

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Meeting Minutes**

**7 pm, Thursday, September 24, 2020**

(Meeting Conducted via Zoom Meeting)

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Absent</b>	<b>Absence (Board Year)</b>
1. Ken Farinsky	CV Voting District 1	x		0
2. Barry Schultz, Vice Chair	CV Voting District 2	x		1
3. Steve Davison	CV Voting District 3	x		3
4. Debbie Lokanc	CV Voting District 4	x		0
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. Allen Kashani	CV/ PHR Business	x		0
8. Tiffany Finstad	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	x		1
11. Danielle McCallion	PHR D1	x		1
12. Stella Rogers	PHR D2	x		0
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		0

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES - August 27, 2020**

August 27th Meeting:

Motion to approve August minutes as corrected. Motion made by Wintriss and seconded by Farinsky. Motion passes 5-0-5.

**C. CONSENT AGENDA**

None.

**D. PUBLIC COMMUNICATION -** Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Resident Bruce Cameron requested an item be added to the October 2020 agenda. Bruce stated that in October 2017, Casabella Collection residents requested an all way stop sign at Via Madera and Rancho Santa Fe Farms Road through the alternative process. Bruce stated that there are two private driveways that exit into the collector street. Bruce stated that one is Via Madera which is city property and the other is Rancho Santa Fe Lakes Road which is county property. Bruce stated that they had requested an all way stop sign to be added at the intersection of Rancho Santa Fe Lakes Road and Rancho Santa Fe Farms Road. Bruce explained that since

Rancho Santa Fe Lakes Road is county property, a stop sign cannot be added through the alternative city process. Bruce has requested the City move the all way stop sign 80 feet up the road to the Via Madera intersection at the Casabella Collection. Bruce stated that Richard Flahive, from the Office of Councilmember Barbara Bry, has been working with traffic engineers to study the request. Bruce stated that he expects ongoing dialogue with the City and asked the Board to facilitate the dialogue. Bruce asked for the Board's view and approval of placing an all way stop sign at Via Madera. Richard added that the intersection at Via Madera and Rancho Santa Fe Farms Road does not meet the requirements for an all way stop. Richard stated that Via Madera is not considered an intersection; it is a driveway into a private residence. Richard stated that it is a private road owned by Pardee Homes. Richard continued that since it is not a proper intersection, it does not qualify for the alternative process. Richard stated that Pardee Homes can place stop signs on Via Madera for those entering and exiting the driveway. Richard stated the Board also cannot use the alternative method to place stop signs on Rancho Santa Fe Farms Road as it is not a proper intersection. Chair White clarified that this meant there is nothing the Board can do with the alternative process. Bruce asked for the Board's support because he believes it will help. Chair White agreed to place the item on the October agenda. Chair White emphasized the necessity of a holistic, comprehensive approach to traffic solutions instead of deciding by intersection.

Board member Danielle McCallion stated there is a proposal to use the land located at Carmel Valley Road and Camino Del Sur to build a Costco, retail center, and apartment complex. Danielle shared her opposition to this development citing that the scale would not fit the surrounding community. Danielle asked the Board to oppose the development citing massive traffic congestion on Carmel Valley Road and the location of a nearby Costco 16 miles away on Carmel Mountain Road. Danielle asked the Board to write a letter detailing their opposition. Chair White stated he will place the item on the October agenda.

Jane Lea Smith, a candidate for San Diego Union High School District Trustee Area 4, stated that she is running for school board. She has worked for 16 years as a special education teacher and now works as a medical device research consultant. She is also the parent of a Canyon Crest Academy junior. Jane encouraged residents to visit her website at [www.Smith4SanDieguito.com](http://www.Smith4SanDieguito.com).

Joe LaCava, candidate for San Diego City Council District 1, stated his support for a holistic approach to traffic. Joe highlighted his background as a civil engineer and volunteer work in traffic calming in numerous communities. Joe stated his eagerness to work with the Board to improve traffic calming, congestion, and signalization coordination. Joe reminded residents that ballots come out October 5th.

