

Del Mar Mesa Planning Board
Thursday, July 14, 2011
Carmel Valley Library, Community Room
3919 Townsgate Drive
Meeting minutes

Attendees:

Gary Levitt
Elizabeth Rabbitt
Lisa Ross
Jim Bessemer
Paul Metcalf
Preston Drake
Ken London
Allen Kashani
Prabodh Patel
Marvin Gerst
Michael Vinson

Absent:

Trey Nolan

- Minutes – Jim Bessemer motioned to approve the minutes, Paul Metcalf seconded, and the action was carried with Prabodh Patel abstaining.
- Liaison Reports – Mel Millstein provided an update and noted that the Mayor has directed Facilities Financing staff to study additional cash flow scenarios with revised assumptions. Mel will try to get Facilities Financing staff at the next meeting. Regarding the Barn, Mel noted that Development Services Staff is working with the applicant to have trees replaced. Sachiko Kohatsu also provided a report.
- City Planner Bernie Turgeon attended the meeting and the board explained to Bernie that the Grand Del Mar Resort has started an equestrian program and have created new and or widened existing trails throughout their Open Space property south of the Resort. The board also explained the City Open Space Department and Code Enforcement have been informed of the issue. Bernie will discuss the issue with Chris Zirkle and Betsy Miller.

- Natural Resource management Plan – Gary reported on a meeting that he and Rob Mikuteit attended with the Resource Agencies (included Randy Rodriguez of the California Department of Fish and Game, Patrick Gower of US Fish and Wildlife Service, and both Chris Zirkle and Josh Garcia of the City Open Space Division). It was noted that the Resource Agencies feel that if a trail touches a vernal pool that is illegal and their official position is zero impact. At the same time, the Resource Agencies recognize that a trail plan without an east-west connector is not feasible. It was noted that the City is working on a Habitat Conservation Plan (HCP) for vernal pools, and the Resource Agencies may be prepared to have conversation about mitigation opportunities for trails impacting vernal pools when the HCP is done, assuming this is provided for in the HCP. Also, the Resource Agencies want delineation of the Rhodes project before delineating additional trails. It was specifically noted that at the agency meeting Randy Rodriguez had suggested they would be supportive of City trails and a reference to future east-west trail once the Rhodes project and HCP are approved. A comment was also made that FBA funds may be a good resource for creating and improving official trails with peeler pole fencing and interpretive signage in the Preserve.

Bernie Turgeon presented the proposed community plan amendment map and language. Bernie explained that all proposed trails must be shown on the plan amendment map to be considered a trail. Bernie also noted some of the language allows for flexibility but Lisa Ross commented that she prefers the clarity of a final plan. There were comments that some trails are missing from the map and that some of the language doesn't allow flexibility for narrower trails where needed within the community. It was determined that Rob Mikuteit will incorporate these comments into the map for discussion at a subcommittee meeting, and Rob will add a dashed line to designate the proposed east-west connectors.

There was discussion about supporting the plan amendment to add trails but not supporting the RMP trails plan and instead providing comments to the trails plan. After Marvin Gerst explained that the LPCPCAC would not act on the issue for a few months, the board decided to table the topic for action at the September meeting. Allen Kashani will set up the subcommittee meeting.

- Redistricting – Lisa Ross explained that endorsing the Coast/Canyons plan may put part of the Del Mar Mesa Preserve into a different community. Lisa explained that Anne Harvey, Manjeet Ranu and Lisa spoke to have the issue fixed but Lisa would like authorization from the board to send another letter approving the Coast/Canyons plan if it keeps our community intact. Allen Kashani motioned to send the letter request, seconded by Paul Metcalf and unanimously approved (10-0). After further discussion, the motion was then amended by Allen to request that Torrey Highlands and Carmel Valley Neighborhood 10 don't be split and remain with District One, seconded by Paul Metcalf and unanimously approved (10-0).

- Next Meeting – It was noted the board will be dark in August and the next meeting is September 8.
- Adjournment – The meeting was adjourned at 9PM.