

***Del Mar Mesa Community Planning Board***

**May 14, 2020 6:00 PM**

Ocean Air Recreation Center, 4770 Fairpoint Way, San Diego, 92130

**Attendees:**

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

**Absent:**

**None**

**Call to Order:**

Chairman Ellis thanked the participants for attending this virtual Zoom DMMPB meeting called the meeting to order at 6PM.

**Roll Call:**

All present

**Adoption of Agenda:**

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

**Approval of Minutes:**

Chairman Ellis called for review and approval of the March 12, 2020 draft minutes. Michael Vinson made the motion to approve, Shital Parikh seconded the motion and the motion was carried.

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

Joe LaCava - Joe LaCava reminded DMMPB that he is running for District 1, and is very familiar with the Del Mar Mesa Community and is very appreciative of the support of DMMPB.

### **Chair's Remarks:**

#### **Redistricting Project**

Chairman Ellis commented on the every ten year project, and the call for volunteers. If anyone is interested in participating as a volunteer contact Chairman Ellis .

### **Public Officials (Information and Announcements)**

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

Ricky Flahive discussed the process of the city budget which is underway, and of course is challenged due to the current pandemic shut down. Barbara Bry's office in general is fully operational, with staff working from home. Ricky emphasized his availability to DMMPB members. Ricky noted that he is taking full responsibility for the Del Mar Mesa, and Torrey Hills Community.

#### **Community Planning: Lesley Heneger**

Lesley Heneger joined the meeting and thanked Shital for being the first to reach out to the city on using the video conferencing ability to keep the board meetings ongoing.

#### **CA Assembly District 77: Brian Maienschein - Rik Hauptfield**

Rik Hauptfield's comments focused on the concern for the economy and need to reopen the state while doing so safely. The massive number of unemployment claims and calls has been overwhelming. He also announced that at long last the DMV beginning to embrace electronic approaches to processing and is now offering virtual office options which are efficient, exciting and overdue.

#### **CA State District 39 Senate Pro Tempore Toni Atkins - Miller Saltzman:**

Miller Saltzman forwarded his Assembly handouts to Chairman Ellis, which he will forward to Secretary Rabbitt for distribution. The senate reconvened on Monday, and is of course focused on the pandemic, economy, budget and safety going forward. The Governor continues to hold his daily update meetings, the major impact of this crisis is the transition from a record breaking surplus to a massive deficit. There are over \$100B in emergency funding needs to be dealt with.

There are proposed protections including tenants and landlords. He also discussed the supports in place for helping folks find jobs.

### **Congressman Scott Peters Office:**

### **Action Items**

#### **Merge 56 Project Update - Gary Levitt**

Gary Levitt joined the meeting. Via Zoom he provided a visual “map” of the project which was originally named Rhodes Crossing and is now Merge 56 and is a mixed-use project. He discussed the requirement for the developer to build the street access from the SR56 to Park Village Rd, and the fact that Park Village is today a mile long culdesac with 1,400 homes and an elementary school. The city policy is that development with over 100 homes will not be allowed to build if there is single road access. All the buildings are in a high fire zone per city fire maps, and the one point of access is a huge liability and safety issue for all. Everyone involved at the city is in agreement that the situation needs to be fixed in an urgent manner but there is no money. The construction of Camino Del Sur creates this 2nd point of access. When the original Rhodes Crossing project was first approved in 2006, Camino Del Sur was a Public Improvement Project to be built and paid for by the city. Documents dated 2006 reference the four-lane major thoroughfare as part of the city plan. After that, there was a lawsuit regarding citywide vernal pools, which stopped construction. The suit was settled in 2011 and during that time the permits for these streets expired. Gary Levitt bought the forty-acre commercial portion of the Rhodes Crossing project in 2013. He took responsibility for updating and reprocessing the street permits and spent more than 5 years obtaining them. But the City now has no money on hand in the Torrey Highlands FBA to pay for these streets in advance of the development. He gave an overview of a homebuilder transaction and grading etc and his intent to use funds from a sale of home sites to a builder to come up with the money for Camino Sel Sur, which is an FBA project in Torrey Highlands community. Since the development of the Covid-19 pandemic, the home builder has pulled out entirely from the contract. So an alternative means of financing the construction of Camino Del Sure as soon s possible is needed. Although there is no money in Torrey Highlands FBA, there are \$22 million on deposit in the Carmel Vally Public Facility Financing Plans Fund Balance along with \$28Million in Pacific Highland Ranch, and \$9.9 Million for Del Mar Mesa, for a grand total of over \$50Million in total that is unspent and lying in bank accounts. Of this only \$10M is budgeted to be spent with projects which would occur in the near term. There are also future collections in these communities of another \$50M. Rancho Penasquitos Community has over \$7Million on deposit, and the RPCPG agreed at last night's RPCPG meeting to transfer this to the Torrey Highlands fund for the Camino Del Sur project. The total that is needed for the public improvement project bid is \$22Million, which means an additional \$15Million is still needed. A hurdle to be faced is the fact that it has been many years since the city has last agreed to and facilitated such a transference of fund balances. The ask that

