jonathan Tedesco, Vice Chair	PHR, District 12	X		2
13. VACANT	Business Representative			
14. Victor Manoushakian	Business Representative		X	2
15. Allen Kashani, Secretary	Developer Representative	X		1
16. Christian Clews	Investor Representative		X	1
17. Kimberly Elliot	Investor Representative	X		

**CHAIR'S REMARKS**

Chair White distributed a revised agenda adding items seven and eight directing the chair to respond to the El Camino Real Bridge and One Paseo. Kim Elliott motioned to approve the addition of items, seconded by Debbie Lokanc and unanimously approved (9-0).

Chair White identified Monique Chen as candidate to fill the Neighborhood 10 seat. Monique introduced herself and identified her professional background as a traffic engineer.

**CONSENT AGENDA**

Chair White requested moving the following actions items to the Consent Agenda: agenda item one (seat Monique Chen as the NH10 representative), agenda item two (appoint Ken Farinsky as the Board's CPC representative), agenda item six (cancellation of both scheduled Board meetings for November and December and authorize Chair White to schedule Special Board meetings in November and December as may be necessary), agenda item seven (direct Chair White to respond to the Draft Recirculated EIR for the El Camino Real Road Bridge), and agenda item eight (direct

Chair White to respond to the One Paseo Community Plan Amendment and other documents that may be released for public review during November and December). A motion was made to move agenda items one, two, six, seven and eight to the consent agenda by Ken Farinsky, seconded by Shreya Sasaki and unanimously approved (9-0). A motion was made to approve the consent items by Ken Farinsky, seconded by Jonathan Tedesco and unanimously approved (9-0).

## **APPROVAL OF MINUTES**

The June 25, July 23 and September 24 minutes were not approved due to lack of quorum. The minutes will be placed on the next agenda for action.

## **PUBLIC COMMUNICATION**

Deputy City Attorney Mara Elliott announced herself as candidate for City Attorney and explained her background and qualifications.

A resident named Alexandria explained that she walks 6 miles to get to public transportation and explained that the community needs public transit.

Felicia Hansen explained that she is bothered by high speed limits on El Camino Real and asked that something be done to slow traffic. Chris Moore announced an upcoming Livability meeting on November 17 5:40-7:30PM at the Carmel Valley Recreation Center and suggested that Felicia participate.

Ken Farinsky announced that on October 27 there is a PHR Community Park Committee Meeting and that the public is welcome to participate.

## **ANNOUNCEMENTS**

Officer Williams of the San Diego Police Department provided a report.

## **WRITTEN COMMUNICATIONS**

Chair White identified that the hydrogen fueling station at the Shell station on Carmel Valley Road was approved. Also, Chair White noted that proposed stop signs at High Bluff Drive, Wyndhaven Drive and Half Mile Drive may be coming before the board.

## **COMMUNITY PLANNER REPORT**

Bernie Turgeon appeared and had nothing to 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 –Office of Assembly Member Brian Maienschein**

None.

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

None.

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

Hugo Carmona provided a report.

## **INFORMATION AGENDA**

### **1. Rancho Del Mar: Presentation of proposed Senior Residential Development.**

•Applicant - Bret Bernard & Chris Nicholson, Milan Capital

Chris Nicholson presented and noted that they have been down-scaling the project. The proposed project is for 166 beds for continuing care (vs. 225 original proposed). They are working to emulate the surrounding community with only 10% development. They are prepared to submit an application with development on the east end and open space on the west. In the environmental document they will study an alternative to flip development to the west and open space on the east. Current zoning is AR-1. A person from the public asked about whether a zone change is proposed and the applicant explained that some sort of zoning modification is expected to be required. Another person from the public asked if the property is located in the 100-year flood plain and the applicant responded indicating the project is in the 100-year flood plain however proposed grading would move development out of the floodplain. Chair White expressed concern for public view over private land designated for view corridor. The applicant responded indicating that view issues would be studied in the EIR. Debbie Lokanc expressed support for open space to the west. Cory Hao of the public expressed desire for the applicant to still study open space to the east and asked the applicant to look at public view from onsite trails. Jon Tedesco asked that the applicant give good thought to ingress/egress and Chair White asked the applicant to look at roundabouts.

