

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, August 27, 2020

(Meeting Conducted via Zoom Meeting)

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	x		0
2. Barry Schultz, Vice Chair	CV Voting District 2		x	0
3. Steve Davison	CV Voting District 3		x	2
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	0
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner		x	0
11. Danielle McCallion	PHR D1		x	0
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 - July 23, 2020

July 23rd Meeting:

Motion to approve July minutes as corrected. Motion made by Farinsky and seconded by Lokanc
Motion passes 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.

Carmel Valley resident Cindy Hoffman stated her objective is to emphasize the need for Carmel Valley to install public family tennis courts. Cindy stated that Carmel Valley tennis facilities are inadequate. Cindy stated that according to USTA, 50 courts are needed for a resident population of 60,000. Cindy stated that Carmel Valley has a population of 50,000 but only has one facility consisting of four public courts at Carmel Valley Recreation Center. Cindy stated that Carmel Valley Recreation Center requires a court fee and advanced reservation. Cindy stated other nearby tennis courts belong to private member clubs or public, locked tennis facilities on school

campuses. Cindy stated there are limited opportunities for families to participate in tennis, a lifelong sport that can be enjoyed into old age. Ken Farinsky responded that tennis facilities in public parks are operated by third-party vendors. Ken advised Cindy to share her concern with the Parks and Recreation Department for further support. Allen Kashani responded that Pacific Highlands Ranch is in the early stages of developing a new park, PHR McGonigle Canyon Park. Allen advised Cindy to get in contact with the design consultant JT Barr of Schmidt Design Group. Allen emphasized that the process is just starting.

Alexis Lopez, speaking on behalf of Tiffany Finstad from Pardee Homes, stated that the city is seeking feedback from the community on McGonigle Canyon Park, San Diego's newest neighborhood park planned on the southeastern corner of Solterra Vista Parkway and Caminto Mendiola. Alexis stated that a PHR Community Recreation Group meeting is scheduled for September 8th at 6 p.m. via Zoom (Meeting ID: 993 9865 6656) during which feedback will be gathered from residents on the park's potential features, amenities and character.

Alexis encouraged residents to contact Jonathan Avila at JOAvila@sandiego.gov for further information. Alexis stated that residents who are interested in getting involved can also visit the City's Pacific Highlands Ranch Recreation Center website: <https://www.sandiego.gov/park-and-recreation/centers/recctr/pacifichighlandsranch>^[P]_[SEP]

Karen Dubey, Chair of the Pacific Highlands Ranch Community Park Advisory Group, confirmed that a meeting is scheduled for September 8th at 6 p.m. via Zoom. Karen stated that a past survey of 550 PHR households has shown that tennis courts are one of the highest in-need items. Karen stated that the advisory group will heavily pursue tennis courts. Karen encouraged Cindy to attend the meeting and provide her input.

Joe LaCava, candidate for San Diego City Council District 1, stated his support for single-family neighborhoods. Joe stated he will protect single-family homes and the quality of life in Carmel Valley and Pacific Highlands Ranch. Joe encouraged residents to visit his website: www.JoeLaCava.com.

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 the city council has been on legislative recess since late July. Richard stated that the city council has met once since the last Board meeting to provide an extension of the eviction moratorium, which allows renters until December 31st to pay any rent due as a result of the COVID-19 crisis.

Richard stated that the groundbreaking of San Diego State Mission Valley Qualcomm Stadium site occurred on August 17th.

Richard stated that light synchronization on Del Mar Heights Road will occur in the next few weeks. Richard stated that light synchronization was stopped during the COVID-19 crisis due to the lack of traffic.

Richard stated he is following up on stop signs to be installed at Lopelia Meadows Place at Sagebrush Bend Way. Richard stated these stop signs were approved by the Board in May 2019.

Richard stated there has been some repavement along Via Campestre, starting at San Andres Drive and then going south. Richard stated that he is working on getting San Andres Drive repaved as it has been a concern for constituents.