Gary stated is that he is approaching each of Del Mar Mesa, Carmel Valley, and Pacific Highlands Ranch asking each to allow \$5Mm from their unused funds on hand to be transferred for use by Torrey Highlands on this Camino Del Sur Project. The funds transferred will be returned based on the collection of the FBA fees from the various commercial projects and home construction in the neighborhood of this project, which will exceed \$65M. Interest on this money at 4% per annum will be paid. There is still a need to secure support for the idea from the City Management office and City Council. Diane Korsh asked about the length of the loan, and Gary Levitt replied that he estimates two to four years. He gave an overview of the basis of his assumptions including the timing of the projects. Diane commented that she likes the strategy. No action will be needed until after the city approves the concept and allows him to formally approach the communities for their formal support to the inter-community use of FBA funds.

### **Proposed Fire Station**

Chairman Ellis noted his concern for the fact that the Fire Department has its sights set on the Alta Del Mar location. Ricky Flahive began research after the DMMPBs last meeting to find out where the needs are noting the Torrey Hills density and it was explained to him that this direction was initiated with the elimination of the Little Mcgonigle link. The first thing that is underway is evaluation of a location which can meet the emergency response times and if the property can be used for this purpose. As of right now there is no CIP (Capital Improvement Project) number attached or source of funding, and is still in the “idea” mode. Given the Covid-19 crisis much is at a standstill. Chairman Ellis mentioned other locations/sites that have been suggested as alternatives and asked Ricky Flahive if they had been considered. Ricky Flahive has been told by the Fire Department that no other locations are being considered. Paula Graubart raised the matter of the city making the decision to spend \$1M to evaluate the location of the fire station and how they made that decision at the DMM community expense, and if the evaluations process includes a number of options or only the Alta Del Mar location. Diane Korsh noted that the DMMPB had included a fire station or substation, and purple water being earmarked as DMMPB’s priorities. Shital Parikh also had spoken with Kathryn Burton, chair of Torrey Pines community Panning Board. According to Ms Burton, the Torrey Hills Community has never identified and approved a location for a fire station in their community. Over the years she has seen mention of proposed fire station in Torrey hills and has always asked for clarity from the media on where this information was coming from. She has never been given clarity on the source of the proposed project in Torrey Hills. Paula Graubart requested that DMMPB request that James Gaubry attend the next DMMPB meeting to discuss. Shital Parikh also noted that for a wild fire in the Preserve the response would be from Cal Fires, not from a city fire department.