#### **E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs**

None.

#### **F. WRITTEN COMMUNICATIONS**

None.

**G. COMMUNITY PLANNER REPORT** - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC/Via de la Valle)

None.

**H. COUNCIL DISTRICT 1 REPORT** - Richard Flahive, Office of Councilmember Barbara Bry

Richard Flahive stated that legislative recess ended and an ordinance was passed by city council requiring furloughed hotel workers to be hired back based on seniority.

Richard stated that light synchronization on Del Mar Heights Road has been reimplemented between High Bluff Drive and Carmel Mountain Road between 6:30am-7:00pm Monday through Friday.

Richard stated that constituents have shared their concerns about cars being illegally parked at the southernmost point of Carmel Mountain Road. Richard stated that Pardee Homes has installed 26 new no parking signs at the site to discourage illegal parking.

Richard stated that the Street Division is clearing brush to prevent fires. Richard stated that they are handling brush management along Via de la Valle.

Richard stated that each community is being asked to provide their most pressing CIP issues. Richard stated that the CIP issues chosen for Carmel Valley are the completion of Village Loop Road and the comprehensive traffic study.

Richard stated that Council District 1 is hosting spotlights in their newsletter for small businesses affected by the COVID-19 crisis. Richard encouraged small business owners (or those who know business owners) to contact him at [rflahive@sandiego.gov](mailto:rflahive@sandiego.gov) to be featured in the newsletter.

Richard encouraged residents to continue to fill out the Census. Richard stated that 70%-80% of Carmel Valley residents have filled out the Census.

Danielle McCallion stated that traffic engineers are studying McGonigle Canyon Park for a potential pedestrian scramble. Danielle stated that doing the study now will not accurately reflect student movement during school and diminish the chances of the intersection qualifying for a scramble. Danielle stated the community may need the scramble after students return to school. Richard stated that he will reach out to city staff to ask if the traffic study can be postponed.

Ken Farinsky brought attention to the end of the Affordable Care Act and asked Richard to spread the message that if it ends, it's necessary for the state of California to replace the program at the state-level.

**I. MAYOR'S REPORT** - Francis Barraza, Office of Mayor Faulconer

None.

**J. COUNTY SUPERVISOR'S REPORT** - Corrine Busta, Office of Supervisor Kristin Gaspar

None.

**K. STATE ASSEMBLY REPORT** - Rikard Hauptfeld, Office of Assemblymember Brian Maienschein

None.

**L. STATE SENATE REPORT** - Miller Saltzman, Office of State Senator Toni Atkins

None.

**M. US CONGRESS** - Kiera Galloway, Office of US Congressman Scott Peters

None.

**N. INFORMATION AGENDA:**

**1. Lady Hill/High Bluff Stop Signs:** Update

Richard Flahive, from the Office of Councilmember Barbara Bry, stated the stop sign was requested officially through the alternative process. Richard stated that they are waiting for action. Marlete Gotz asked for more information on the pedestrian-activated crosswalk. Richard stated he has requested a traffic study for a pedestrian-activated crosswalk but it has been postponed due to the stay at home orders for Solana Highlands Elementary.

**2. Villa Costa Vista:** Proposal to provide affordable housing at Marcasel Place.  
Myles Cooper, CEA Coastal Engineering

Applicant Myles Cooper, speaking on behalf of his client, proposed developing 5,000 square foot lots at Marcasel Place. Myles stated they were proposing developing 42 multi-family units on the lower level. Myles stated that they were proposing building townhome condos on the lower level near Old El Camino Real and single family homes near Marcasel Place.