Richard reviewed the criteria for traffic evaluations. Richard stated that no change has been made to the criteria based on COVID-19.

Richard passed along a message from Councilmember Barbara Bry encouraging residents to complete the 2020 Census.

Debbie Lokanc stated she received an email about short-term rentals from Expedia. Debbie asked if Councilmember Barbara Bry can appear at the next Board meeting to discuss short-term rentals. Debbie shared her concern for code-enforcement on short-term rentals. Richard responded that Councilmember Barbara Bry shares a lot of the same concerns Debbie voiced. Richard stated he will share the invitation with Councilmember Barbara Bry.

Debbie also asked for more clarity on Proposition 15. Richard responded he will research the proposition and email Debbie about it.

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

Miller Saltzman stated that the legislature's constitutional deadline for the legislative year is August 31st.

Miller stated that San Diego is off the state's county monitoring watch list; however, it is still important to wear masks and participate in social distancing. Miller stated the governor has declared a state of emergency due to wildfires and extreme weather. Miller stated it is a good time for residents to ensure they are prepared in case of an emergency.

Miller shared a Disaster Ready Guide: <http://www.listocalifornia.org/wp-content/uploads/Disaster-Ready-Guide-Digital-SelfPrint-1.pdf>

Miller stated that the Office of State Senator Toni Atkins is open to help with any state-related issues such as unemployment benefits or DMV issues. Miller stated that driver license expiration dates have been extended one year from their original expiration date, if the original expiration date occurs between March and December 2020.

Miller shared the link to renew driver licenses online:

<https://www.dmv.ca.gov/portal/driver-licenses-identification-cards/driver-license-id-card-online-renewal/>

Miller shared the website for CA grants: <https://www.grants.ca.gov/> COVID-19

Miller shared resources on the California senate website: <https://sd39.senate.ca.gov/covid-19-resources/>

Miller encouraged residents to register to vote and complete the Census:

<https://my2020census.gov/>

Miller stated that residents can visit <https://focus.senate.ca.gov/housing> to learn more about housing bills.

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 that traffic engineers determined that the intersection did not meet criteria for additional traffic-calming measures (e.g. speed bumps, raised curbs, etc). Diane Borys asked for additional information. Richard stated he will share the report with Chair White to share with Diane.

Richard stated the Office of Councilmember Barbara Bry submitted a memorandum regarding the stop sign. Richard stated it is up to the mayor's office and the Transportation & Storm Water Department to move forward with the installation. Richard stated the process does take a while.

O. ACTION AGENDA:

1. Keyvani Residence (Project #534143): Consider SCR for new SFR located at 11891 Tierra Del Sur.

- Applicants - David Cain, Architect

Applicant David Cain shared the site plan for the Keyvani Residence located at 11891 Tierra Del Sur, which consists of a two-story house with three levels. David described the architecture as Mediterranean Tucson. David stated the residence is within the setbacks and the height limit.

David stated that site grading is difficult and the residence has some fill and cut. Chair White asked if visual amenities will be used to hide the retaining wall located to the left of the home. David responded that the wall is not fully developed yet and no landscape plan has been developed for the lower level.

David stated the majority of the landscaping will include drought-resistant plants, but no large trees are being proposed.

Ken Farinsky asked about home visibility from Del Mar or the freeway. David responded that he does not believe the home will be visible.

Debbie Lokanc suggested adding greenery. Debbie asked if David was within all of the zoning restrictions.

David stated that the lot was designated to be a one-acre lot and that some zoning rules change when the lot gets bigger than one acre. David stated that the lot is 1.02 acres resulting in restrictions on setbacks and encroachments. However, David stated that some land is dedicated to access easements and open space easements resulting in .93 acres of available land to build a home. David stated that the Planning Department has relaxed some of the concerns they have because their encroachment in setbacks are roof overhangs and are minimal.

Debbie asked what materials will be used on the exterior of the home. David responded materials

include stone masses, stucco, tile and timber.