**Paul Metcalf made the motion to direct Chairman Ellis to draft a formal response from DMMPB the motion was seconded by Paula Graubart.** Jeff Tibaldi commented on the concern disconnect between the proposed location outside of the high density area which will clearly be making all of the calls and demands. He also noted that the location which will require fill of thirty to forty feet to convert a canyon into buildable space. He expressed his appreciation for the DMMPB representing the concern of Del Mar Mesa. Gary Levitt mentioned that the involvement of DMMPB is defiantly needed and of value. The location

behind the Von's at Torrey Hills would make much more sense, along with the YMCA property. Michael Vinson noted that the first review of the concept was that of a substation supporting ambulance or ENT response, and asked the question about how it turned into a full scale fire station. Diane Korsh emphasized the need to make the officials involved in site selection aware of the other options. Chairman Ellis noted that these other options would be included in the response to the city. Paul Metcalf emphasized the need to make sure the concern of DMM be made clear to all of the parties involved, such as the Mayor, Planning department, etc. Chairman Ellis will work with Paul Metcalf in the preparation of the letter. **Chairman Ellis called for a vote on the motion and the motion was carried.**

### **Subcommittee Reports and Discussion**

#### **Joint DMM/CV Trails Sub-Committee - Ray Ellis**

No updates.

#### **FBA Update -Community Plan Update - Ad Hoc Committee**

**No updates but follow up to do on the \$1M budget for the fires station evaluation**

#### **Trail Completion - Diane Korsh**

#### **Del Mar Mesa Preserve/Notch Oversight - Shital Parikh**

#### **Code Enforcement Committee - Christian Tresize**

Christian Tresize reported not progress update since the last meeting, after letters had been sent, along with follow ups. There is a need for further pressure. Kenneth Rudy asked Chairman Ellis about the home owners at the corner of Anderson Ridge and their plans for making the improvements needed. Chairman Ellis reported that they have a new landscape vendor, and have plans in progress for tree trimming and fence improvement. Kenneth Rudy also pointed out with the large volume of pedestrians safety is more important than ever. Shital Parikh raised the idea of forwarding the issues to the Code Enforcement department. Christian Tresize noted that getting Code Enforcement involved, including researching property requirements that spell out the home owner requirements. Kenneth Rudy asked if any of the FBA fund could be allocated to any of the trail and fencing repair issues. Diane Korsh noted that there is \$300K in funds earmarked specifically for trail construction or installation. Kenneth Rudy asked for what channels need to be pursued to determine the accessibility of the FBA funds. Shital Parikh suggested that she personally meet with her neighbors to address the concerns raised in the notification letters. Kenneth Rudy requested that Chairman Ellis have an exploratory conversation with the city about availability of the funds. Christian Tresize suggested that letter number three should come from the Del Mar Mesa Planning Board, and proposed that he prepare

a draft letter to be presented at the next DMMPB meeting. There was also a discussion regarding the new land owner across from Katie Clapp's home. **Kenneth Rudy made the motion for Christian Tresize to draft a letter to be reviewed by the board, Michael Vinson seconded and the motion was carried.**

### **Action Items**

### **Liaison Reports**

#### **Carmel Valley Recreation Council-Derek Reeves**

There have not been any meetings for some time. Derek Reeves has been receiving tons of complaints and the fact that the park is so neglected and full of weeds. Chairman Ellis noted that with the economic crisis the city is about to face and the budget deficit he is not optimistic. Wendy Poyhonen raised the idea of how to privatize the park by having the HOAs come together to finance the maintenance of the park. Chairman Ellis noted that the city is beyond reticent to allow private involvement and would prefer to have the park in disarray rather than allow private party involvement. **Wendy Poyhonen asked that all board members use their Get It Done app to make complaints.**

#### **Los Penasquitos CAC - Shital Parikh**

#### **Community Planners Council - Chair or Vice Chair**

#### **Friends of Del Mar Mesa-Diane Korsh**

The group is working on matters such as the website, and the treasury.

#### **SDPD Citizens Advisory Committee - Elizabeth Rabbitt/Paula Graubart**

### **Ongoing Discussion - Active Items**

#### **Developer Signage on existing Signs - Paul Metcalf**

Kenneth Rudy did not have any follow up.

#### **Dog Poop stations**

Shital Parikh is following up with the city .

#### **Adjournment:**

Chairman Ellis adjourned the meeting at 7:35 PM.

#### **Next Meeting:**

June 11, 2021