

**CARMEL VALLEY COMMUNITY PLANNING BOARD**  
**Meeting Minutes**  
**7 pm, Thursday, October 22, 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 - September 24, 2020**

September 24th Meeting:

Motion to approve September minutes as corrected. Motion made by Farinsky and seconded by Lokanc. Motion passes 8-0-0.

**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.

Stephanie Saathoff working on a Del Mar --project. Senior living memory care, assisted care, and independent living located at ---. Time to coordinate with El CaminoReal Project. Realignment and widening expected in two years. Will resubmit on project at the end of November. Hopeful to return to the PB in spring with drafted DIR for Board’s consideration. 11 acres of 23 acres site. Resit is habitat and recreation. Marc Nasoff, ---, commented they are

supportive of the project.

Joe LaCava, ----- Fill out ballot and drop off at announced ballot boxes or polling places. Go through the entire ballot. Endorsed by --- planning board.

Chair White stated that the next meeting for Pacific Highlands Ranch Recreational Advisory Group is November 10th at 6p.m.

**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

I was announcing the reopening of 12 different San Diego Public Library locations throughout the City (two of which are in District 1, the Carmel Valley and La Jolla public libraries)

Richard Flahive stated that October 15th full parking enforcement started. State gave go ahead for a lot of parks to reopen. Council votes: accept 1 ---

Constituent work--priorities for Carmel Valley 2020-2022 CIP ---  
Working on broken water valve at Solana Highlands Elementary  
Repaving project at Via Campesta will begin in November going into early 2021.

Newsletter

Ken asked about smart signals. Richard stated he will find the answer.

Debbie McCallion asked about the status of the traffic analysts at ----- indefinite hiatus. Ask incoming council member. Can also contact Andrew Kleis.

**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 traffic engineers stated the intersection does qualify for a flashing beacon. TE stated that they recommended going this route instead of pursuing the alternative method. Unfunded project. Possible for PCP plan--1,000 for miscellaneous. Appropriate to use to fund. Pending an approval vote in January by the Carmel Valley Community Planning Board to move forward with the flashing crosswalk using their PFFP funds.

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 **11 single-family homes on 5,000 square foot lots** at Marcasel Place and

Changing the zone change near Old El Camino Real to develop 15,000 square feet

Myles Cooper SF-18, minim 1,500 sfl--7-8 homes will

Allen Kashani clarified that affordable refers to 60% of the AGDI Myles stated reasonably priced for the Carmel Valley area. Allen stated this is not affordable housing. Stella and Ken Barry agreed that the use of the term “affordable housing” is misleading. Less expensive than market-rate but not expensive.

Ken Farinsky

Debbie Lokanc will they contact neighborhoods to explain change of the neighborhood. Myles stated they will see they have a direction to go with the property. Danielle is glad 110 homes are an improvement over parking complexes. Danielle stated concern because ppl bought their homes expecting estates and rural feelings.

Barry if zoning change is required community benefits will be needed. More units means more financially rewards, community needs to share in these benefits.

Concern

Will return in February with more information.

Carry Schluter, HOA

3. **ECR Assisted Living (PTS 675732):** Presentation of proposal to develop a 104,363-square-foot, 3 story, 105-unit assisted living facility with 87 assisted living units (102 beds) and 18 memory care units (20 beds) at 13860 El Camino Real. The 3.97-acre site is in the AR-1-1 base zone within the NCFUA Subarea II Community Plan area and requires a Code Amendment; CUP Amendment; SDP Amendment; NUP for Sign Plan, and: CDP. Marcela Escobar-Eck, Atlantis Group

Marcela Escobar-Eck, Atlantis Group, ownership from PMB. Site located on east side of El Camino Real south of Via Del La Valle. East of 1-5. 4 acre site is currently owned by St. Johns

102 memory assisted living  
22 ---living

20ft setbacks because property is landlocked. 30 ft setback around entire property. Not asking for any deviations or modifications from the ---

Increasing height by 30 ft. 40 ft overall height including mechanical equipment. Basic roof is 35 foot and equipment is 5 foot. Everything is screened and will be underneath the 40 ft limit. Chair White asked for cross sections to be presented next time.

Oriented greenspace towards stallion cross project and required a generous landscape buffer between project. Bury roof line by creating terraces and balconies.