## **INFORMATION AGENDA (Continued)**

### **2. One Paseo: Update of One Paseo.**

•Applicant - Jamas Gwilliam, KRC

Jamas Gwilliam provided an update regarding the One Paseo project opening with the following information: 1) overview of submittal (submittal to City on October 16), 2) traffic analysis summary; and 3) input from the CVCPB. Jamas also provided a list of the planning documents and permit applications that were submitted to the City on October 16. Jamas showed the updated site plan for the development, describing the arrangement of land uses on the site, the internal parking and traffic circulation, and ingress/egress from the site. Jamas described the three main land use components within the site plan, including retail (95,000 square feet), office (280,000 square feet), and residential (608 units or 800,000 square feet) land uses, as well as the central plaza within the site. Jamas showed several renderings showing how these land uses might look from various vantage points.

Jamas provided a Traffic Update, and he also relied upon his traffic engineering consultant, John Boarman to assist in clarifying any technical issues as necessary. Jamas explained that with the previous (larger/1.4 Million square feet) project (the proposed project in the certified EIR), the trip generation was approximately 27,000 average daily trips (ADT), and with the revised/currently proposed project, the project would generate approximately 13,500 ADT, which is an approximate 43 percent reduction in ADT. Jamas explained that the mixed-use nature of the project causes trips to be taken at different times of the day based on the different uses, which helps alleviate impacts associated with peak hour traffic times. Jamas then explained other details relating to the conclusions of the traffic study, such as the Level of Service (LOS) and minutes of delay at key intersections, and other key details from the study. Jamas also described the lengthening of the turn pocket on Del Mar Heights Road between Interstate 5 and High Bluff Drive. Chris Moore asked a question about how the cumulative impact analysis was conducted in the updated traffic study and if the list of cumulative projects included all of the entitled development of the Del Mar Highlands Town Center. John Boarman explained that the cumulative impact analysis included those details. Another board member asked for clarification regarding the assumption made in the updated traffic study regarding the year that the I-5 / State Route 56 interchange connectors would be built. John Boarman answered that question as well.

Jamas provided some comments regarding how the KRC project team has responded to the CVCPB and public comments that were heard at the August 19 CVCPB Workshop. Jamas explained that the design details for the residential units is still evolving, however the location, bulk and scale of the residential units is set. Jamas said that the design team had considered the possibility of including a pedestrian bridge, however, since there was no clear consensus on the need for such a bridge, they are not including one with the current project. Jamas explained that 10 percent of the residential units will be affordable units and they will be dispersed throughout the development and indistinguishable from other non-affordable units. Jamas explained there would be 2 off-leash dog areas in the vicinity of the residential units. Jamas described the center plaza which can be closed off to cars for farmers markets and other civic events. Jamas explained that the KRC team had listened to the concerns about emergency vehicle response times, and they have continued with their plan to install traffic signal synchronization technology that is designed to help move emergency vehicles quickly through intersections. Jamas explained that the plan for shuttles serving the project site had been modified in response to comments received. Now the plan for shuttle service is to provide the service along Del Mar Heights Road, along El Camino Real. Board member Chris Moore asked a question about how the revised project would meet the City of Villages Concept (which requires a mass transit connection), and Jamas explained that the shuttle service would also provide service to the Solana Beach Train Station (providing access to the Coaster and Amtrak), which provides such a mass transit connection.

Chair White then announced that CVCPB members would be asking questions. Questions were asked about multiple topics including:

- LEED certification
- How the project is addressing the new storm water permit
- Questions about which intersections would receive traffic signal improvements
- Providing a possible shuttle between One Paseo and Del Mar Highlands Town Center
- Whether KRC had considered installing rental bicycle stations at the proposed development and at other locations along Del Mar Heights Road and/or El Camino Real (as part of it's LEED Certification).

Chair White opened up the discussion to members of the public to provide comments and questions about the project. Questions and comments were related to the following topics:

- When is estimated ground breaking for the project? Jamas said that is currently unknown although he hopes they can break ground before the end of 2016.
- Nancy Novak asked when the shuttles would run and which days of the week?
- Nancy Novak also asked a question about the types of condos that would be included and their square footage and how the different units might meet the needs of different demographics represented within the community (e.g. empty nesters, people seeking affordable units, etc.).
- Question about what the mitigation would be related to widening Del Mar Heights Road?
- Jamas also explained that the One Paseo project would be making a fair share payment that would be used for roadway improvements along Via de la Valle and El Camino Real widening (in vicinity of San Dieguito River Valley).