Allen Kashani suggested screening the retaining wall as an amendment to the motion.

Motion to approve plans as presented with the condition of screening the retaining wall. Motion made by Wintriss and seconded by Rogers. Motion passes 6-0-0.

2. **International Smoke:** Request for additional exterior signage.
 - Applicants - Alex Farris, International Smoke

Applicant Alex Farris proposed adding an International Smoke sign on the El Camino Real facing side of the building. Alex stated that the sign is 24 square feet and is within the size limits listed in the Carmel Valley Signage Guidelines and Criteria. Alex stated the trees in front of the sign will be moved to increase visibility.

Stella Rogers asked if they considered moving the sign in order to keep the trees. Alex stated that they prioritized visibility. Alex clarified that the tree will not be removed, it will be moved a few feet to increase visibility.

Debbie Lokanc asked how many International Smoke signs there are. Alex clarified that they have one fluorescent sign above their door. Debbie shared her discontent of possibly losing a tree.

Ken Farinsky stated it is necessary for One Paseo to complete their signage program. Chair White agreed. Alex stated he will share the Board's concern with One Paseo's management.

Ken requested that if the tree moves or dies, that it be replaced.

Motion to approve the sign as presented. Motion made by Farinsky and seconded by Rogers. Motion passes 6-0-0.

3. **Coralina at PHR SCR (Project #652668):** Consider Process 1 Initial Review of SCR.
 - Applicants - Jordan Selva, Shea Homes

Allen Kashani recused.

Paul Burns, president of Shea Homes, stated the community was acquired a few years ago. Paul stated they downscaled the community and reduced the unit-count of market-rate homes by 20%, reduced commercial space by 40%, and reduced residential square footage by 15%. Paul stated they de-intensified the overall site plan to create a liveable community. Paul referenced traffic concerns and stated this will result in 20% less traffic than the original plan.

John Vance, vice-president of community development at Shea Homes, presented on the site plan. John stated they are proposing three residential offerings. John stated that the homes perpendicular to Carmel Valley Road are three-story row townhomes with three different floor plans. John stated there are green space pockets occurring in between buildings. John stated the

motor court areas will be activated with planter pockets and vine components that will grow along the garage doors.

John stated they have three buildings consisting of shopkeeper units which will be owner-occupied buildings. John stated the first floor will consist of commercial space with frontage on Village Way which will be owned and operated by each owner. John stated there will be 18 different units with 18 different store fronts. John stated this will create a walkable and desirable commercial component while also offering residential units above the commercial spaces.

Chair White asked if there will be restrictions on the shopkeeper units to ensure they are used as commercial entities instead of personal offices. John responded they have no intention of providing restrictions and emphasized the importance of a free market. Chair White reiterated the importance of having a real commercial row on Village Way consisting of retail and commercial space.

John stated that on the southside of Village Way, there will be a mixed-use building that will consist of 10,000 square feet of commercial space. John stated the second and third floor will have 17 low-income housing units. John stated that there will be parking spaces along the perimeter of the building. John stated there is also diagonal parking available along Village Way. John stated they will continue the landscape design of the western stretch of Village Way to provide the appearance of a continuous, thoughtful street design.

John stated that in order to provide connectivity between the development on the north and Village Way, there is a central elevator component that will lower residents from the community to the street. John stated there are enhanced sidewalks to reduce the road-width for pedestrians crossing between both commercial areas. John stated there are six pedestrian access points along Carmel Valley Road and two emergency vehicle access points. John stated they are providing 305 total parking spaces which is more parking than is required. John stated they are maintaining the original setbacks which provide 15-foot pedestrian corridors along both sides of the street to help engage commercial uses along the frontage.

Ken Farinsky asked how traffic flow will be handled. John responded that the master plan projects Village Way to continue on when the adjoining property owner moves forward to develop the land. Ken asked how traffic will flow with the current slope. John stated that vehicles will have the option of turning left or right at the end of Village Way and driving through the parking lot to reach the entrance.

