

Del Mar Mesa Community Planning Board

Thursday, March 13, 2008
Carmel Valley Library, Community Room
3919 Townsgate Drive

Elections - 6 pm - Please Vote 6:00 FBA Sub Committee Meeting 7:00 PM Regular Meeting

1. Call to Order

2. Administrative Matters

- Roll Call of old Board (need quorum)
- Adoption of Agenda
- Approval of Minutes - February 2008

3. Community Member/Public Comments

Speakers are limited to topics not on the agenda and are limited to 2 minutes or less.

4. Chair's Remarks

- Correspondence
- Sub area Fire Preparedness Plan - Need a volunteer to head this project!
- Park Construction Update -
- SR56 I-5 Ramps Rep

5. Liaison Reports

- a. Supervisor Slater - Sachiko Kohatsu
- b. Council District 1 - Woo-Jin Shim
- c. Marc Schaefer - Representative Bilbray
- d. Long Range Planning - Bernie Turgeon

6. Presentations

7. Consent Agenda

None

8. Action Agenda

- a. FBA - Update- Charlette Strong/Financing Dept-
- b. **S.T.O.P.** - Presentation by Torrey Pines Neighborhood Organization Regarding the SR56 I-5 Ramps / Eminent Domain - Pat Stewart - Letter of Support

9. New Business/ On Going Discussion - Active Items

1. MAD - Establishment - Sub-committee Report - Paul Metcalf
2. Carmel View Project -6360 Shaw Ridge Rd --Don Conley - Little McGonigle Rd - Subdivision for 13 homes on 15 acres -
3. Farms Del Vino Court - at Del Mar -Job 42 7663 Proj # 127207- Dev Permit for previously graded horse corrals-Michael Rollins

4. Meadows Open Space Encroachment SCR – New submittal made – June 2006– Perry Dealy
5. Anand Property - Off Del Mar Mesa Rd – Jay Ramos / Sandhya Anand
6. AT&T Wireless – ‘The Barn’ - 5175 Del Mar Mesa Road – Request Approval of Revised Project - Kerrigan Diehl
7. Del Mar Estates - old Stella Property – Henry Ho & Dan Wery - RBF
8. Finley Del Mar – 12703 Toyon Mesa Court
9. DMM Rd –R.O.W Landscaping plus strip of land along south side of DMM Rd – Sharf Property – future parcel line adjustment?
10. Community Design Guideline Review- review and incorporation of fence , wall and sign program - establishing procedure for implementation - discussion – Gary Levitt

10. Old Business / Inactive Items

- 1 Mesa Norte TM – Barratt American – construction of 8 ft paved sidewalk vs. TM approved DG Trail – To be removed when Trail Maintenance Issues are resolved - Paul Metcalf
- 2 Sunrise Powerlink – Response to DEIR/DEIS - Laura Copic Micah Mitrosky
- 3 Trails– Old Jeep Trail @ Whitehorse – Jim Bessemer
- 4 SDG& E and Sunrise Powerlink – Monitor Process
- 5 Del Mar Ridge - Additional Landscaping Improvements -
- 6 Condition of Right of Way Landscaping and Trail - Old Schotz Project - Monitor

11. Sub-Committees

- Specific Plan Compliance - Hudson
- Community Spirit – Johnson
- Trails – Gerst

12 Results of Elections – Certify and Seating of Candidates

- a. RESIDENTIAL MEMBERS: Q1, Q2, Q3
- b. DEVELOPER MEMBER > 20 acres
- c. DEVELOPER MEMBER <20 acre dev seat

13 Items for consideration at next meeting

April 2008 Agenda Issues?

14 Adjournment

Please direct requests for information to Gary Levitt at gary@seabreezeproperties.com

Del Mar Mesa Community Planning Board
Thursday, February 14, 2008
DRAFT MINUTES

* **Roll Call of Board:** EXCUSED, Kashani, Metcalf, Nascenzi
9 members present,

* **Adoption of Agenda;** APPROVED AS PRESENTED

* **Approval of Minutes** - January 2008
correction: meeting on 08
approved

Community Member/Public Comments

Jerry McCaw appeared and provided the board with a summary of a proposed land swap that he is working on with the real estate assets department of the city. He owns two parcels of land in Del Mar Mesa: the first is a 10 acre parcel off of Del Vino Court, and the second is a one acre parcel in the open space acquisition area east of the Preserve. The 10 acre parcel is burdened by a non-construction easement which was placed on it in 1990. Mr. McCaw proposes to swap the city the one acre parcel for the removal of the easement over the 10 acre parcel and approval to build on one acre of the 10 acres of that parcel.

