

CARMEL VALLEY COMMUNITY PLANNING BOARD
 Meeting Minutes
 7 pm, Thursday, SEPTEMBER 22, 2022
 (Meeting conducted virtually via Zoom)

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absence (Board Year)
Jeffery Heden	CV Voting District 1	X		
Barry Schultz, Vice Chair	CV Voting District 2	X		0
Steve Davison	CV Voting District 3	X		2
Debbie Lokanc	CV Voting District 4	X		0
Frisco White, Chair	CV Voting District 5		X	1
VACANT	CV Voting District 6			
VACANT	CV/PHR Business			
Allen Kashani, Secretary	CV/PHR Developer	X		1
VACANT	CV/PHR Property Owner			
Daniel Curran	CV/PHR Property Owner	X		3
Michelle Strauss	PHR D1	X		1
VACANT	PHR D2			
Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		0

[Vice Chair Barry Shultz chaired the meeting]

B. APPROVAL OF MINUTES

Allen Kashani motioned to approve the August 25 meeting minutes, seconded by Debbie Lokanc and the minutes were unanimously approved with Michelle Strauss abstaining (7-0-1).

C. CONSENT AGENDA

None.

D. CHAIR'S REMARKS

None.

E. PUBLIC COMMUNICATION - Speakers are limited to topics not listed. Presentations are limited to 2 minutes or less.

Yegin Chen identified that he lives in Carmel Valley and that he was appointed by Council Member Joe La Cava to begin serving on an advisory board for the Community Development Block Grant program. Yegin noted that every year the City receives several million dollars for affordable housing and community development opportunities. Yegin provided a link (<https://www.sandiego.gov/cdbg/apps>) outlining the program and provided his email address. There is a City staff team in the Economic Development Department that administers the program.

F. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs

None.

G. WRITTEN COMMUNICATIONS

None.

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

None.

I. COUNCIL DISTRICT 1 REPORT – Emily Lynch, Office of Councilmember LaCava

Emily Lynch introduced herself as the new representative and Emily provided a report. Councilmember Joe LaCava’s office is asking for feedback on budget opportunities; and it was noted that the District One office received feedback on Pearlman and Ashley Falls drive traffic solution. Emily shared her email (ERLynch@sandiego.gov) and noted that her door is always open.

J. MAYOR’S REPORT - Matt Griffith, Office of Mayor Gloria

None.

K. COUNTY SUPERVISOR’S REPORT – Office of Supervisor Lawson-Remer

Jeffrey Yuen (Jeffrey.yuen@sdcounty.ca.gov), senior advisor to Supervisor Lawson-Remer provided a report. The County is opening a 150-bed shelter on Rosecrans that will provide onsite behavior health staff. The center opened eleven days ago. The center has helped put 116 people off the streets of which 30 are connected to health behavioral services. One in four of homeless population are seniors, and many of the seniors have disabilities. The County is looking to provide a stipend to homeless seniors of \$500/month.

L. Rik Hauptfeld – Office of Assembly Member Brian Maienschein

None.

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

Cole Reed (Cole.Reed@sen.ca.gov) provided a report. Cole noted that Senator Atkins has been participating in three bills from the governor: 1) SB1024 sets defined renewable energy goals; 2) SB27 expands jurisdiction for San Diego River Conservancy from Julian to Ocean Beach; 3) SB1041 established a permit sales tax exemption for non-profit thrift stores in military areas.

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

None.

O. INFORMATION AGENDA:

1. PHR Branch Library: Project status update at major points of construction as needed.

- Applicants - Zina Rummani, City of San Diego

There is no update.

O. ACTION AGENDA:

1.

Gas Station and Carwash: Consider proposal gas station and carwash located at 3060 Carmel Valley Road.

- Applicants - Angelica Schattier, BCE

Eugene Marini presented the project and noted that they received feedback from the Board, and incorporated the feedback with revisions. As a recap the applicant is proposing Hydrogen fueling station, a convenience store and a carwash with approximately 16 vacuum stalls. The applicant noted that the existing mechanic bays will be going away.

Regarding changes made in response to the Board's comment, the applicant noted that they have lowered the parapet walls, addressed the trash enclosures, reviewed the Carmel Valley Sign Guidelines for compliance, and developed a more enhanced landscape program.

The overall structure height is 26' since it was noted that the parapet walls lowered by 4'. They have drawn their color palette to be similar to the adjacent visitors center hotel with some earth tone colors, and they have removed the corrugated metal exterior. It was also noted that

the trash enclosure was also lowered by 4', and the amount of signs has reduced with smaller signs to comply with the Carmel Valley Sign Guidelines. The trash enclosure is now as high as the convenience store. A landscape plan was presented and it was noted that they are preserving mature trees, while providing new trees and new shrubs.

Ken, one of the applicants and a resident of Carmel Valley, also introduced himself. Ken noted that Mandates in California are causing their move towards this renovation.

Jeffrey Heden thanked the applicant for perusing hydrogen refueling and asked if the applicant has proposed a monument sign. The applicant responded that they propose to leave the existing shell sign and they are not proposing a monument sign. Jeffrey mentioned that he was hoping for another less bright color scheme. The applicant noted that they have toned down the blue and yellow and that they need the colors to distinguish their facility. Jeffrey asked about parking and it was noted that parking will be directly in front of the convenience store, with seven stalls proposed.

Debbie Lokanc asked if the trash structure could be a muted grey instead of blue, and if grass was proposed. The applicant noted that the trash enclosure area was important to keep and that they are proposing local vegetation instead of grass. A question arose about vacuum noise and it was noted that the sound study will show that the vacuum noise will be within ambient conditions.

Michelle Strauss noted that she thinks the proposal is better than what exists and only asked for good-sized trees.

Vic Wintress asked about charging stations. The applicant team responded by indicating that they are proposing to install one charging station, and it was also noted that the proposed project would be the only hydrogen charging station in the County. As the market changes they expect that they will be converting gas stalls to electric.

Vice Chair Shultz appreciated the applicants response to Board comments, and asked if environmental studies are required. The applicant noted that they will be adding traffic and acoustic studies at the request of the City. During conversation it was asked what Chair White thought about the proposal, and it was noted that Chair White liked the project but wasn't "in love with it".

After discussion, Jeffrey Heden motioned to support the project, seconded by Vic Wintress and the motion unanimously carried (8-0).

Q. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

CPC Report – Vice Chair Shultz noted that City Council did pass the Community Planning Reform policy and that this will be discussed in a future agenda.

CHAIR'S REPORT

None.

R. OLD / ONGOING BUSINESS

Jeffrey Heden is looking Board or community members to participate in the CV/PHR MAD subcommittees.

S. ADJOURNMENT

The Board adjourned at approximately 8:10 PM.

NEXT MEETING:

Thursday, October 27, 2022 Carmel Valley Library, 7 pm Location TBD

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