A few questions were asked of Jamas and Bernie Turgeon (City of San Diego Community Planner). There were questions relating to when various planning documents, permit applications, and environmental documents (e.g. EIR Addendum and related technical reports) would be available to the CVCPB for review). Chair White made some comments about the CVCPB's review process of such documents, and the timing for the final CVCPB meeting to consider the proposed development. Chair White explained that the CVCPB will be dark in November and December and that setting up special meetings during the holiday season can be very difficult. Chair White commented that the CVCPB will be unable to hold its proposed November special meeting, because KRC submitted plans for the proposed development on October 16, which does not allow adequate time for the City to complete their review prior to the special meeting.

## **ACTION AGENDA**

**3. PHR Public Facilities Financing Plan (PFFP):** Consider PHR FBA Subcommittee's Recommendation to Approve the Pacific Highlands Ranch FY 2016 PFFP.

- Applicant - PFR FBA Subcommittee

Allen Kashani recused. Oscar Glavez of the City of San Diego Facilities Financing Department presented and explained four phases of the update that were done. For the initiation phase, they looked at facility costs. In the analysis phase they looked at revenue and project development, and Oscar noted that the City is expecting build out of PHR sooner than contemplated. Oscar also noted that currently over \$40M in funds is available. In the third phase they looked at budget and program and put a priority on capital improvement projects including the community park which was moved up from FY 2027 to FY 2019; and the Library which was moved up from FY 2029 to 2018. The last step was to adjust the cash flow model which warranted a 7% decrease in FBA rates from \$50,619/single dwelling unit to \$47,000/single dwelling unit. In the review phase, the City met with the CVCBPB PHR FBA subcommittee and Oscar explained that changes after meeting with the subcommittee are in Phasing Plan Phase 4B. Oscar further explained that assurances for facilities have to be met as development continues, and Oscar referred the Board to page 103 of the proposed Financing Plan update. Oscar explained that proposed changes include requiring the City approval of the community park GDP by 3,800 dwelling units or November 1, 2016, whichever occurs first; design and obtain permit to construct the park by 4,200 dwelling units or January 1, 2018, whichever comes first; and build and open the park by 4,600 dwelling units or January 1, 2020, whichever occurs first. Oscar explained that the City supports the phasing as it allows development to continue while providing assurance of facilities. Oscar also went over proposed phasing changes for Neighborhood park #2 which require commencing the GDP by 4,600 dwelling units; obtain City approval of GDP by 4,700 dwelling units; design and obtain permit to construct the park at 4,800 dwelling units; and build and open the park at 4,900 dwelling units. Oscar then identified that they are scheduling to get to before the infrastructure committee on November 18 and City Council on December 8, with an effective date for the update late March 2016.

Chair White explained that the subcommittee consisted of Jonathan Tedesco, Shreya Sasaki, Manjeet Ranu, Pardee homes and Mike Finley, and that years ago Prop C was done because development was otherwise going to become stagnant due to SR56/I-5 freeway connectors timing. Chair White explained that Prop C was done to allow PHR to grow with the facilities. Chair White further explained that Pardee has demonstrated commitment to implementing PHR facilities and asked the Board to support the proposed phasing plan changes on page 103. Shreya Sasaki added that the subcommittee met twice and she thinks the plan is a win/win and that the plan is a good way to timely assure facilities. Jon Tedesco echoed Shreya's comments and mentioned that Pardee has been great to work with.

Chair White asked if the board had any questions. Ken Farinsky asked for clarification on timing of Neighborhood Park #2 and the response was open at 4900 dwelling units. Ken also asked about timing of Village Loop Road and Chair White responded that it was suggested that the Finley's take on that burden and he is still hopeful that opportunity may be in the works. Oscar Galvez also identified that the City has moved up funding for Village Loop Road from FY 2022 to 2018 and that the City is reaching out to the City Attorney office to investigate securing the right-of-way.

Chair White asked Jon or Shreya to provide a motion and Jon motioned to approve the Financing Plan Update as presented. The motion was seconded by Shreya Sasaki. Before voting on the motion, some discussion occurred as Anne Harvey was concerned about a fee reduction. Oscar Galvez responded that 12% contingency is available at build out and that the Financing Plan gets updated every two years. A vote was cast and the motion was unanimously approved (9-0-1).

**4. Mona Lisa St. Stop Sign:** Consider proposal for an all-way stop sign at the intersection of Mona Lisa Street and Del Mar Trails Rd.

