

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 27 October 2011**

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

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. VACANT	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9		X	
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, D 11		X	
12. VACANT	Pacific Highlands Ranch, D 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative		X	
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative	X		

ACTION AGENDA San Dieguito River Park:

1. San Dieguito River Park: Consider approving letter of support for the river park JPA to the City of San Diego regarding input for use of the polo field.

- Applicant – Jan Fuchs, Anne Harvey and Shawna Anderson

Jan Fuchs presented the JPA letter and why they are seeking board support. The main discussion was the bullet points contained in the letter, especially the use of the field for active uses such as soccer and the 100-foot wider buffer requirement. Chris Collins indicated the buffer is the area of the trail and a portion of the barn area. The buffer does not lessen the area of field use. Discussed the possibility of parking off-site to meet the parking needs rather than on site. Marvin Gerst added that geese are using the field during their migration. Chris Moore discussed the application of CEQA and its impacts on field use. It was discussed that CEQA would not impact the uses. Mel Millstein indicated that real estate asset wants the board's input during the RFP period.

Motion was made by David Bartick and seconded by Rodney Hunt as follows: The Carmel Valley Community Planning Board supports the San Dieguito River Park JPA's letter to the City of San Diego regarding the RFP for the Polo Fields property. The board also supports the continued use of the Polo Fields for athletic sports activities. Motion carried 10-0-0.

2. Rancho Del Mar Continuous Care Retirement Community: Consider approval of letter to City's DSD regarding the recent Planning Commission decision.

- Applicant – Jan Fuchs and Anne Harvey

Chair White explained to the board that this discussion and consideration is limited to the process that the PC went through and how it arrived at its findings. It is not about the project. That this board wants clear direction from the City Attorney's office on how Prop A is to be interpreted. Jan Fuchs presented the draft letter for the board's consideration. The discussion of the letter centered on these issues:

1. The Planning Commission was led to focus on a very limited issue as to whether a CCRC is synonymous with an Intermediate Care Facility (ICF). A clarification of these terms was important because an ICF was permitted in an Agricultural zone (along with nursing homes and hospitals) in 1984 (prior to passage of Prop A).
2. That although the passage of Prop A was to preclude a more intense use of the land, the previously permitted uses (such as building of hospitals) was still permitted on the lands after the passage of Prop A.
3. The Municipal Code amendment of December 10, 1990 specifically changed the definition of permitted uses in agricultural zones in Prop A Lands by precluding hospitals, intermediate care facilities and nursing facilities.

Ali Sharpouri and project's attorney Jim Dawe provided input on the information given to the commission and the discussion thereof. They also did a brief presentation of their position and understanding of Prop A. A main emphasis of Sharpouri is that open space designation cannot be placed on private lands.

Numerous residents of the area indicated that they were concerned that Prop A was not followed as intended. Public testimony was then closed.

Board discussed the text of the letter and made several changes and clarifications. Motion was made by Nancy Novak and seconded by Anne Harvey as follows: To direct the Chair to forward the letter as discussed with clarifications and changes. The final will be sent to the board members for verification that the points of the board discussion is correctly noted in the letter. Motion carried 10-0-0.

ADJOURNMENT