

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Meeting Minutes**

**7 pm, Thursday, October 28, 2021**

(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		1
2. Barry Schultz, Vice Chair	CV Voting District 2	X		1
3. Steve Davison	CV Voting District 3	X		1
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		0
6. Jeffery Heden	CV Voting District 6	X		1
7. Allen Kashani	CV/ PHR Business	X		0
8. Maykia Vang	CV Developer	X		1
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	X		3
11. Michelle Strauss	PHR D1	X		1
12. VACANT	PHR D2			
13. Vic Wintriss	Fairbanks Country Club/Via dela Valle/North City Subarea 2	X		1

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES – October 28<sup>th</sup>, 2021**

Farinsky (CVPB) stated that for September’s minutes the sentence Lokanc (CVPB) mentioned about One Paseo needing to be fixed needs to be clarified. Lokanc stated from One Paseo to Carmel Country needs to be repaved (the entire road) she feels it is in bad shape. Farinsky stated further down in the same paragraph, Carrie’s last name is spelt incorrectly, it should be spelt Schluter. Farinsky also mentioned that later in that paragraph Katz is mentioned, which should be moved to the County Supervisors report.

Davison (CVPB) stated that he was marked absent in the September minutes, he joined late but did join.

Breana Cole to correct as mentioned above.

Farinsky motioned to approve August and September meeting minutes as amended, seconded by Chair White. No discussion of the motion, motion passes 9/0/0 (Aug), 10/0/0 (Sep).

**C. CONSENT AGENDA -**

None.

**D. PUBLIC COMMUNICATION -** Speakers are limited to topics not listed. Presentations are limited

to 2 minutes or less.

Andrew Amorao with CA Citizens Redistricting Commission, Southern CA Field Team Lead, stated he is responsible for San Bernardino, Riverside and Imperial counties. Amorao is sharing information for the Boards knowledge only, he can not discuss redistricting matters in these types of meetings, feel free to reach out with input to [wedrawthelineCA.org](http://wedrawthelineCA.org). Amorao stated that the State of CA is responsible for the Congressional State Senate, State Assembly, and the board of Equalization. Amorao stated the City of San Diego will be submitting their final map at the beginning of December, the County towards the middle of December and they will be submitting towards the end of December. Amorao stated the Criteria for redrawing the district boundaries is Equal Population, the Voting Rights Act, Contiguity, Communities of Interests, Geography compact and Nesting Districts. Amorao stated you can use the draw by community tool (far left of [wedrawthelineca.org](http://wedrawthelineca.org) website), allowing you to identify your boundaries and submit them to the Commission. Amorao stated you can also download a copy for your records. Amorao stated the second tool you can use on the website is the draw my CA districts tool, includes some of the 2020 census information, when you draw you can see the census data in your drawn off area. Amorao stated the last tool is the plug-in tool, which is free to use, allowing you to manipulate and submit maps. Amorao stated that the developers of these tools are available to you out of UC Berkley, you can call, email, chat or view tutorials/videos. Amorao stated that San Diego is fortunate enough to have one of the six Access Centers located in Mission Valley, there is a staff member there to assist in person or virtually to walk Community Members through all these tools (two appointments per an hour are allowed). Amorao asked that the Board share this information. Amorao stated that the draft maps will be released by November 15<sup>th</sup>, giving public comments two weeks. Amorao stated the final maps will be submitted to the Secretary of State on December 27<sup>th</sup>. Amorao stated if you have questions or concerns contact him.

Jeffery Heden, CVPB, asked Amorao on the six criteria being used to set up the boundaries, how is it weighed? Amorao stated it goes in order, highest priority goes to population and lowest to Nesting Districts.