Daun St. Amand, inspired by mission architecture. Articulation, columns, shade, and shadow, wood, adobe like walls,

Marcela stated that Proposition A did not affect senior living homes. Marcela stated that --- Codified code amendment will be specific to the site.. Disputed whether its state/city coastal commission. Will require final certification by the state coastal commission

Ken Farinsky would like end caps, height differentiation. Make differentiation at the end of the U. Looks pretty rectangular. Roof top mechanical units will be seen. Existing equestrian trail. Marcela stated they will be maintaining the existing equestrian trail.

Barry Schultz asked about the environmental analyst. Marcela stated they do not know yet, they are in their first review sense. Marcela stated determination has not yet been received. Brian Grover stated they expect an MED will be the appropriate CEQA document and environmental impacts can be mitigated. Barry asked about traffic and traffic flow. Marcela asked anticipated traffic is 210 trips. 17 trips occur during 7am and 7pm. Marcela stated that traffic ----. Marcela stated that 18 extra parking spaces will be provided as the site is isolated with no street parking.

Debbie Lokanc stated that she would prefer the project to keep the 20 foot setback and not exceed the height limit. Debbie stated that she would not like the project to be located in this semi-rural project. Debbie stated the project is located less than a mile from another assisted living facility. Marcela highlighted there's a need in the community for assisted living.

Allen Kashani stated his support for the project. Allen stated his only concern is ---. Allen stated he noticed the dark colors on the St. John school and the light colors featured ---. Allen suggesting having the coordinate colors with ---.

Dan Curran shared his support for the project.

Danielle McCallion stated her only concern was possible noise pollution produced by a large facility which may affect nearby residents. Daun responded that the equipment screens include ---. Daun stated that common areas are located in the North, far away from the homes located in the South. Daun also clarified that deliveries will be delivered in the North. Stella Rogers asked about the height difference between Stallion and the project.

Marcela responded that she will work on suggestions and return in Spring.

## **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 shared an artistic rendering that showcases the landscape and trellises that will soften the facade seen from the SR-56. Ken Farinsky stated it still looks like a box. Eric responded that the City and other tenants have not shared any complaints about the design and he intends to move forward with the presented design. Eric emphasized that the back elevation will only be visible from the freeway. Stella Rogers suggested expanding the trellises on the back elevation. Danielle and Vic stated they agreed with the previous comments by Ken and Stella.

Ken suggested including the height differentials located at the front of the building to the back of the building. Ken stated it will look like multiple shoeboxes next to each other instead of one large shoebox.

Chair White shared that he does not support the project based on what was presented in September and October.

Debbie Lokanc asked if the concerns by DoubleTree were addressed. Eric responded that the intrusion into DoubleTree's property was fixed and now they are entirely contained on their own property.

Julie Hamilton, a land use attorney on behalf of the DoubleTree, stated that the DoubleTree property owners do not support the design of the project. Julie stated the project will generate an additional 4,000 average daily trips. Julie stated that Carmel Valley has no transportation or traffic solutions. Julie stated that mature trees will be replaced with younger, smaller trees. Julie concluded the DoubleTree property owners are opposed to the project and will not consider approving the project until the project is aesthetically-pleasing. Julie stated it is concerning that more effort was not put into designing

Bendt Norby stated that he feels the restaurants will enhance the commercial center.

Chair White asked where they were in the planning cycle. Eric stated he is in the first cycle, has received comments, and will be resubmitting soon. Eric stated the majority of the comments address traffic and civil engineering. Eric stated that no comments were made concerning the architecture designs.

Danielle McCallion stated that it is disappointing that Eric is ignoring the Board's recommendations. Danielle stated that Eric is taking into consideration the City and tenants comments but is not taking into consideration the comments from the community.

Daniel Curran stated his support for the project. He stated it is difficult to dress up the back of a commercial building. Daniel shared his support for added trellis, screening, and gingerbread.

Allen Kashani stated that he would like to request more trees at the back of the building.

Farinsky motioned to approve the project as presented with the request to add color and trees to the back elevation. Second by Curran. Denied 3-0-6

2. **Del Mar Highlands:** Request to deviate from the Signage Master Plan to allow the installation of signage to identify Jimbo's and Roof Deck at southern driveway entry adjacent to proposed parking structure.

•Applicants - Scott Lawrence, DMH

Kathleen Corvin, on behalf of the Del Mar Highlands Town Center, presented two signs located at ---- . Kathleen stated that the proposed monument sign will replace the proposed ground sign on the wall that was approved in the master sign plan.

11 feet wide, 6ft tall.

