

Del Mar Mesa Community Planning Board

July 9, 2020 6:00 PM

<https://us02web.zoom.us/j/87457467995?pwd=WURMRGN3YmNLR1F0ay9kb1FISHdrZz09>

Attendees:

**Elizabeth Rabbitt
Michael Vinson
Derek Reeves
Ray Ellis
Paula Graubart
Shital Parikh
Christian Tresize
Barry Cohen
Kenneth Rudy
Paul Metcalf
Ish Khan**

Absent:

**Wendy Poyhonen
Diane Korsh**

Call to Order:

Chairman Ellis called the meeting to order at 6:02 PM

Roll Call:

Secretary Rabbitt recorded attendance per the Zoom attendees with Wendy Poyhonen and Diane Korsh absent.

Adoption of Agenda:

Chairman Ellis called for the review and received approval of the Agenda.

Public Safety Agencies - John Briggs, Community Relations Officer

Officer Briggs joined the meeting and reported that the division has been busy and asked for any questions or feedback. There were no questions, so he reminded the group to email him with any issues or questions.

Public Forum - Non-Agenda Items (Three minutes per speaker, twelve minutes per topic)

There were none.

Public Officials (Information and Announcements)

Proposed Fire Station Location - James Gaboury, Deputy Chief, City of San Diego Fire-Rescue Department

Chairman Ellis introduced James Gaboury and invited him to introduce the topic and open it up to questions. James Gaboury thanked Chairman Ellis for the opportunity to meet with the Del Mar Mesa planning group. He emphasized the position of the Fire Department's efforts in looking for a location and that it is in an early phase with an emphasis on the standards of coverage to meet the guidelines of San Diego for a 90% response rate within seven minutes and thirty seconds, both of which are not being met for Torrey Hills and DMM at this time. With this location, the idea is to set a station between the two neighborhoods. The location across from Gallop Crest is still under evaluation to see if a fire station can fit in that location. The first steps include the identification of potential sites and evaluation resulting in zero locations in Torrey Hills and two locations in Del Mar Mesa. A question has been asked about other possible sites. He noted that there were two sites but neither met the requirements. There was a question regarding the recording of response times. He will get back to Ricky Flahive who will follow up with Del Mar Mesa. What other than response times are used to evaluate? He replied that is just about one single metric or guideline. It was also asked about the volume of calls per area per day or week. James Gaboury noted that the volume doesn't matter that it is response time solely. It was asked if any other sites in the Torrey Hills community identified. James Gaboury noted that only DMM sites were identified. Chairman Ellis noted that the matter of the environmental impact is of great concern and asked about the status. He replied that the environmental studies do present a challenge for any site that is identified. Chairman Ellis pointed out the matter of the various issues such as the vernal pools. Chairman Ellis also asked about the scope and scale of the options. James Gaboury noted that there is always the preference for a single level station. Usually, only two-thirds of an acre is required and confirmed that there is no need for a street light. Paula Graubart asked if there would be a traffic light installed. James Gaboury reported that there will be a traffic study to determine if there is a need for a traffic light. Jason Grani from Park and Rec spoke to the matter of the evaluation of the land as it relates to mitigation and MHPA and the Discretionary Permitting Process which will determine if only a site development permit is required or a full EIR study is required. Jason Grani discussed the high frequency at which environmental impacts are requiring mitigation for projects like this and also noted that there will be a number of studies such as noise, and light. Jeff Tibaldi asked if the restrictions required of the neighborhood would be applied to the fire station. James Gaboury replied that yes it would comply with all residential requirements. At this point only the land survey has

