

Del Mar Mesa Community Planning Board
Thursday March 10, 2016
Carmel Valley Library, Community Room - 3919 Townsgate Drive

Attendees:

Gary Levitt
Diane Korsh
Elizabeth Rabbitt
Lisa Ross
Preston Drake
Michael Vinson
Rob Mikuiteit
Jim Besemer

Absent:

Amy Wood
Ken London
Paul Metcalf

Call to Order

Chairman Levitt called the meeting to order at 6:18 pm.

Adoption of Agenda

Chairman Levitt called for approval of agenda. Lisa Ross raised the matter of the EIR notice on the “Notch” project and the time limited opportunity for DMMPG to develop and approve. Chairman Levitt noted that it is on the agenda and will take action at that time. The agenda was accepted as presented.

Approval of Minutes - January 2016

Ray Ellis moved to approve as presented, Michael Vinson seconded and they were approved.

Community Member/Public Comments

Gary called for public comments.

Jan Hudson raised the issue of the advertising signage of the developers in the right of way along Carmel Country Road and Del Mar Mesa Road. Chairman Levitt asked for a volunteer on the DMMPB notify the city. **Steve Hadley volunteered to be the conduit of communication but requested specific identifiers and locations. Diane Korsh will work with Steve Hadley on this matter. Steve also noted that City Code Compliance should be notified as well.**

Police

Tracey Williams reported that car prowls are still an issue. Folks are leaving valuables visible in cars. The Special Olympics Torch Run event is coming up on May 31 is focused on raising funds for the Special Olympic organization. Participation in this event is exclusive to members of the police department but the public is called upon. **Elizabeth Rabbitt will obtain web link from Officer Williams in order to allow for support opportunities.**

Council District 1

Steven Hadley reported on the progress (or lack thereof) on the park, noting that the bids came in at \$300K plus over the FBA budget. To move ahead an additional \$500K has to be approved in the FBA update – see below - but the bad news is it will not be available until June at in best of cases. Charlotte Strong gave a brief overview of the needed stages of the updated FBA plan approvals. **Gary requested a breakdown on the costs involved in history to date charged by city staff as part of the project planning expenses.** The concern now is without a FBA approval the entire park project will be delayed. Gary asked Steven to investigate a phased construction project on the park. **Gary also asked Steve to follow up on the status of road name changes from Carmel Mountain to Del Vino Court for the Alta Del Mar segment, the Pardee failing peeler pole fences west of the park , as well as the matter of the trails that are failing and in need of repair along all slopes south of the Duck Pond project.**

Dan Monroe – City Planning

Dan reminded DMMPG of the matter of the need for updated by-laws for each of the community planning groups to make sure that they meet the

new template. **Gary Levitt asked that Dan resend the draft by-laws and asked the members of DMMPG review and prepare for approval at the next meeting.** Dan also introduced Sara Toma who is new to the department and will be the new planner assigned for Del Mar Mesa Planning Group.

Friends of Del Mar Mesa

Lisa reported that FoDMM's focus at this time is on the Notch, and also commented on the latest trail work.

Trails

Preston reported on the latest work and that he will be reviewing the trails again after the rain. On the 27th of February, the San Diego Mountain Bike Association (SDMBA) in concert with the International Mountain Bicycling Association (IMBA) Trail Care Crew and Pardee representatives marked out and began work on the approximately ½ mile DMM "Appendix" Cobbles extension trail. Preston hiked this trail between the tunnel under Del Vino Court / Carmel Mountain Road and the service road off of Cadence Isle Court and presented a map of the route to the board. The SDMBA will continue work on this extension trail this coming Saturday, the 12th, although they have two other trail work events occurring on the same day.

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Grand Del Mar Settlement

Ray Ellis reported that the funds are still to be released. **Gary Levitt asked Sara to follow up on the amendment to the community plan and the documents approving the golf course and the various violations.** After the settlement was reached and the plans were approved, it seems that the lack of building permits has delayed the release of the funds. Michael Vinson will also offering to help out, noting that per his understanding most of the permits have been approved.