He agreed not to pursue this matter until the board had a chance to review this issue with an accompanying action item at a future board meeting. This will probably be in April because Mr. McCaw is unavailable for the March meeting.

Chair's Remarks: none

Correspondence: none

Sub area Fire Preparedness Plan - no report

Park Construction Update -
The chairman reported that the city and some private members of the community are exploring alternative financing for the park site, but he could not be any more specific than that.

SR56 I-5 Ramps: no report

Liaison Reports

Supervisor Slater - Sachiko Kohatsu no report
Council District 1 - Woo-Jin Shim no report

Marc Schaefer - Representative Bilbray
Mr. Schaefer reported that passage of the economic stimulus package recently passed and signed into law by President Bush. He was also asked about the congressman's stance on the sunrise PowerLink and said

that Mr. Bilbray in general is in favor of a new power sources and transmission lines. However, Mr. Schaffer will bring to the congressman's attention some of the alternatives that have been proposed.

He was also asked about the status of the building of the border fence and said that it is his understanding that it was progressing.

Long Range Planning - Bernie Turgeon no report

Presentations

* **S.T.O.P.** - Presentation by Torrey Pines Neighborhood Organization Regarding the SR56 I-5 Ramps / Noise and Eminent Domain
Mr. Pat Stewart appeared for an organization called S.T.O.P. (which stands for stop taking our property and do something about the noise). This organization consists of homeowners and residents who live on the west side of I5 between Del Mar Heights Road in Carmel Valley Road mainly along Portofino Drive.

In connection with the possible widening of I-5 in this corridor and sr56/I-5 on and off ramps CAL Trans and the City have informed residents that their homes may, at some future time, be condemned for this widening.

Mr. Stewart asked the board to support his committee's efforts to force CAL trans to not condemn their homes or other residences.

Mr. Stewart also asked that we support their efforts to force Caltrans to construct better noise abatement structures for their homes which experience noise levels above those permitted by Caltrans regulations. There was some questioning the Mr. Stewart about the widening of I5 in this corridor versus the potential ramps and whether these were part of the same project or separate projects. There seems to be some confusion in the minds of Board members about this issue.

The board pointed out that this is not an action item and we could not take a vote at this meeting but agreed that we would put this on the agenda for the March meeting as an action item.

Consent Agenda None

Action Agenda

a. Sunrise Powerlink - Response to DEIR/DEIS - Laura Copic Micah Mitrosky

A presentation was made concerning the draft EIR draft EIS for the sunrise PowerLink.

Material was passed out to the board showing many inaccuracies and or inconsistencies in the current draft documents. A motion made by Perry Dealy and seconded by Victoria Johnson was passed 9 -- 0

The motion asked that a letter be sent to the state PUC, asking that alternatives to the current proposal be seriously considered.

Some of these alternatives include locally generated power plants using alternative generating technology such as wind, solar, and biomass.

b. Election : March 13, 2008. Confirm Candidates for Election - Marvin Gerst & Allen Kashani

Elections are to be held prior to next month's regular meeting on March 13, 2008. Three residential seats are up for election, the Q1

quadrant, Q2 quadrant and Q3 quadrant. The Q1, Q2 seats are currently held by Victoria Johnson, and Lisa Ross respectively. They have both announced that they will run for reelection to these seats. The >20 acre developer's seat is also up for election and the current holder, Alan Kashani, also said he will run for a new term. Gary Levitt will vacate his <20 acre developer seat, and run for the Q3 residential seat.

c. Miramar Navel Air Station - Respond to EIR- Lisa Ross

Lisa Ross reported that she had received a draft DIR or the Miramar Marine air Station. Apparently the military must update their land use plans on some periodic basis. She reported that, as far she can tell, there is no new operational or land use issues to be dealt with.

d. Placement of 'Dead End' Signs - request that traffic engineering start forwarding all traffic calming requests to the planning department first.

Gary Levitt reported that he had been in communication with city traffic engineering concerning these unneeded dead-end signs. Board voted to send a letter to traffic engineering reinforcing this request.

e. AT&T Wireless - 'The Barn' - 5175 Del Mar Mesa Road - Request Approval of Revised Project - Kerrigan Diehl

A new planning firm, Booth and Suarez, presented an updated version of the Cingular cell tower and barn for the Brumfield property at 5175 Del Mar Mesa Road. According to the plans this barn would be a pre-fabricated barn with a cupola atop the front and rear portion of the barn which would hide the cell antennas themselves. This new barn would be approximately 96 feet long and 40 feet wide. The barn itself would be 23 feet tall and the cupolas would be another 7 feet or total height of 30 1/2 feet.