Heden stated that there have been a lot of District One United Group meetings. Heden stated that we are at 166,000 population when we are supposed to be at 154,000 (proposed map below). Heden stated that District Six is trying to take over half of Carmel Valley and all of the golden triangle area, which District One United is resisting. Heden stated that District One United looked over proposed maps and formulated comments to counter to the Commission on why District One shouldn't be split up. Heden stated that District One United proposed two maps, their preferred map keeps us whole by Del Mar Mesa area but gave land next to District Two. Heden stated that the second map, compromised territory to District Two instead of District Six as they are less demanding of our area, avoiding Carmel Valley. Heden stated that District One United submitted a revised map October 27<sup>th</sup>, including keeping Del Mar Mesa and the Golden Triangle. Heden stated the Commission will vote on a preliminary map on Thursday November 4<sup>th</sup>, which will be taken to all six the hearings through November (District One United will be involved in all meetings). Heden stated that on November 15<sup>th</sup> the Commission will vote on a final map, District One United will stress that they understand it is a hard process, decisions and compromises must be made but some areas do not make sense to give away to other areas. Debbie Lokanc, CVPB, stated there are nine districts, District One United is La Jolla, University City, Carmel Valley, Pacific Highlands Ranch and UCSD. Lokanc states there are 12 members, and anyone can go online and look at these maps (you can even comment). Lokanc stated it is not just getting down to nine equal populations, it's also Communities of Interest, Natural Borders, Compactness of a neighborhood and keeping planning board areas

together. Heden stated he stressed that CVPB works well together and is a master planned community. Lokanc stated that we want to keep coast to canyons and neighborhoods of interests together. Michelle Strauss asked Heden if the newest proposed commission map is it suggesting Del Mar Mesa and Torrey Hills? Heden stated it is just Del Mar Mesa. Heden stated it concerns him that they have our district down to 149,500 instead of our proposed 161,000.

Chair White thanked Lokanc and Heden and asked the Board to assist them.

Howard, Carmel Valley Resident, stated that he picks trash up in the area and runs a Carmel Valley Litter clean up group. Howard would like more trash cans, especially behind Carmel Valley Middle School and signs that say “do not litter”. Chair White thanked Howard and stated we can speak to Richard “Ricky” Flahive, Office of Councilmember LaCava about this when it is his turn to speak.

**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 laValle)

None.

**H. COUNCIL DISTRICT 1 REPORT** - Richard “Ricky” Flahive, Office of Councilmember LaCava

Flahive stated he has heard reports about kids using the path next to Carmel Valley Middle School and how they throw rocks at houses and litter (especially before COVID). Flahive submitted a request to the school district to potentially add a plant wall there and filed a couple of “get it done reports”, one for trash cans and one for a couple of “No Littering” signs to be added. Flahive mentioned that turnaround time for “get it done reports” by City Staff is about 3-4 months right now, he hopes to have an update at the January meeting. Flahive stated that Lokanc previously mentioned that One Paseo potentially should be responsible for the redo of Del Mar Heights Road to Carmel Country, Flahive will check with DSD on that as well. Flahive stated that the three fallen light poles at Carmel Valley Community Park’s replacements have been ordered with delivery estimated for November 12<sup>th</sup>, will hopefully have an update at the next meeting. Flahive stated quite a few constituents gave feedback regarding a-frames and signs being placed in the public right of way on Dal Mar Heights Road and El Camino Real, which is believed to be from the Rev Church at Torrey Pines High School, Development services reached out to Rev letting them know that is not in compliance. Flahive stated they have been working closely with SurfCup and the San Dieguito River Valley Conservancy on the Coast to Crest Trail to schedule the beginning of the trail restoration. Flahive stated SurfCup has been gracious enough to do the early staking of the trail (completed last week). Flahive stated the weekend of December 4<sup>th</sup> and 5<sup>th</sup> will be a trail work party between JPA, SurfCup volunteers, the San Diego Mountain Bikers association, and the San Dieguito River Valley Conservancy. Flahive Stated that for PHR they have three or four traffic evaluations going on (traffic calming on old valley road, right turn lane on Carmel Valley Road at Del Mar Heights Road etc). Flahive mentioned that on October 5<sup>th</sup> the City Council approved changes to accept, extend and transfer funds to the Cities COVID 19 housing assistance program. Flahive also mentioned that on October 11<sup>th</sup>, Council adopted fees for short term residential occupancy applications for licenses. Flahive stated on October 19<sup>th</sup> Council approved the