Chair White asked if the entire property is zoned for single-family homes. Myles stated that the upper and lower levels of the site are zoned for single-family homes. Chair White clarified that Myles was proposing removing single family lots to build high density, multi-family units. Barry Schultz shared his concern of converting single-family units into multi-family units. Barry stated he is a big supporter of affordable housing but in the right location. Barry stated his concern of placing multi-family units in a single-family neighborhood. Chair White agreed with Barry. Myles responded that Rancho Pacifica placed their multi-family, affordable housing units on Old Camino Real, near the proposed site.

Danielle McCallion stated she is unsure she can support building multi-family units in single

family neighborhoods. Debbie Lokanc stated that homeowners in the area most likely bought their homes thinking the neighborhood would be a single-family area.

Ken Farinsky stated it is neither the best or worst place to construct a high density project. Ken stated it is best to place high density projects in walkable communities.

Stella Rogers asked if open space will be developed. Myles responded that there are 40 acres on the property. Myles stated only 7.5 acres will be developed and the rest will remain open space. Myles stated there will also be small openings in between the townhomes to allow wildlife to walk in between the homes. Myles stated four one-acre homes will be replaced with 40 multi-family units. Stella stated she is open to hearing about the project.

Steve Davison stated that it would be inappropriate to build multi-family homes due to the lack of transportation in the area. Steve stated that he would not like to see open space developed and affect wildlife.

Tiffany Finstad shared her support for affordable housing and stated she would like to learn more about the project. Chair White asked about the affordability range. Myles stated that they will be using the City's formula to calculate affordable housing in the area. Tiffany asked if the homes would be income-restricted. Myles responded they would not be income-restricted but would fit the market for an affordable housing unit. Myles stated this would be similar to Pardee Homes approach. Myles stated that the effect on wildlife and habitats will be the same as four single-family units.

Vic Wintriss shared his support for developing single-family homes.

Myles stated he will return in October with two possible site developments.

## **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

Applicant Eric Johnston stated that they are seeking to develop half an acre infill restaurant project in an existing commercial center adjacent to the SR-56. Eric stated the site was originally approved in the mid to late 1980's for restaurant use; however, due to recessionary issues it was never developed. Eric stated the site has been used as parking lot space for the DoubleTree Hotel for the last 20 years.

Eric stated they are proposing a 6,000 square foot building that will house three fast-casual restaurants. Eric stated the restaurants will be dine-in restaurants not drive-thru or fast food establishments. Eric stated a site development plan and a coastal development permit have been

submitted with the City. Eric stated the City has no concerns but would like more information on how utilities and water drainage will work. Eric stated that they plan to tap into existing utilities for water and sewer. Eric stated they will also tap into an electrical transformer to provide electrical power.

Eric stated they have a shared parking lot agreement with the Center. Eric stated the CC&R specifically shows a 6,000 square foot restaurant space. Eric emphasized they are building by right. Eric stated there will be three suites with open patio space. Eric stated there will be architectural differentiation with pullbacks and forwards creating a unique variation. Eric stated the building will be distinct looking.

Eric stated that they will be redesigning the parking lot north of the building to create a proper turn around for fire trucks and installing a fire hydrant nearby. Eric stated they will have water quality parking stalls with permeable pavement which will drain and clean water before it is discharged. Eric also highlighted another biofiltration basin which will trap and clean stormwater before it is discharged offsite.

Eric stated the slope behind the project will be landscaped. Eric stated trees will be planted on the slope adding more differentiation to the view from the SR-56. Eric stated they will also be planting trees along the parking lot.

Chair White asked about the HOA's opinion. Eric stated they met with the HOA last year. Eric stated they are fine with the project but are interested in seeing the architecture drawings. Chair White stated the current architecture design is inappropriate for the site due to the architecture of the nearby Kilroy building which is a glass structure and the DoubleTree which incorporates stucco.