The current barn is shown to be 12 feet tall and approximately 36 feet wide and the length is unknown.

This planning firm also showed us photo simulations of the new barn and photos of the current barn to demonstrate that they have approximately the same bulk and mass. Several board members however questioned whether these were accurate because the much bigger proposed barn seems to occupy the same space as the old barn which could not be true. The board asked them to come back at a future meeting with some new information: superimpose the new barn footprint and elevation over the current barn so that we can get a good idea of the differences in bulk and scale, a better and denser landscape plan using larger trees than shown in the current landscape plan, a better design for the barn itself so that it does not look like an inexpensive prefabricated barn. Overall the board was displeased at the similarity of this plan to previous plans presented on other occasions to us.

New Business/ On Going Discussion - Active Items

1.FBA - Update- Charlette Strong/ Charlene Gabriel Financing Dept- FBA staff presented an update of the draft changes for fiscal year 2009. Community build out has increased to 566 units due to increased entitlements. The grand Del Mar hotel and resort (commercial development parcel) construction schedule is unknown due to market conditions. The Shaw Lorenz development will be phased in to begin in fiscal year 2009 with approximately 26 units per year until build-out

of 136? (139) units total.

The most significant change is the building of a little McGonagle Ranch Road from Del Mar Mesa Road to state Route 56. The construction cost which began at \$5 million has now been increased to \$15.3 million. As a result all other projects must be delayed indefinitely or moved to some distant future time. The per-unit FBA fee may increase 20% to approximately \$100,000.

Chairman Levitt stated that the community needs to have a serious discussion about whether little McGonagle Ranch Road and the on/off ramp at SR 56 should be built. Both of the cost and the greatly increased traffic of commuters avoiding the I5/805/SR 56 merge make this facility unattractive in the eyes of some board members

2. Meadows Open Space Encroachment SCR - New submittal made - June 2006- Perry Dealy

Perry Dealy reported that they have submitted their sixth submittal to the city. This project has moved from a substantial conformance review project to a full-scale site development permit. As a result the settlement which was signed with the city in 2005, and calls for a payment of \$250,000, to be used for trail improvements in Carmel Valley and Del Mar Mesa, has been put off until approvals are granted.

3. Carmel View Project -6360 Shaw Ridge Rd --Don Conley - Little McGonagle Rd - Subdivision for 13 homes on 15 acres - no report

6. Anand Property - Off Del Mar Mesa Rd - Jay Ramos / Sandhya Anand

Marvin Gerst reported that he and Mike Finley are attempting to meet with the developer but their requests for a meeting have not been responded to. A meeting with the city planners is scheduled for next week.

7. Farms Del Vino Court - at Del Mar -Job 42 7663 Proj # 127207- Dev Permit for previously graded horse corrals-Michael Rollins no report

8. Del Mar Estates - old Stella Property - Henry Ho & Dan Wery - RBF no report

9. MAD - Establishment - Sub-committee Report - Paul Metcalf no report

10. Finley Del Mar - 12703 Toyon Mesa Court no report

11. DMM Rd -R.O.W Landscaping plus strip of land along south side of DMM Rd - Sharf Property - future parcel line adjustment? no report

12. Pardee / Shaw Lorenz Property - update on when the project may obtain its final grading plan - Allen Kashani no report

13. Community Design Guideline Review- review and incorporation of fence , wall and sign program - establishing procedure for implementation - discussion - Gary Levitt
no report

Old Business / Inactive Items

1 Mesa Norte TM - Barratt American - construction of 8 ft paved sidewalk vs. TM approved DG Trail - To be removed when Trail Maintenance Issues are resolved - Paul Metcalf
no report

4 Trails- Old Jeep Trail @ Whitehorse - Jim Bessemer
no report

5 SDG& E and Sunrise Powerlink - Monitor Process
see report above

Del Mar Ridge - Additional Landscaping Improvements -
no report

6 Condition of Right of Way Landscaping and Trail - Old Schotz Project - Monitor
no report

Sub-Committees no reports
* Specific Plan Compliance - Hudson
* Community Spirit - Johnson
* Trails - Gerst
Items for consideration at next meeting
March Agenda Issues? in above reports

Adjournment