Notch

Gary Levitt asked Lisa Ross to provide an overview of the matter. Dan Monroe suggested that Lisa work with Shearer-Nguyen. Lisa asked that each member read the twenty page document forwarded to each member on the matter and forward any comments or concerns directly to her. Gary asked Lisa to take the lead in drafting a letter of response from the DMMPG. Dr. Landes was introduced who presented the conservation highlights giving and overview beginning with traffic impacts, construction

impacts including greenhouse gas, Tunnels one through four being home to several endangered species, fire risk is increased and so on. He provided a two page summary outlining his concerns and asked the members to review and become familiar with the issues. Lisa commented on the need for DMMPG have a formal position and direction for her in order for her to formally represent DMMPG, **and asked that others from DMMPG join her in attending these meetings. Next meeting is March 30 in the evening at Rancho Penasquitos library, 5:30 - 7:30. Elizabeth Rabbitt volunteered to attend with Lisa as did Rob Mikuteit**

Spite Strip Solution

Gary Levitt introduced Dr. Dean Vayser who provided a brief review of a strategy for fence and landscaping maintenance along the spite strip by working with the neighbors sharing the frontage segment of the spite strip. Dr Vayser stated that he is negotiating with the cell tower company be responsible for the new fencing and landscaping and its maintenance and that his plan is to negotiate with the neighbors to partner in the preservation and maintenance of the trail and landscaping along their frontage once the improvements have been made. **Dean asked for support from the DMMPG in pursuing this plan. Gary expressed his appreciation for Dean's report and efforts.**

2016 FBA update

Charlette Strong Williams introduced herself and noted that she was present to report on the updated FBA plans. She thanked Preston for his support and input on the elements of project and change. One of the matters of concern is the small size of the number of homes and represents the highest FBA fee per home at \$114K. Approximately 28% remains to be completed. In 2017 the FBA fee will be raised. First project she reported on was the 56 and Little McGonigle Connector which has ballooned from \$7M to \$34M, and that a traffic study is underway and will report results to DMMPG soon. Six lane expansion of 56 has not changed, 56 bike interchange, no change, southern hiking equestrian trail remains unchanged, the northern trail is being proposed to grow from \$300K to \$1M and so on. Neighborhood park was funded at \$3.4M and has been requested a \$600K increase see park bids above. Parks and Rec project is shared between pacific highlands ranch and DMM. DMM share at 9.8% our budget increased by over \$1M

Lisa asked about why DMM has any financial responsibility for the Black Mountain swimming pool. Gary commented on the various commitments of DMM without the Little McGonigle ranch connector road to the 56, which has a fairly high likelihood of not being constructed, and if not, DMM should represent 0% responsible. Until the study is presented there is no way that DMMPG should be willing to support the revised 2016 FBA plan. He went on to express his concern for the lack of city support for the construction and preservation of the DMM trail system. He also expressed concern for the trails plan not being included in the FBA although they are in the Specific Plan and the fact that the DMM plan was in fact amended to include the trails. Charlette went on to comment on the restrictions of the process and separation of Specific and Community Plans. Lisa suggested that the matter be broken into trail segments related to the preserve vs the trails along the roadways. Charlette reported that the traffic report on the Little McGonigle rd requirements should be available by June or July. Jim Bessemer asked if the report results in the elimination of the 56 connector how that impacts the FBA plan. Gary returned to the matter of the trail improvements and requiring capital improvements throughout our community which will install water diversion improvements, signage, benches and fencing in key locations, to ensure that these trails are more easily maintained into perpetuity. Charlette asked that all issues be put into writing, and again commented on the limitations of the Specific Plan. **Gary committed to putting the DMMPG's issues into writing and will follow up.** Preston reported on the last meeting with city staff and the added funding for elements of the DG trail between Dr Vayser and Korsh property which has received additional funding. Gary expressed his support for these improvements but reiterated that his concern for more improvements for inclusion of the non road paralleled trails be included in the specific plan. **Gary called for motion, Lisa made the motion that the FBA plan revisions be continued.**

One Paseo

Gary asked if the DMMPG had read the CVPG letter regarding concerns with the new One Paseo plan. Several members of the group noted that they had read it. **Lisa made the motion, to support the CVPG letter, Preston seconded and it was carried.**

DMMPG Candidates

Gary raised the DMMPG seats and designation by neighborhood and those seats that are up for election. Diane (Quadrant #1), Lisa (Quadrant #2), Gary (Quadrant #3) and Amy (#4) position are up for election. All members noted that they remain interested in running. **Gary made the motion to hold the election on April 14 at 6.15 pm, Ray Ellis seconded and it was carried.**

Stop Sign matter at Rancho Toyon Place and Toyon Mesa Ct.

Elizabeth will look at the records and pursue the next step to securing a stop sign.

Community Plan update

Chairman Levitt noted that this matter still needs attention.

Public Comment Re-opened

Jeff Powers, spokesman for Citizens' Plan for San Diego, raised the concern for the TOT (hotel) tax that is allocated to the general fund which, by raising the tax from 10.5% to 15.5%, could raise an additional \$9M for the general fund. He would like to attend the meeting next month with Donna Frye with permission of the DMMPG to review the proposal and resolution

Adjournment

Preston moved to adjourn, Lisa seconded and it was carried at 8:18 pm.