Debbie Lokanc suggested enhancing the site with trees. Eric responded that more trees will be planted along the slope resulting in more trees than there are now. Eric added that more landscaping will take place at the front of the building. Eric stated that the new proposed trees are 24-inch box trees consisting of white crape myrtles, lavender crape myrtles, and Australian willows. Chair White commented that one concern the Board has is the application of more landscaping at the front of the building. Danielle McCallion agreed with Debbie. Danielle suggested it would be better to plant larger trees instead of 24-inch trees. Danielle also agreed with Chair White about adding more articulation to the front and back elevations. Danielle reminded Eric that any signs placed on the wall facing the freeway must meet the Carmel Valley Signage Guidelines and Criteria. Ken Farinsky stated that the signs on the back are not in compliance with the Carmel Valley Signage Guidelines and Criteria and should be removed. Eric responded that he will pass the notes to their planner.

Ken stated his other concern is that the proposed building does not blend in with the surrounding buildings. Ken continued that the existing buildings don't blend in with each other. Eric agreed there is not one set design standard for the entire center. Ken encouraged Eric to pick an established architectural design at the Center instead of introducing a new style. Ken reiterated that his main concern was signs.

Allen Kashani stated his only concern is landscape screening from the freeway and along the project. Daniel Curran stated that his only concern is landscaping along the freeway.

Barry Schultz stated that since the development is by right, the Board's input is limited to architectural concerns. Barry asked that since the site was used for parking, how will the removal of parking affect the commercial complex. Eric responded that there is a shared parking agreement which dictates who gets what parking areas for what parcels. Eric stated that parking area 4 is exclusively for the shared use of the hotel property and the restaurant project. In addition, Eric stated that overflow parking will be able to park in the parking structure where 108 stalls are reserved for hotel and restaurant parking.

Stella Rogers asked how much higher is the lot compared to the SR-56. Eric stated that none of the lots are at the level of the offramp or SR-56. Eric stated there is at least a 15 foot difference. Stella suggested planting the trees in layers so they are better at screening the lot. Stella stated her preference for larger trees to be planted. Chair White reminded Board members that 15-gallon trees grow faster than 36-inch boxes.

Vic Wintriss shared his support for high-end restaurants in the area and stated his disapproval of the restaurant type proposed. Vic stated that the articulation on the SR-56 side is insufficient. Eric stated he will work with the City to address this concern.

Tiffany Finstad shared her support for restaurants in lieu of parking. Tiffany stated the area lacks restaurants. Tiffany stated the front elevation can be enhanced and influenced by the Kilroy building.

Julie Hamilton, a land use attorney on behalf of the DoubleTree, stated that the DoubleTree property owners have not approved of any of the improvements or easements that Eric shared in his site plan. Julie stated this is not a by right development because it requires a site development plan and coastal development permit. Julie stated the design is unattractive and not compatible with the designs of the surrounding developments. Julie stated there are some hurdles with the City the project needs to overcome. Julie stated the project has to complete a local mobility analysis because the project will generate an additional 4,000 average daily trips. Julie stated that Carmel Valley continues to approve projects with no transportation or traffic solutions. Julie stated that the project needs to be redesigned to be attractive and compatible with the community. Julie stated that traffic impacts need to be investigated before the project is approved. Julie stated there are floodplain issues at the back of the property which will affect landscaping and retaining walls. Julie stated it is necessary they resolve this issue before the project is approved. Julie stated the DoubleTree property owners are opposed to the project and will not consider approving the project until the project is aesthetically-pleasing.

Barry asked for clarification that the project is by right as it has a big impact on his analysis of the project. Barry stated it is necessary to know if the project is subject to discretionary action. If this is the case, Barry stated he would like to continue the process and see the plans before the Board makes a decision. Eric responded that the entire site, including the DoubleTree and Kilroy, were approved in the 1980's. Eric stated they do have to complete a site development plan, which is a discretionary process; however, Eric stated this is not a proposed new use, this

development was anticipated. Eric stated that traffic was studied in the 1980's and they will be completing a new traffic study. Eric stated that all of Julie's comments were included in the comments from the City and will be addressed in a future resubmittal.