Chair White stated that this is an SCR and that John had mentioned a reduction in density and square footage. Chair White asked if the previously approved residential site plan is similar to what was presented. John responded that the previously approved site plan is similar to what was presented.

Niki Wu, from C2 Landscaping, stated the property consists of green paseos, landscaped areas, and pedestrian connections through the community and along Carmel Valley Road. Niki stated that low water-use species of plants and trees are being proposed. Niki added that canopy trees such as magnolia trees are being proposed along Village Way to provide cooling and shading for

pedestrians. Niki stated that accents such as benches and trash cans will be added to activate pedestrian walkways. Niki stated that vertical plant materials will be placed in planter pockets near the garages. Niki stated that this will add to the overall community landscape character.

Chair White stated there is a set landscape theme at the main shopping center. Chair White asked if the project will be a continuation of the landscape theme or if it will be distinct from the main shopping center. Niki stated that they have worked to continue the landscape theme with the use of canopy trees and pedestrian walkways. Chair White asked if the property will incorporate brick roadway designs. Niki stated that they will use enhanced paving patterns on Village Way, roadways, and along pedestrian walkways.

Ken asked who will handle streetscaping along Carmel Valley Road. John responded that they will be replanting and enhancing the streetscaping. Ken asked who will be responsible for long-term maintenance. Allen Kashani stated that the medians are maintained by MAD and the parkways are maintained by PHR Maintenance Association, a homeowners association.

Jaime Starck, from Starck Architecture and Planning, stated there will be an elevator to increase accessibility to the site due to an 11-foot difference. Jaime stated that pedestrians will have the option of utilizing the elevator or the stairs. Jaime stated that the row homes are located on the upper level.

Jaime stated there are three types of three-story row homes. Jaime stated that the six-unit building is the most prevalent but all are similar. Jaime stated there are three different floor plans. Jaime described the architecture as Spanish eclectic with materials consisting of plaster, horizontal lap siding, trellis elements, and an s-style roof. Jaime stated that along the garage, there is a wired trellis that allows vines to grow above the garage door.

Jaime stated that the shopkeeper building consists of shopkeeper units that open onto Village Way. Chair White asked if there will be restrictions placed on the shopkeeper units. Jaime clarified that the city restricts that shopkeeper units must be used for commercial or office. Paul responded that their intent is to create a vibrant commercial area. Paul stated he does not want to restrict usage to the point that storefronts go empty.

Jaime stated the mixed-use building located on Village Way will house eight residential units and a community room on the second floor and nine residential units on the third floor.

Chair White stated the commercial building is more commercial and contemporary in design. Chair White suggested having the building stand on its own. Jaime responded that the tile connects the building to the other buildings located at the site. Chair White clarified that the building is more contemporary versus the other buildings that are more Santa Barbara style. Chair White asked if it would be necessary to bring more Santa Barbara to the elements or allow the building to stand on its own.

Chair White shared his support for the integration of affordable housing units into the project instead of placing the affordable housing units on a different site.

Ken asked if there will be back entrances for deliveries so that delivery trucks do not park on Village Way. Paul clarified that there are back entrances for deliveries.

Debbie Lokanc shared her support for the greenery, vines and pocket parks. Debbie stated that the vines along the wall break up the monotony.

Stella Rogers asked how large the planted trees will be. Niki stated they will be planting 24-inch or 36-inch box trees. Niki stated these trees will have smaller canopies than the trees depicted but will cover the wall. Niki stated per minimum, one tree will be planted per building, not including the trees located in the park and recreational areas.

Motion to accept plan as presented. Motion made by Wintriss and seconded by Rogers. Motion passes 5-0-1.

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	No Report.	Next meeting is September 1, 2020 at 4:30 p.m. via Zoom.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is September 1, 2020 at 4:30 p.m. via Zoom.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is September 1, 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 9:25 p.m.

T. NEXT MEETING

Thursday, September 24, 2020
Carmel Valley Library, 7 p.m. (TBD)