

Del Mar Mesa Community Planning Board

Thursday, September 8, 2016 - Carmel Valley Library, Community Room

Attendees:

Mike Vinson
Amy Wood
Lisa Ross
James Bessemer
Gary Levitt
Paul Metcalf

Absent:

Elizabeth Rabbitt
Diane Korsh
Rob Mikuiteit
Ray Ellis

Call to Order: Chairman Levitt called the meeting to order at 6:20pm.

Roll Call: Absentees included Rob Mikuiteit, Diane Korsh, Elizabeth Rabbitt and Ray Ellis.

Approval of Minutes: Chairman Levitt called for review and approval of the July 2016 minutes. –Paul Metcalf made the motion to approve as presented, Mike Vinson seconded, and received unanimous approval.

DMM Community Park: Update included groundbreaking ceremony and that construction is currently underway.

Community Remarks: Tony Christenson introduced himself and reported that he will present his project for five lot subdivision on north side of Rancho Toyon Place and east of Toyon Mesa Court at October DMMPG meeting.

Lisa Ross: Lisa reported on the one hundred and eleven acres for sale that will affect the “Mesa”, she will review further and investigate the possibility of banking for mitigation.

Traffic Calming / Parking – Del Vino Court: George Ghossain - more complaints about speeding on DMM and throughout neighborhood. Need to go through Traffic Operations for specific areas. They can do speed study. If engineer sees danger, they can recommend solutions.

Police Department: –Trevor Philips - Community Relations Officer did not attend.

Council District 1: – Steven Hadley – no updates.

Mayors Office: No one in attendance.

Supervisor Roberts: Keith Corry – Los Penasquitos lagoon did an emergency dredging in response to

increase west Nile virus,
Lilac Hills Ranch development will be on next ballot.

Community Planning: – Sara Toma – not in attendance.

CA Assembly District 77: - Brian Maienschein – Robert Knudsen – not in attendance.

Congressman Scott Peters Office: Not in attendance.

Friends of Del Mar Mesa: - Lisa Ross / Preston Drake – trying to hire private company to come in for weed whacking until city improves road maintenance program.

Upcoming Trail & Fence Work: There are no upcoming plans.

Joint DMM /CV Trails Sub-Committee: Ray Ellis had no update.

DMM Notch in Torrey Highlands Oversight Committee: Lisa Ross reported that there is no progress, Lisa went out to RP to see revise plan but they were no show. The developer is supposed to be working with DMM but is not.

HCP :- Vernal Pool Preserves - Monitoring Process – Gary Levitt - nothing to report.

Elimination of 56 Connector Traffic Study Outcomes: George Ghossain an engineer with city reported on a six month study and freeway analysis, noting that everything is working fine, no impact or deficiencies. At full buildout of community by 2035 there are very nominal impacts with elimination of connection. Two intersections are shown at Level E & F but they are only slightly worse than with connection in place – we are talking delays of seconds not minutes. With connection anticipation is that over 60% of vehicles using the road is cut through traffic rather than resident.

Engineer suggested alternative community connections maintained by still building bike path and trails as a connection. Emergency services also only slightly affected from today response time, and alternatives such as establishing services from a future to be located station south of SR56 which could alleviate this issue and improve response time throughout the area.

*A copy of the Final Traffic Study is to be sent to the community.

Sprint Cell Tower renewal Sprint (Owned by SBA Steel LLC): With specific concern for the fake tree on N side of DMM Rd. This is the third time for renewal. Applicant once again promising to paint leaves and upgrade landscaping. It was requested that as mitigation for the fact that they have provided lousy maintenance of this site to date, and the only time any services seem to occur is when they need to renew their permit, that they install peeler pole along all trails in the vicinity of their facility, which they refused because this would be outside of impact area. Will put a fence on the stairs leading to their antenna, but that doesn't make sense as public should not be encouraged to go there. The previous owners of the house to the east said that the cell company signed a perpetual lease with the tower company so the current owners have limited ability to enforce standards even though it is on their property. A motion was passed unanimously which requested the following:

- Improve the quality of the fake tree with more leaves/branches. Ensure that leaves/branches do not fall off during the permit period. Community prefers a 'non-deciduous' tree- so that the leaves do not fall off every few years. Replace all faded leaves/branches regularly and ensure the leaves do not fade / turn white during the permit period. (As an example see the Verizon tower across street.) Maintenance period and standards should be mandated to maintain quality between permit applications.

- The applicant needs to plant more landscaping to create natural plant and tree screening near the fake tree and to hide the equipment boxes. This must be coordinated with the home owner so as not to create any additional negative impacts but this landscaping should be on a drip irrigation system, should be maintained regularly, and should have small signs with a landscaping service company to be called when it is not maintained or when there is an irrigation leak in landscaping – with clear direction to the location of an emergency water cut off faucet of water when an unattended leak is discovered – which has occurred in the past.
- Plan more landscaping with trees and shrubs along N side of DMM Rd. to hide the equipment from the public right of way even if outside of direct impact area.
- Height and size of antenna and equipment shall not increase.
- Peeler pole fencing along north side of Del Mar Mesa Road and more landscaping with shrubs to help hide the equipment from the public right of way. Outside of direct impact area is OK as they need to mitigate for their negative impacts and terrible maintenance record to date. Need to coordinate new planting with the property owner - Duanne Nelles email at <dnelles@qti.qualcomm.com>
- Paul Metcalf motioned, Michael Vinson seconded- approved unanimously

Spite Strip & Peeler Pole Fencing: Dean Vayser – nothing to report.

Alta Del Mar: Pardee Project- there was a discussion regarding the need for at least a walk through of landscaping in open areas with the City in attendance. Park construction is underway, so may want to postpone final seal until park is finished.

Removal of Street Trees Little McGonigle Canyon Ranch Road: Paul Metcalf reported that this is ongoing.

Community Plan Update: Consideration of elimination of 56 connection should this be decided – important to be selective about what DMMPG chooses to change in CP. Focus on one or two things that can actually get done quickly. Nothing is unknown in community, just character of community issues. Trail connection and traffic calming are top problems. Also emergency response facilities (medical rather than fire emergency facility?).

Adjournment: The meeting was adjourned at 7:15pm