

## CARMEL VALLEY COMMUNITY PLANNING BOARD

### Meeting Minutes

7 pm, Thursday, February 27, 2020

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

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

#### A. CALL TO ORDER AND ATTENDANCE

#### B. APPROVAL OF MINUTES - October 24, 2019 & January 23, 2020

October 24th Meeting:

Ken motioned to approve the October minutes. 2<sup>nd</sup>: Barry. Approved 8-0-0

January 23rd Meeting:

Ken motioned to approve the January minutes. 2<sup>nd</sup>: Barry. Approved 6-0-0

#### 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.

Diana Fuentes, from the Office of the City Clerk, stated that the Redistricting Commission is established every 10 years along with the Census. Diana stated that the redistricting process creates the boundaries for all the City Council Districts. Diana stated that 1/9 of the population must be included in each of the 9 districts. Diana encouraged residents to submit a Redistricting Commission Interest Form (available online) to join the Commission. Diana stated that nine

members and two alternates will be appointed to the Commission by the Appointing Authority.

Diana stated that April 1st is the deadline for the Census Bureau to release census data to all states. Diana stated that the Redistricting Commission will then have nine months after receipt of final census data to complete the redistricting process.

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

Officer John Briggs stated that traffic continues to be the biggest concern in the neighborhood and therefore the Police Department does not provide traffic warnings.

**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 traffic studies are being conducted at the Carmel Valley Road and Del Mar Heights Road intersection and the Carmel Valley Road and Pacific Highlands Ranch Parkway intersection. Richard stated that the studies are investigating two possible solutions: a “No Right Turn on Red” from Carmel Valley Road to Del Mar Heights Road and a pedestrian scramble. Danielle McCallion stated that a “No Right Turn on Red” sign will worsen traffic on Carmel Valley Road and Del Mar Heights Road. However, Danielle stated her support for a pedestrian scramble which will halt vehicular traffic to allow pedestrian activity.

Chair White stated that the Board is interested in conducting a comprehensive traffic study of Carmel Valley; however, the project is stalled. Richard responded that he will try to push the project forward.

**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

Assemblymember Maienschein stated that his focus has been homelessness, mental health, veteran services, the elderly, and animal protection. Assemblymember Maienschein highlighted Assembly Bill 845 and Assembly Bill 2193 which both focus on mental health services. He also highlighted securing \$15 million in temporary housing assistant vouchers for homeless families.

Assemblymember Maienschein highlighted his work with domestic violence. He stated that in 90% of domestic violence cases with restraining orders, the individual returns and abuses the family pet. Assemblymember Maienschein stated that restraining orders do not include animals, leaving pets at risk. Assemblymember Maienschein stated that now animals will be included in restraining orders.

Assemblymember Maienschein stated that he is working on two bills. He stated that one bill focuses on an animal emergency evacuation plan. He stated that the second bill focuses on increased transparency of genealogy companies selling information to third-parties. Assemblymember Maienschein also highlighted a maternal mental health pilot program which will increase access to mental health services.

Assemblymember Maienschein also shared his support for local control and that he is planning to propose a bill that will incentivize cities and developers to invest in projects in which the aspects of additional housing are alleviated.

Allen Kashani asked Assemblymember Maienschein about a passed Senate Bill that will require middle schools and high schools to start at a later time. Assemblymember Maienschein responded that the School Start Time Bill was not signed by Governor Brown but was signed by Governor Newsom. Assemblymember Maienschein stated the bill will go into effect in a few years while school districts work to implement the new policy. Assemblymember Maienschein highlighted that later start times will help students learn and improve mental health.

A high school intern from the Office of Assemblymember Brian Maienschein presented on the Real ID, a federally mandated form of identification all 50 states must comply with. She stated that the program will go into effect on October 1, 2020. She continued that a Real ID is necessary for individuals flying domestically or planning to visit a federally secured area such as a military base. She stated that individuals with US passports or military ID's will not need a Real ID. She stated that residents applying for a Real ID must bring forms of identification to the DMV including proof of residency, proof of social security number, and proof of identity. She encouraged residents to apply as soon as possible to avoid the last-minute rush.