•Applicant - Anna Crotty, N5 Resident

Anna Crotty presented and noted that stop signs at Worsch Way have helped. However the crosswalk at Mona Lisa does not slow traffic. Anna asked the City to do a traffic study which didn't warrant stop signs. Anna added that 200 signatures have been collected requesting stop signs. Chris Moore spoke indicating that he is disappointed with the traffic study and was looking for a different approach considering that there was a fatality at the location. Chris explained that he thinks stop signs will help reduce cut-through traffic and make the crosswalk safer. Chris Moore made a motion to request that the chair request stop signs at Mona Lisa Street with advance signs to warn traffic to stop ahead. The motion was seconded by Debbie Lokanc. Discussion of the motion occurred about alternate solutions including a raised crosswalk with lights. After discussion a vote was cast and the motion was unanimously approved (10-0).

**5. Meadowood II:** Consider proposal for 21-lot VTM, PDP and Street Vacation for development of 20 residences (16 market rate and 4 affordable).

•Applicant - Dan Rehm

Allen Kashani recused. Dan Rehm presented. The project is north of Carmel Valley Road and 150-foot east of Rancho Santa Fe Farms Road. The site is also west of the Meadowood I project. The project is proposed for subdivision of 21 lots on 4.5 acres. One building of four affordable housing units is proposed in the southwest corner. Zoning is RS-1-14 with a 5,000 SF minimum lot size requirement. The average lot size is approximately 7,100 SF with the largest lot at approximately 10,000 SF. A Tentative Map, Site Development Permit and Site Plan is proposed with deviation for setbacks along Carmel Valley Road. The largest building size is up to just over 3,000 SF.

Chair White commented that the affordable housing appears to be a 'pimple' on the project and asked if the applicant looked at doing detached affordable housing for the project. Dan explained that they will get into that later in the presentation and Dan went on to go over the proposed architecture.

Jon Tedesco commented that he would like to see colored elevations.

Chair White commented that he thinks the affordable housing is out of character. Shreya Sasaki agreed with Chair White and would like to see how the architecture integrates with homes in the surrounding community. Chair White commented that due to lack of quorum the applicant may need to come back to the board in January. Chair White also added that he could support the project with a letter indicating why he is switching vote due to size of the project. Anne Harvey added that the motion could ask for more creativity, and Chris Moore echoed Anne's comment. Chair White also commented that a motion could support the project with reservation to location of the affordable housing. Ken Farinsky commented that the affordable housing next to the street is ugly and Ken wants to see four sided architecture. Shreya commented that she is having a hard time with the project and feels like the development is not being properly integrated. Jon Tedesco motioned to approve the project with the condition that the developer look at dispersing the affordable housing units and improve four sided architecture and enhancements to the affordable housing with landscaping. The motion was seconded by Ken Farinsky. During discussion of the motion Chair

White commented that he is willing to vote in favor of the motion with a strong letter and Jon Tedesco accepted that as part of the motion. The motion failed (7-2-1).

## **SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted.
2. FBA	White	CV FBA Meeting dates were announced	Oct 29 1-2PM at CV Library; Nov 19 12-1:30PM at CV Library; Dec 10 4PM at CV Library
3. MAD	Lokanc	Debbie noted that the bylaws are changing.	None noted
4. MAD N10	None	None	None noted
5. MAD PHR	Tedesco	Jon commented that they are trying to find out what to do with surplus	None noted
6. Bylaws/Elections Policies/Procedures	White	Chair White did final edits and the City has some confusion yet to be sorted.	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	Farinsky	Chair White will send a letter stating Ken Farinsky as the Board's rep	None noted
12. Signage	White	None	None noted
13. Livability	Moore	Meeting dates were announced	Nov 17 5:30-7:30PM at CV Rec Ctr to get ready for Dec 13 public workshop

## **CHAIRS REPORT**

None.

## **OLD/ONGOING BUSINESS**

For the El Camino Real Bridge item it was agreed to Anne Harvey, Chris Moore and Monique Chen will work together to provide comments.

For the One Paseo item it was agreed that Anne Harvey, Ken Farinsky, Chris Moore, Jonathan Tedesco and Monique Chen will work together to provide comments. During this discussion clarification was requested of Bernie as to whether the board review the EIR. Bernie responded indicating that the Board can critique the plan amendment, project, and any new info related to the EIR (e.g. an EIR addendum if one exists).

## **ADJOURNMENT**

The meeting was adjourned at 10:45 PM. The next meeting is on January 28, 2016.