subdivision of Costa Isabel mixed use project on Valley Center Drive. Flahive mentioned if you have any comments about Council policy 600-24, street vending ordinance, Homes for all of us or Climate Resilience SD, Kathleen Farrier and Brandon Elliot from the policy team are happy to have conversations with you as these are areas the Council Member is looking for feedback on. Flahive mentioned again that they still have various openings on District One seats, city wide boards and commissions and a D1 opening on the Citizens advisory board for Police Community Relations as an example (list of all openings in the chat). Flahive mentioned he still has office hours every Wednesday from 11am-12pm, zoom information in the chat. Flahive lastly mentioned that for the project finder on SanDiego.Gov/tsw this takes you to the Transportation and storm water section of the City website, there are two interactive maps on that site, one for street projects and one for construction projects. Flahive stated the maps are great for finding general information (sometimes the data is outdated) but still a great tool.

Chair White asked Flahive if the City Council had approved sidewalk cafés, Flahive stated yes a couple of days ago (essentially permitted use of the right ways near their business permanently). Chair White asked if they will try to add more parking somewhere as this will take away a lot of the available parking? Flahive stated that the policy team knows more, and he will get them into contact with him. Lokanc asked if there are any youth programs to get the littering middle school children into to get them involved in the community, so they learn to care about the area? Flahive stated he will reach out to the school staff, but he doesn't know of any off the top of his head. Lokanc stated it is scary how much parking these cafes are taking up, are there restrictions on how much parking they can use for seating? Lokanc is also worried about rodents if the outsides of restaurants are not cleaned well enough. Flahive asked Lokanc to email him and he will forward to Kathleen so she can answer all of her questions. Angine Rose, PHR Resident, would like to know if pedestrians especially disabled pedestrians will still have a sidewalk to use for safe traveling? Also, she mentioned that the littering children are also an issue in the PHR village area. Flahive stated he will have Kathleen get back to Lokanc with those answers. Daniel Curran, CVPB, stated he has noticed the littering children at the PHR village shopping center as well, they are rude to customers and security. Curran stated that if anyone knows kids at that school if they could please speak with them regarding respect, Officer Briggs has been very helpful. Curran mentioned that it is not all the children, it is only a few but those few are giving them a bad name. Curran mentioned it will help once we get the road through so that the shopping center isn't used as a dumping ground for these kids, and it will solve traffic issues as well (Village Loop Road). Flahive agreed and Chair White said let's see what happens in January.

**I. MAYOR'S REPORT - Matt Griffith, Office of Mayor Gloria**

None.

**J. COUNTY SUPERVISOR'S REPORT – Spencer Katz, Office of Supervisor Lawson-Remer**

Spencer Katz mentioned that the Supervisor is committed to protecting San Diego County Residents by getting ghost guns off the streets, a growing number of ghost guns are 3D printed and assembled evading background checks, registration, and other requirements that responsible gun owners follow. Katz stated that just in September a man in Escondido with multiple ghost guns opened fire on residents and a Police Officer. Katz mentioned in response to this threat the Supervisor has teamed up with Chair Nathan Fletcher to introduce a new policy very similar to the great work done with the City Attorney Mara Elliott, and Council Member Marni Von Wilpert, this was passed at the last board meeting. Katz noted that the Supervisor is taking action to ensure the county addresses the root causes of homelessness, mental health crisis and other social issues without relying on our jails as a first line of response. Katz stated that putting people that are sick or without a home in jail is costing the taxpayers a lot of money and not addressing the root issue. Katz mentioned that during the pandemic law enforcement was less

likely to put people into jail for some of the minor offences typically associated with homelessness or behavioral health issues. Katz stated in 2019 we had 5,800 in San Diego County Detention Facilities; in the early part of 2021 we are down 32% to 3,800. Katz wants to know what the impact in our community was from not arresting those individuals? Katz stated they will study the data available from multiple agencies to find out, data driven analyses and gap analysis, that is the proposal that was passed at the last Board of Supervisors meeting. Katz stated they will figure out what were the outcomes associated with the decrease in jail population, and what holes are in the current county treatment programs (this is the first step)?