Eric stated that a small portion of the project extends into the DoubleTree's parcel. Eric stated they are already in the process of redesigning to remove that portion and will reconfigure the water quality basin. Eric stated that there are no improvements that are outside of their parcel. Eric stated that they are allowed to access any utilities, including water and electricity, in order to develop the project. Eric stated they will tap into the SDG&E line that is located in an SDG&E easement. Eric stated their transformer will be located on their site. Eric reiterated that they will tap into the line that feeds DoubleTree's transformer, not tap into DoubleTree's transformer.

Ken Farinsky stated that if this is a discretionary project, he would like to see a better project and community benefits to mitigate the additional 4,000 trips.

Julie reiterated that the project requires two discretionary permits and is in a process three. Julie emphasized that there is discretion.

Barry asked to continue the meeting to October.

Continued to October.

2. **Townsgate:** Request for exterior signage on proposed parking structure.
  - Applicants - Michael D'Ambrosia, Alexandria

Applicant Stephen Pomerence stated they have a strong relationship with the neighboring commercial center. Stephen stated that both centers benefit from each other. Stephen stated that both centers have co-located their back of house and loading areas to minimize the appearance from the street. Stephen stated that they are also sharing the parking structure to help alleviate after-hour parking needs the adjacent retail may have. Stephen stated that they have drafted a private access easement agreement that allows Alexandria to utilize Del Mar Highlands Town Center's driveway to access Alexandria's loading so that both may co-locate their loading. Stephen stated that in order to memorialize this agreement, Alexandria must restore the view of the brand new SkyDeck and Jimbo's. Stephen stated that the proposed parking structure will block the SkyDeck. Stephen stated that they want to compliment the neighboring property, not hinder it.

Scott Lawrence, on behalf of the Del Mar Highlands Town Center, confirmed that both projects have collaborated to benefit both properties. Scott stated his support for Stephen's proposal.

Stephen stated that the final design of the parking structure includes foliage and murals. Stephen proposed integrating the graphics of the mural with the graphics of SkyDeck and Jimbo's. Stephen stated it would not be a sign or independent sign. Stephen stated that the graphics of SkyDeck and Jimbo's would be integrated into the art design. Stephen stated it is in the spirit of the design and allows people to see what is being blocked by the parking structure.



Chair White asked if the sign will count against the signs Alexandria will be allowed. Stephen responded that Alexandria's property is not dependent on signs like their neighbor is.

Ken Farinsky stated that the sign is oriented the wrong way. Ken stated that drivers will see the sign after they have passed the commercial center's entrance. Ken stated the sign would be better utilized on the other side; however, then it would not need to be on top of the parking garage. Ken stated that there are numerous external signs leading consumers to Jimbo's and the Center. Tiffany Finstad and Allen Kashani agreed with Ken.

Debbie Lokanc stated her disapproval of the sign integration into the artwork. Debbie stated that a lot of work was put into beautifying the parking garage to just integrate a sign.

Danielle McCallion, Stella Rogers, Steve Davison, and Vic Wintriss shared their disapproval of the sign.

Stephen stated that they will discuss options with the adjacent property. Stephen reiterated that it is important that both projects compliment each other.

Ken Farinsky stated that across the driveway there is a Del Mar Highlands Town Center sign. Ken stated that he could consider attaching a sign for SkyDeck and Jimbo's. Ken stated this would be a better option than Stephen's proposal.

Scott stated that the M6 sign will be used for a future pad. Scott stated that they are supportive of Alexandria's project, but the parking garage blocks a \$120 million investment with the SkyDeck and Jimbo's. Scott stated they would like their investment recognized. Chair White asked Scott to return in October with a proposed attachment to the Del Mar Highlands Town Center comprehensive sign program.