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

Miller Saltzman stated that the California Legislature is currently in the budget process. Miller highlighted that the state budget must be passed by June 15. Miller stated the deadline for bills was earlier this month. Miller highlighted bills focusing on affordable housing, job-centric housing, local control, climate resiliency, affordable home insurance for fire-prone areas, utility company accountability, and rising sea levels.

Miller encouraged residents to complete the Census as it will affect the amount of federal money

available for the next ten years.

Resident Karen Dubey stated that the electric car chargers outside the Vista Courthouse are broken. Karen stated that in contrast, Canyon Crest Academy has numerous working chargers. However, Karen stated that it is difficult to gain permission to use these chargers and these chargers go unused in the evenings and on the weekends. Karen asked for an over-arching group to oversee the location of car chargers.

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

None.

**N. INFORMATION AGENDA:**

1. **Grove:** Update presentation of the office proposal at the corner of Townsgate and Camino Real (FKA Pell Property).
  - Applicants - Stephen Pomeranke & Michael D'Ambrosia, Alexandria Real Estate Equities

Applicant Stephen Pomeranke stated the Townsgate by Alexandria Real Estate Equities ("Grove") site is home to many trees and has inspired the name "Grove." Stephen highlighted the site's proximity to retail and community centers: One Paseo, Del Mar Highlands Town Center, and the Park and Recreation Center. Stephen described the site plan as consisting of a parking garage in the North, a pavilion, and the main building in the South. Stephen stated that there will be a walkway connecting pedestrians from El Camino Real to the pavilion allowing pedestrians to cross through the property. Stephen stated that the parking garage is located partly below ground with a landscaped roof to decrease visibility. Stephen stated the garage will be available to Del Mar Highlands guests after 6:00 p.m. on weekdays and all day weekends.

Stephen highlighted that numerous trees will be left as part of the landscape; allowing tenants to enjoy the grove of trees. Stephen stated that the building will be constructed from sustainable timber which has a lower carbon footprint than other materials and is naturally fire retardant. Stephen emphasized that Alexandria Real Estate Equities is a landholder and plans to develop and hold the land.

Ken Farinsky stated the design looked like a box and the sun screen decreased visibility. Ken also suggested increasing walkability by changing the design of the sidewalk along Townsgate Drive. Stephen responded that he will look into the idea. Chair White stated his support for the design. Stella Rogers stated that she liked the abundance of trees but did not like the box shape of the building. Allen Kashani stated that he liked the architecture and the choice of material. However, he shared his concern about the material maintaining its appearance after 30 years. Danielle McCallion stated that she did not like the art piece on the face of the building and suggested removing it. Daniel Curran stated he liked the look of the building. Debbie Lokanc

stated that she liked the trees and the use of timber. However, Debbie stated she did not like the box-shape design and emphasized that a majority of residents will only view the exterior. Chair White asked for increased community benefits to offset the zoning change. Barry Schultz shared his interest in the traffic analysis and traffic mitigation.

Chair White asked when the project will be presented to the Planning Commission. Stephen stated that it is probable that the public hearing will take place in summer 2020.

2. **PHR Unit 22B TM & Development Permit Amendment:** Consider redesign of PHR Unit 22B to provide for connection to Rancho Santa Fe Farms Road and an additional five homes.
  - Applicants - Allen Kashani, Pardee Homes

After recusing, Allen opened the presentation noting that he is proposing minor tweaks to better utilize the site. Allen stated that he is seeking minor changes to the approved vesting tentative map, site development permit, planned development permit, and easement vacation.