**K. STATE ASSEMBLY REPORT** - Rikard Hauptfeld, Office of Assembly Member

Rikard stated six of his nine coworkers have spent the last 18 months helping individuals with their unemployment benefits, he plans to be at more meetings now that they are getting back to a regular work schedule. Rikard stated we should have all received an eblast regarding elder care abuse on October 8<sup>th</sup> stating the State's efforts to minimize it. Rikard also mentioned on October 15<sup>th</sup> we should have received an eblast regarding the Assembly members seven bills that were signed into law by the Governor. Rikard stated he is happy to answer any questions.

**L. STATE SENATE REPORT** – Cole Reed, Office of State Senator Toni Atkins

None.

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

None.

**N. INFORMATION AGENDA:**

1. ADA Regulations: Presentation by Neighbors For A Better San Diego who has been gathering wide-spread community support for significant and much-needed revisions to the city's current ADU regulations, which now permit the construction of multi-unit "granny towers" on single-family lots, with no landscaping, no set-backs, no parking, and no infrastructure fees.

- Applicants - Paul Krueger

Geoff Hueter, Chair of Neighbors for a better San Diego, formed to address the concerns they have related to San Diego City's implementation of the States ADU laws (implemented in October 2020). Chair Hueter stated they are bringing awareness to how much the City exceeded the States regulations without an explanation and advocate for a revision so the building of ADUs can continue within San Diego consistent with the original state intent. Chair Hueter stated at the state level a junior accessory dwelling unit which is carved out of an existing house, which is not controversial at this point. Chair Hueter stated that the accessory dwelling units (often called granny flats or casitas), the state allows you to build one accessory dwelling unit of up to 16ft tall with no less than 4 foot setbacks. Chair Hueter stated that the state wanted these to be permitted ministerially (discover psp, get over the counter permit and then build). Chair Hueter stated the idea was by making them limited in scale and being an accessory to the original house they would be unintrusive and easily absorbed within the neighborhood. Chair Hueter stated instead San Diego took the states requirements and turned it into a density bonus program, by doing that, outside of transit authority areas you are allowed two additional ADU according to DSD, but his analysis of the code shows only one additional ADU for two total. Chair Hueter stated the inside of a TPA, basically the City says you can build as many ADUs as you can fit on your foot plan ratio and as these have started to ramp up, we have seen projects with 6-9 units installed on one property. Chair Hueter stated