### **3. PHR Elementary School: Review of DMUSD's PHR Elementary School.**

- Applicants - Lauren Blagg, obr Architecture

Applicant Chris Delehanty stated they are building a 480-student campus which will serve the east end of Pacific Highlands Ranch. Chris stated their goals include flexible learning environments, access to the outdoors, location of multi use rooms, and finding interactivity and use of those spaces throughout the campus. Chris stated it is also important to connect the campus to the adjacent canyon and community park. Chris stated they had an open community process and held five open community meetings.

Garrick Oliver stated the entrance to the school is located off Solterra Vista Parkway. Garrick added that residents overwhelmingly voted for the entrance to be located on Solterra Vista Parkway as opposed to Terrazo Court. Garrick stated that traffic engineers also supported placing the entrance off Solterra Vista Parkway.

Garrick stated that the school has committed to providing community access to the park and the school's outdoor play areas. Garrick stated the adjacent community will have access to the school's play areas after school.

Garrick stated they want the school to have a natural feeling to relate to the nearby canyon. Garrick stated that materials include stucco and concrete masonry. Garrick stated that multicolored and multilayered masonry is aimed to look like the layers in the canyon.

Garrick stated that all of the classrooms will have designated outdoor learning spaces. Garrick stated that sliding doors will open up to the outdoor learning spaces. Garrick stated the outdoor spaces will consist of pavement and landscaped areas.

Garrick stated that at the farthest north end of the site, there will be a cafeteria building that will serve food to the campus and prepare meals that will be delivered to other campuses. Garrick stated that there will be a driveway there that will only be used to serve the cafeteria. Chair White shared his concerns about the campus providing lunches to nearby schools and having commercial-like activity in a residential area. Garrick responded that the two or three trucks will be small panel vans and will be leaving campus at 9:30 a.m. and returning before noon.

Chair White asked if traffic engineers shared any concerns about having the school driveway located so close to the street intersection. Garrick responded that the engineer recommended having a right-turn only exit from the campus. Garrick stated there will be crosswalk guards providing traffic control.

Debbie Lokanc shared her support for the project, citing the color palette, incorporation of wood, and the use of windows and natural light. Vic Wintriss, Steve Davison, and Daniel Curran shared their support for the project.

Allen Kashani stated that he foresees traffic will be an issue as it always is with schools. Barry Schultz reiterated the traffic concern.

Danielle McCallion shared her support for the school design. Danielle asked if a crosswalk will be implemented to ensure pedestrian safety. Chris responded that they have spoken with the City to have a crosswalk installed.

Stella Rogers stated that she likes the openness and airyness of the design. Stella stated that the length of the parking lot may keep cars from stalling on Solterra Drive. Garrick responded that the parking lot is three traffic lanes wide to get cars on and off campus quickly.

Tiffany Finstad stated that the project is beautiful and well-thought out.

Richard Flahive, from the Office of Councilmember Barbara Bry, asked about the expected completion date. Garrick responded that their anticipated opening is August 2022.

Motion to approve the PHR Elementary School site plan as presented. Motion made by McCallion and seconded by Rogers. Motion passes 11-0-0.

## **P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative(s)</b>	<b>Report</b>	<b>Next Meeting</b>
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	Next meeting is November 3, 2020 at 4:30 p.m. via Zoom.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is November 3, 2020 at 4:30 p.m. via Zoom.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is November 3, 2020 at 4:30 p.m. via Zoom.
6. Bylaws, Policy & Procedures Subcommittee	Chair White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	Barry Schultz	Barry Schultz stated that a subcommittee was created to address housing issues.	No Report.
9. Livability (Special)	Barry Schultz	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report	No Report.

## **Q. CHAIR'S REPORT**

None.

## **R. OLD / ONGOING BUSINESS**

Chair White stated that Gary Levitt no longer needs to borrow funds from the Carmel Valley Planning Board. Richard Flahive affirmed that this was correct.

## **S. ADJOURNMENT**

The Board adjourned at 10:15 p.m.

## **T. NEXT MEETING**

Thursday, October 22, 2020  
Carmel Valley Library, 7 p.m. (TBD)