Chair White thanked Del Mar Highlands for removing the Del Mar Highlands Town Center sign from the retaining wall.

Stella Rogers asked if there is supposed to be part of the sign protruding off the monument sign. Kathleen responded this was an artistic choice. Danielle McCallion stated her disapproval for the sign, citing that the sign is too loud and prioritizes Jimbo's and the Sky Deck over other tenants.

Ken Farinsky noted the sign is double-faced, while the replaced sign only had one face.

Ken motioned to approve the -----Schultz seconded. Approved 7-0-2

3. **Stop Sign:** Consider community's request for an all-way stop sign at Rancho Santa Fe Road and Via Madera.

•Applicants - Bruce Cameron

Applicant Bruce Cameron 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.

Chair White responded that if a stop sign was to be added at the intersection, it would have been beneficial to have approved an access road from PHR1B to Rancho Santa Fe Farms Road.

Marc Nasoff, ---, stated that a large number of Rancho Santa Fe Lakes community members are not in support of adding a stop sign.

Resident Molly Holzer shared her support for Pardee Home's original proposal to add an exit from PHR1 to Rancho Santa Fe Farms Road. Molly stated she does not support adding a stop sign at the intersection. Molly suggested using the traffic signals to better control traffic flow. Resident Frankie Rastkar stated that she requested the stop sign and supports the stop sign. Resident Lauren stated that she does not believe the stop sign will make the community safer; Lauren stated it will instead create traffic to pile up on Rancho Santa Fe Farms Road. 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 clarified that voting on this item would mean the Board would support the stop sign but the City would not act on it.

Motion to approve moving the stop sign location from . Motion made by Rogers and seconded by Farinsky. Motion denied 3 -0-6.

**Wireless Facility (PTS 651464):** Consider proposed wireless facility on ballfield lights at CV Community Park.

•Applicants - Shelly Kilbourn, PlanCom

Applicant Shelly Kilbourn stated that Verizon is proposing adding 2 wireless facilities on to two separate ballfield lights at Carmel Valley Community Park on Townsgate. Shelly stated each facility will consist of 6 antennas but they will be contained within a canister. Shelly stated they are also proposing to construct a ten-by-twenty equipment building surrounded by a chain link fence nearby.

Chair White clarified that new poles will be built to replace the current poles. Chair White clarified that the pole will be thicker to support the wireless facilities.

Ken Farinsky stated he is concerned about the height and width of the wireless facilities compared to wireless facilities located throughout the community. Shelly responded that there are different regulations regulating wireless facilities placed in parks.

Debbie Lokanc asked if any carriers were also providing coverage. Shelly stated no else provides coverage at Carmel Valley Community Park. Debbie stated a ten-by-twenty equipment building is large. Frisco clarified that it is the size of a one-car garage. Stella Rogers asked about visibility.

Wintriss moved to accept. Second Farinsky/ 9-0-0

**5. Costco:** Consider proposed Costco in Black Mountain Ranch.

•Applicants - Danielle McCallion, CVCPB

Gianni Nguyen, on behalf of grassroot group Protect Our Community, stated that the lot was declared surplus in 2012 by Poway Unified School District and has now been privatized. Gianni stated that the district commercialized a possible school site. Gianni stated the community was shut out of this process. Gianna stated the importance of school districts bringing the community into decisions. Gianna stated that in 2012, PUSD and Costco entered into an agreement. Gianna stated their goal is to stop the development.

Tatiana Dupuy stated the lot is ---- square feet located off Camino del Sur. Tatiana emphasized that traffic is impacted in the area and will only get worse with the addition of a Costco. Tatiana



asked the Board to write a letter to the School Board encouraging the School Board to work with the community before making a final decision. Chair White shared his hesitation to write a letter of support or opposition before the Rancho Penasquitos Board has an opportunity to weigh in on the project. Daniel Curran stated that he does not believe the Rancho Penasquitos Board will weigh in before the School Board makes a decision.

Allen Kashani suggested writing a letter sharing our concern but not taking a stance.

Barry Schultz, Ken Farinsky and Debbie Lokanc shared their support for writing a letter.

Motion to write a letter to the Poway Unified School District. Motion made by Wintriss and seconded by Schultz. Motion approved 9-0-0.

**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	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**

None.

**R. OLD / ONGOING BUSINESS**

None.

**S. ADJOURNMENT**

The Board adjourned at 11:00 p.m.

**T. NEXT MEETING**

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