even though this was meant to add an ADU or two to a homeowner's backyard now we are seeing the purchase of these properties strictly for building as many ADUs that will fit and turning these into almost apartments. Chair Hueter stated that the City removed all rear inside yard setbacks, allowing ADUs to be built all the way to the property line. Chair Hueter stated min ADU size is 150 sq ft and the max is 1,200sq ft. Chair Hueter stated that he feels 50% should have been deeded affordable but they were not. Chair Hueter stated they are only fighting on the city level and not the state level. Chair Hueter stated that on the City's plan parking spaces are not mandatory. Chair Hueter stated that a transit priority area is anything within a half mile of a major transit spot (ie trolley, dedicated buss line route, planned or existing etc). Chair Hueter stated some people calculate this as the crow flies instead of walking, making almost everything in San Diego a transit priority area. Chair Hueter stated that investors are buying more single-family homes (because they can add ADUS) making it hard for first time buyers to purchase. Chair Hueter stated as we are densifying the city, we should be making sure to allocate funds for Libraries, Parks and other public amenities, unfortunately the city has waived all development fees on ADU development (shortchanging the needed amenities). Chair Hueter stated he feels the city should have also considered high fire hazard zones, with no setbacks, it seems no consideration was made for public safety. Chair Hueter stated that for every unit you deem affordable you get a market rate bonus unit, the affordable rule for rent is at 110% AML, meaning that they really aren't much less expensive than market rate. Chair Hueter stated that he feels the government needs to monitor the situation as it isn't helping for affordable housing. Chair Hueter stated one of the key points is San Diego didn't have to adopt a density program based on the state guidelines, Chair Hueter feels San Diego should have adopted a program for larger units instead of more units. Chair Hueter stated he is asking the City to change the code back to only one ADU, with the size bonus being the affordability incentive, take the allowed rear and yard setbacks to four feet, oppose a 16ft height limit, only waive the fees based on CA state law, not all fees, exclude high density fire risk areas and keep senate bill 9 (quadruple density bill) keep it at quadruple not higher as it was promised. Chair White asked Chair Hueter to email him a copy of his presentation. Lokanc stated Governor Newsom stated the water restrictions are about to become mandatory, don't things like that get considered with these density bills? Chair Hueter stated the city would tell you their answer is desalination and pure water giving us enough water for the foreseeable future. Lokanc asked if upon sell you are given a deed for the single-family home and each ADU? Chair Hueter stated no, you are only given one deed that encompasses all unit on that lot, an affordable deed is just an attachment stating that unit must be rented as affordable for 15 years. Chair Hueter stated when SB9 happens you can lot split and sell the units individually. Chair White asked if that means SB9 will turn a single-family lot into a condo? Chair Hueter stated they won't call it that. Lokanc asked if neighbors in Clairmont can do anything about this? Chair Hueter stated this up zoning should have been treated in the same way as a community plan update, but it was not. Andrew Welson, Resident asked what the rules are for trash? Chair Hueter stated that there aren't any trash rules within the ordinance. Danna Givot stated that people thought if you live in a community with an HOA that the HOA can protect you from this ordnance, but it cannot, an HOAs cannot preclude the building of ADU.

#### **o. ACTION AGENDA:**

- 1. Del Mar Union School District:** Discussion of installation of stop sign at new PHR school.
  - Applicants - Chris Delehanty, DMUSD

Chris Delehanty, DMUSD, stated some background is that they did go through a process with City review for Pacific Sky School, at Solterra Vista Parkway and Terrazo Court, the City reviewed the stop sign need in April 2021, the City determined that based on the current