Allen stated that the proposal addresses concerns by residents asking for a vehicular connection to Rancho Santa Fe Farms Road. Allen also stated that a cul-de-sac option will allow an increase from 76 units to 81 units. Allen highlighted the benefits of the site plan modification: enhanced vehicular and pedestrian mobility in the community, additional move up housing for Pacific Highlands Ranch families, economic growth by providing housing for a new employment campus thus creating a live-work environment, adding one affordable housing unit to a highly desirable community, and alignment with planning principles and the Master Environmental Impact Report.

Chair White indicated preference to keep the affordable housing part of the main project by providing an affordable single-family unit within the development. Allen indicated that the Pacific Highlands Ranch Subarea Plan designated affordable housing be located in a number of predetermined locations throughout Pacific Highlands Ranch and that the Del Mar Highlands Estates affordable site was the most viable site for the units associated with this project. Barry Schultz asked about the effect of the cul-de-sac on pedestrian mobility. Barry shared his concern about adding a cul-de-sac which will accommodate drivers at the expense of pedestrians. Danielle McCallion responded that residents walking in the neighborhood are not walking to a specific location such as a shopping center instead they are leisurely walking through the neighborhood. Danielle shared her concern that the addition of the cul-de-sac will impact the area and result in odd-sized lots. Daniel Curran stated that exits are important to increase flow. Stella Rogers stated that a cul-de-sac will increase safety by reducing traffic and allowing children to play in the cul-de-sac. Ken Farinsky stated that he would like Allen to investigate having a pedestrian pathway through the cul-de-sac. Resident Karen Dubey stated that additional homes should look beautiful from all angles. Chair White asked to see more articulation in the design of the homes. Debbie Lokanc identified the houses as cookie-cutter and asked for variation in design. In closing, Chair White summarized the Board's feedback by asking Pardee

Homes to see if a pedestrian connection from the cul-de-sac was possible and return with architecture for the Board’s review.

3. **Del Mar Highlands Estates Affordable Housing:** Consider allowing an additional 13 affordable housing units to an existing DMHE project.
  - Applicants - Allen Kashani, Pardee Homes

Allen Kashani recused.

Allen stated that Del Mar Highlands Estates is located off El Camino Real and in 1997 it was approved to house 24 affordable housing units. Allen stated that in October 2016, the Board approved the addition of 13 affordable housing units to the site. With this request, Allen stated that Pardee Homes is seeking to add 7 affordable units to the approved 13, resulting in 20 total affordable units with the amendment. In addition, Allen stated that Pardee Homes is speaking to the Housing Commission about possibly adding 6 market-rate homes. Allen identified the benefits as creating additional affordable multi-family units in a highly desirable community, adding additional facility contributions for public facilities, and alignment with planning principles and the Master Environmental Impact Report.

Chair White asked if the development can include more affordable units and less market-rate units, and asked if the units are proposed to be for rent or for sale. Allen clarified that the affordable units are currently proposed for sale and not for rent. Ken Farinsky shared his concern that the affordable units are located farther from the facilities than the market-rate housing. Resident Karen Dubey highlighted that Pardee Homes provides 20% affordable housing, while One Paseo only has 10% affordable housing.

**O. ACTION AGENDA:**

None.

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

Subcommittee	Representative(s)	Report	Next Meeting
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	Ken Farinsky stated they reviewed staff reports and met the new director.	Next meeting is April 7, 2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is April 7, 2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
5. PHR MAD	Stella Rogers	No Report.	Next meeting is April 7,

Subcommittee			2020, at 4:30 p.m. at the Carmel Valley Recreation Center.
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	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report.	No Report.

## **Q. CHAIR’S REPORT**

Chair White stated his seat, Barry Schultz’s seat, and Danielle McCallion’s seat are up for re-election. Chair White stated that Annie Glenn will be resigning resulting in a newly vacant seat. Ken Farisky stated that he will also be resigning.

Chair White reminded the community that the Board election will be held March 26 from 6:30 p.m. to 6:55 p.m.

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

None.

## **S. ADJOURNMENT**

The Board adjourned at 9:41 p.m.

## **T. NEXT MEETING**

Thursday, March 26, 2020  
Carmel Valley Library, 7 p.m.