been completed, and engineers will need to look at if space could even accommodate the station before the next studies are completed. The question was raised about the dedication of FBA funds and the balance between the two communities. Chairman Ellis noted that there are other suggestions or options that the DMMPG needs to focus on and it was agreed that GH would continue to. Lisa Ross introduced the matter of the matter that this is an essential wildlife corridor and that this would cause significant damage to the endangered habitat and suggested not wasting city time and funds. Mike Roshan raised the question about the number of calls that justify putting the station in the middle of DMM. James Gaboury reinforced that it has nothing to do with the number of calls and strictly to the amount of time it takes to respond. The question was asked about the making of a decision to move such a site into a location that is going to be fraught with conflict as well as how can the fire station meet the dark sky requirements. He discussed the minimal lighting requirements. Richard asked at what point in time did this piece of land come onto the radar. Jame Gaboury replied that just in the last twelve months, after notification that the 56 connector is not going through. Frank Landis asked about the setbacks requirements that will be challenging. Gary Levitt asked about the dimensions needed for land required. James Gaboury noted that he need .79 of an acre for the total project. Gary Levitt asked for more specifics about the minimum and maximum space and is interested in providing options that will be more economical, expeditious, and with fewer negative impacts. Dave French asked about the analysis of other sites, and for a copy of the response time reports. He also asked for average call volumes, James Gaboury will work with Ricky Flahive to get this information back to DMMPG. Paula Graubart asked if this is a station to help with canyon fires or only residential? Jame Gaboury did reply that it is part of the total system to support and will fight canyon fires if needed. Shital asked about the call volume is broken down between communities. The question was raised about the presence of an ambulance and firetruck, at this time it will be one firetruck and no ambulance. Sally Orpin asked if the truck that is located at Sorrento Valley or Del Mar Heights. He did note that there would be a similar engine at this station. Paula Graubart asked about the number of bays, the answer is there would be three. Chairman Ellis thanked James Gaboury for his time and would be following up with Ricky Flahive. Chairman Ellis encouraged the attendees to contact Ricky Flahive or him directly with additional questions or concerns.

Gary Levitt expressed his appreciation for the DMMPB support of Torrey Highlands to borrow excess funds, but the city staff killed the idea and thanked the DMMPB for their willingness to consider.

Council District 1 - Council-member Barbara Bry-Ricky Flahive

Ricky Flahive commented on COVID reopening but with the news during the July 4 holiday found San Diego back on the concerned list and has re-closed restaurants with the exception of outside dining and curbside pick up. There is also the proposed matter of using streets for outside dining. Police practices are also under review as a result of the George Floyd matter and will be considered by city council. Council Member Bay is having a zoom event this weekend Saturday from 9-11 and will email the link to Chairman Ellis. She will also be doing RSVP for ten-minute blocks from 10-11. DMM news update includes the Elizabeth Rabbitt park regarding the back

maintenance of weeds. There are staffing issues including one of the staff being out on leave for a few months. He also raised the option of a MAD to support the park.

CA Assembly District 77: Brian Maienschein - Rik Hauptfeld

Rik Hauptfeld reported on the legislative recess which has been pushed back until July 27. He also reported on the huge number of California's unemployed resulting financial assistance claims, and reminded the attendees of his availability for any questions or concerns. He also noted that the DMV has increased their number of services available online. His contact information was provided on the comment bar to the zoom attendees.

Subcommittee Reports and Discussion

Joint DMM/CV Trails Sub-Committee - Ray Ellis

Nothing new to report from the Fairmont Grand Del Mar status.

FBA Update -Community Plan Update - Ad Hoc Committee

Chairman Ellis reported that the Ad Hoc committee which met with the resulting report from Paul Metcalf on the matter of the FBA status report. Paul Metcalf reposed that the last update to the PFFP occurred in 2016 without any notice to DMMPB. As a result, there was no ability to have any input and the update did not include or implement the earlier written recommendation of the DMMPB. One of which was the concern for \$1M payment to finance a fire station that does not benefit the DMM community. He also commented on the comments we just heard from the chief of the Fire Department. Paul Metcalf's recommendation is that the PFFP be updated again, and reviewed documentation of the fees paid by DMM including the traffic study that was performed which included the seven-minute response time which justifies the addition of an emergency access road in place of the fire station smack dab in the middle of endangered habitat. There were over \$37M in Fund Revenue for DMM, with the current balance close to \$10M which could certainly be used to build an emergency access road to create the seven-minute response time which removes the requirement for the construction of a fire station. Chairman Ellis asked for board permission to present this as a preferred and DMMPB recommended alternative to the fire station in the proposed location to serve the Del Mar Mesa Community. Tristan Orpin noted that a DG access road is already installed up to the end of Del Vino Court. Paul Metcalf clarified that the missing part is the crossing the creek-bed near the 56 and also noted that the existing DG road would not work for a firetruck. Paul Metcalf noted on the reported Little McGonigle road response time of five minutes. Chairman Ellis will bring this back to the August meeting to review. Paul Metcalf noted that in spite of the \$ and the options there are obviously other matters at stake. Paul Metcalf emphasized the need for DMMPB to go after the application of the \$20M funds to the specific needs of DMM not the willy nilly desires of the city. Christian Tresize raised the question of what would be the opposition to the proposal of the access road. Jeff Tibaldi noted that the fire chief is the one that is taking on this project with what appears to be a high level of personal interest and focus. Paul Metcalf noted that the