condition the location did not qualify for a stop sign. Chair White asked if a private traffic review was done? Chris Delehanty, stated they did do a traffic review with their placeworks (consultant), one at Terrazo Court and one at Solterra Vista Parkway. Chris Delehanty, stated that Placeworks concluded that Solterra Vista Parkway is the better option. Chris Delehanty, stated he is asking the CVPB to use the community process to add the stop sign. Chris Delehanty, stated that cars are regularly going 40+ mph down that grade which is not safe for children crossing. Chris Delehanty, stated that Ashley Falls is similar with stop signs at each of the three streets at the front of the school plus a crosswalk for each. Chris Delehanty, offered to answer any questions. Chair White stated that the only issue he has is he does not want to approve any more stop signs until we have a better program that takes a look at the entire community, and it would have been nice to solve this issue before the start of construction. Strauss stated she was part of a group that came to the board a couple of years ago asking for stop signs in PHR and they were not planned for by the city. Strauss stated we are talking about children here, having two children I want schools to be as safe as possible before children are at the school. Chair White stated he would like to look at stop signs in whole and not one here and one there. Vic Wintress, CVPB, stated there are other less expensive options versus a stop sign (environmental cost as well). Farinsky, CVPB, Stated he understands we want the City to do a general plan over the community but the idea that the CVPB punish neighborhoods because the city is slow isn't a good thing to do. Farinsky stated in situations like this we need to deal with it, children are going to be crossing that long curvy road. Farinsky stated the board should consider putting in a stop sign, we need to deal with issues like this as they come up. Heden asked did the traffic review include a review of existing and recent traffic counts and NATs etc? Chris Delehanty, stated they did a basic traffic review including the counts of students coming into the school, they spoke with the city and request a formal traffic study from the city but the city only does current conditions and not forecast conditions. Heden stated he has nothing against stop signs that protect children. Chair White asked how many stop signs are being requested? Chris Delehanty, stated he would suggest that there is a need to look at two stop signs, one at Solettera Vista Parkway and one at Terraza Court. Wintriss, CVPB, asked what about a pedestrian crossing bridge? Berry Schultz stated he feels the same as Chair White regarding these stop sign requests but he is also sensitive to Farinskys thoughts. Schultz stated the board is supposed to get a response from the city and he prefers that we wait until then to make a decision. Schultz stated Ashley Falls is near him and the stop signs work and do not detrimentally impact his life. Schultz stated what confounds him is that we approve large projects, schools ect yet we do not prepare for things that obviously need to be done such as stop signs. Strauss asked when the school is projected to open? Chris Delehanty, stated next school year August 2022. Strauss stated even if we approve the request today there is months of process to do. Strauss stated she doesn't feel waiting until January is a good idea as it would not meet the targeted timeline. Chair White asked if we wait for January to make a decision can Chris Delehanty have a traffic engineer make a recommendation of what should be installed (stop sign, flashing beacon or bridge etc). Lokanc stated she would hate to put in a stop sign if the city is going to add a traffic light, how do we find out if they will be adding a traffic light? Farinsky stated it is probably not a large enough street for a traffic light. Steve Davison stated he agrees with Farinsky, but also he would think the most logical solution would be to have a beacon light control cross walk, instead of a stop sign make it a traffic light. Chair White stated traffic lights cost \$150,000-\$200,000. Kashani stated he has a hard time picturing a signal at that location and is in favor of adding a stop sign as Solterra Vista Parkway as it comes down to a pretty decent grade. Wintriss stated that the pedestrian crossing bridge is the ideal solution, and he feels it is not being considered due to cost. Wintriss asked if a child dies what is that worth? Kaitlin Fisher, Resident, stated she lives one house down from Terrazo Court on Solterra Vista Parkway and strongly wants to advocate for a stop sign as last year a driver lost control on Solterra Vista Parkway and ended up 10 feet from her front door, almost hitting a child one block up on his skateboard. Fisher stated that

she works from home and hears people racing down Solterra Vista Parkway all day long. Fisher stated she has been advocating for a stop sign with the city since that accident. Gee Wah Mok, Resident, stated he is a homeowner a block away and is on the school board. Mok stated the stop signs are needed, the city is not moving forward, he would like the CVPB to approve the stop sign. Mok stated from his experience once a stop sign is approved it takes over a year until install (it took three years to get the stop sign in front of his house and near the pool). Mok is hoping the CVPB is able to get a stop sign installed soon to keep the children safe. Kathy Huang, PHR Resident and PHR East Board Member, stated the stop signs are absolutely necessary for the safety of the children going to the elementary school, especially on the side coming down from the hill. Huang stated that up from the school will be the new Carmel Valley city park, which will bring a lot of additional traffic to Solterra Vista Parkway. Huang would appreciate any support she can get to get these stop signs installed ideally before school starts, so the kids are safe from day one. Chair White asked Flahive if we wait until January to see if the city will help, can we expedite the installation of a stop sign if the city wont help? Flahive stated he isn't sure, but we can request it. Strauss motioned to approve all three stop signs being requested (two on Solterra Vista Parkway and one on Terrazo Court). Chair White stated he wants to wait until January to see if the city will help or not, so that these stops signs are not done one at a time. Strauss asked Chair White if we are waiting until January to see if the city will do a traffic study? Chair White stated no, it is whether if they are going to allow us to continue with the traffic mitigation and livability or not. Chair White stated if the city isn't going to help out, we will just start putting in all the stop signs. Farinsky stated that even if the city helps this needs to be done sooner and we should not wait until January. Farinsky seconded Strauss's motion. Schultz said he is mindful of this stop sign because it is for a school but why not put a stop sign on each street in the entire community? Chair White asked if there was a discussion on the motion? Heden asked if it is written somewhere what is required before the actual install of the stop sign. Chair White said if the city declines it the CVPB can use the alternate route to process the stop sign. Farinsky stated the answer city has to deny it and then the CVPB can request it through the alternate route. Heden stated because it is a school and the stop sign is needed he approves it. Kashani asked what type of stop signs are being requested? Chris Delehanty, stated he would like to request all three be stop signs with crosswalks. Strauss amended her motion to add that all three stop signs have crosswalks. Farinsky accepted the amendment. Chair White discussion is closed. Wintriss, Lokanc, Schultz and Chair White opposed, all others approved. 7/4/0 motion passes.