options in the Torrey Hills area make so much more sense. There is no way they can do this project without an EIR at a cost of over \$1M. The cost to fill in a canyon to create a flat building pad will be astronomical. Chairman Ellis returned to focus to the response from the DMMPB and working with the city and Ricky Flahive. Michael Vinson also noted that the delay in response time is painful, with reference to the delay in ambulance response for patrons experiencing heart attacks. Paul Metcalf will send all of his files to Chairman Ellis to share with DMMPB. He also noted that the DMM FBAs are the highest in the city. This matter will be returned to next month's meeting. Lisa Ross noted that the environmental groups are paying high attention to this matter due to the wildlife corridor and that the city would save themselves tons of \$ by moving to an alternate location vs an MSCP location which will require much more than an SDP.

Del Mar Mesa Preserve/Notch Oversight - Shital Parikh

Lisa Ross reported that a lawsuit has been filed, with no settlement in sight, and no court date set. There are two actions, one of which requires a return to the ballot and the CEQA action with is based on inadequate environmental studies.

By-Laws and Board Opening(s) - Elizabeth Rabbitt

Filing of the annual report

Elizabeth Rabbitt reported on the draft 2019 annual report, which was news to her, but with the approval of the DMMPB would submit the draft report to the Planning Department. There was a motion and second and the 2019 Annual Report will be submitted as presented.

Code Enforcement Committee - Christian Tresize

Christian Tresize thanked Shital Parikh profusely for her work on the street and personal efforts to get these issues resolved. Shital Parikh commented on the four homes of concern, three of which have been completely repaired. Shital Parikh will be following up with Steve personally to complete his project. Chairman Ellis also commented on the new owners of the vacant lot that stepped up to the plate, and also raised the matter of the city responsible for the segment of DMM road across from the Fairmont Grand Del Mar. Kenneth Rudy also commented on the matter of the Robert Loftin response, and suggested that Elizabeth Rabbitt make an attempt to gain his support as a volunteer, good neighbor, not as a 'Requirement'. Shital Parikh asked Ricky Flahive if there is a person to contact about cleaning up the trail with fire season coming. Paul Metcalf suggested contacting James Gaboury. Ricky Flahive will follow up on our behalf. The property across from Alta Del Mar has been turned over to the city including the specific area that is dangerously eroded. Paula Graubart confirmed that the paperwork for conversion to the city has been completed. Chairman Ellis asked if the HOA has made an appeal to the city, she will also work with Park and Rec. There was also a suggestion that Paula Graubart reach out to Jason Grani. Paul Metcalf review briefly the development and operation of a MAD.

Liaison Reports

Carmel Valley Recreation Council-Derek Reeves

Derek Reeves reported that he had nothing new to report over Ricky Flahive's report. And that unless DMM develops a MAD we will be at the mercy of Park and Rec and their limited capacity related to budget and staffing.

Friends of Del Mar Mesa-Diane Korsh

Shital Parikh briefly reported on the successful development of a new Del Mar Mesa Garden Club, which was launched as a part the operation of Friends of Del Mar Mesa.

HOA Roster

Ish Kahn reported on the progress he has made on the HOA roster which still has a few blanks and has been sent in draft form to all of the DMMPB members. Chairman Ellis thanked him for his work.

Ongoing Discussion - Active Items

Developer Signage on existing Signs - Kenneth Rudy

Kenneth Rudy reported that he has not managed to round up bids on replacement signage yet but will reach out to potential vendors.

Approval of Minutes:

Chairman Ellis called for review and approval of the June 2020 draft minutes. Paul Metcalf made the motion to approve, Christian Tresize seconded, Michael Vinson and Kenneth Rudy abstained and the motion was carried.

Adjournment:

Chairman Ellis adjourned the meeting at 7:47 pm.

Next Meeting:

August 13, 2020