2. Arroyo Sorrento Estates: Arroyo Sorrento Estates a three-acre lot split creating 3 one acre lots zoned A1-1 located at 3859 Arroyo Sorrento Road. The board previously approved the project. This is a Substantial Conformance Review. One lot has been graded and house/site plans are ready for review.

- Applicants - John Dean, Dean Family Trust

John Dean, Dean Family Trust, stated the CVPB reviewed and approved grading plans for this site in 2015 as part of a lot split between three lots. Dean stated that this is a substantial performance review for a house on lot 3 as well as this allows the CVPB to determine if the now completed house plans meet the CVPB approval. Dean stated that the city reviews these plans to see what might have changed from the original approved plan and asks the CVPB to weigh in on the application. Dean stated all eight areas are in conformance with a slight change in some elevation, needing the CVPBs review. Dean stated that the finish building pad elevation on lot 3 has changed by 2.5 feet (from 188ft to 190.5ft) and the driveway elevation rose 5 feet to remove a dip that developed. Chair White asked what Dean means by a developed dip? Dean stated the driveway had a grove of 65-foot eucalyptus trees, the arial



flyover to establish a topo map came out fuzzy so the civil engineer made his best guess of the elevation. Dean stated this is a rural valley located a half mile southeast of Ruth's Chris steakhouse and is the oldest residential neighborhood in the community. Dean stated this three-acre site is located on arroyo Sorrento Road in 8B of the Carmel Valley Community Planning area, zoned one house per an acre. Dean stated they are removing lot one for later development, lot two was developed in 1991, Dean and his wife live there, they are developing lot three now. Dean stated with adding 2.5 feet of elevation the house is able to be further back on the lot allowing more space between it and the neighboring lot (neighbor prefers as it greatly reduced the sight line, 100ft from neighbor). Dean stated none of these elevation changes effect any neighbors negatively, he is asking the board for a letter of support to the city for these elevation changes. Kashani asked if any deviations were done for this plan? Dean stated that they did have to enlarge the driveway for the Fire Department, and they are working on a construction change to show it to the city as well. Kashani asked if a steep slope coordinates deviation had to be done? Dean stated no, as they did not touch the slopes, they are original. Kashani motioned to support the substantial performance review, Chair White seconded. No discussion of the motion. 11/0/0 motion passed.

3. Extension of Osuna Segment of the Coast to Crest Trail: The San Dieguito River Park Joint Powers Authority (JPA) is proposing a project to extend the Osuna Segment of the Coast to Crest (CTC) Trail. The segment is located between the Rancho Santa Fe and Fairbanks Ranch communities in San Diego County approximately 2.5 miles east of I-5, spanning approximately 1-mile between Via De La Valle and San Dieguito Road, crossing over the San Dieguito River. It is located within the jurisdiction of the City of San Diego and unincorporated San Diego County.

- Applicants - Ayden Zielke, The San Dieguito River Park Joint Powers Authority

Shawna Anderson, executive Director of the San Dieguito River Parks joint powers authority, stated the Osuna segment (1 mile long) is a long-standing gap in the trail, it is complicated because there's private property (need permission from the owner) and other land uses in the area. Anderson stated last year they were awarded a 1.3-million-dollar grant from the states trails and greenways program, along with donations from the San Dieguito River Conservancy to design, permit and construct the Osuna segment of the Coast to Crest trail. Ayden Zielke, stated the Coast to Crest trail is located in the San Dieguito River Park focus planning area, the trail begins at the head waters of Volcan Mountain, where Santa Isabel creek emerges from mountain springs. Zielke stated that the Santa Isabel creek converges with the Santa Maria creek and together with the Temescal creek, eventually become the San Dieguito River flowing down the water shed towards the lagoon and meeting the Pacific Ocean in Del Mar. Zielke stated the parks outline plan outlines approximately 71 Coast to Trail miles (mostly multiple use) but currently only 49 miles have been completed (21 miles in gaps). Zielke stated the Osuna segment is important because it would link four miles of existing trails to 31 miles of inland trails and more in the future. Zielke stated Osuna is located between Via De La Valle and San Dieguito Road near SurfCup sports, following the perimeter of Fairbanks Ranch Country Club and Evergate Stables and then connect to the San Dieguito Road future pathway. Ayden Zielke, stated they hope to complete this project by hopefully 2024 and that they are exploring incorporating tribal art and education to the trail. Ayden Zielke, stated they are gathering letters of support and donations as these things especially the bridge are expensive. Chair White asked what causes the gaps? Anderson stated they are filled in by grant opportunity and demand for use. Kashani asked if Bikes are allowed on the trail? Anderson stated yes, the trail is multiple use (Hike, Bike, Horse etc).

Kashani motioned to express our support through a letter sent by the Chair, seconded by Lokanc. 11/0/0 motion passed.

4. T-Mobile Wireless Relocation PTN SD06308A Fire Station: T-Mobile proposes to relocate the existing wireless facility to the fire station roof behind FRP screening. The current antennas are located on a light pole and façade mounted on the fire station.

- Applicants - Nicolas Faure, Infinigy

Nicolas Faure stated he is representing T-Mobile Wireless, regarding the Fire Station 24 on the corner of Hartfield and Del Mar Heights Road. Faure stated that T-Mobile is proposing to relocate their existing wireless facility from a light pole and side of the Fire Station to the roof with FRP screening covering it (13 feet tall). Faure stated this is the option that the Fire Station prefers. Chair White asked if the screening would wrap around the entire roof? Faure stated yes, it would. Chair White asked if it had to, are there any other options? Faure stated the Fire Station prefers the entire roof being covered by screening. Lokanc is wondering why they can not do antennas as it is very noticeable on the roof? Faure stated they need to get a certain height for it to work. Lokanc asked if they can just do the antennas without the screening as that would be less of an eye sore? Faure stated the city would not approve the antennas not being covered. Lokanc asked if they are adding more antennas than before? Faure stated they will have six antennas instead of the previous four. Lokanc asked what if the CVBP was being asked to approve the two additional antennas and the placement? Faure stated they are asking for the CVPBs feedback on the design concept, the planning department will decide the amount of the antennas allowed/needed. Lokanc stated she does not like the design. Wintriss asked to see what the antennas look like? Faure stated you will not see the antennas, only the screening. Farinsky stated that the proposed screening option is too much of an eye sore to approve. Faure asked what suggestions the CVPB has to make this less of an eye sore? Lokanc stated remove the screening. Faure stated the city will not allow the bare antennas without the screening. Chair White and Schultz suggested only having the screening over the antennas and not over the entire roof. Faure stated that is what they previously proposed, but the Fire Station Chief didn't like that idea. Wintriss asked if the Fire Department has the authority to veto the original design? Chair White stated no but we can. Farinsky motioned to reject the full screening and move back to just covering the antennas. Seconded by Davison. Heden asked if an architect was ever involved in this project. Strauss asked if there was a functional reason for having the entire roof screened in? Faure stated they felt it looked better fully screened in. 0/11/0 motion denied.

#### **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.	First Tuesday 4:30pm via Zoom.
4. CV MAD N10 Subcommittee	Vacant	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	No Report.
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	No Report.	No Report.
9. Livability (Special)	Barry Schultz & ChairWhite	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report	No Report.

**Q. CHAIR'S REPORT**

None.

**R. OLD / ONGOING BUSINESS**

None.

**S. ADJOURNMENT**

Motion to adjourn made by Chair White.

**NEXT MEETING:**

Thursday, January 27<sup>th</sup>, 2022

**Carmel Valley Library, 7 pm TBD**

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November, and December