

# Del Mar Mesa Community Planning Board

## Thursday, September 11, 2014

### Attendees:

Jim Bessemer  
Elizabeth Rabbitt  
Ken London  
Michael Vinson  
Amy Wood  
Ray Ellis  
Rob Mikuteit  
Gary Levitt  
Paul Metcalf

### Absent:

Trey Nolan  
Preston Drake

### Call to Order

Gary Levitt called the meeting to order at 7:03 pm.

### Agenda

No changes

### Minutes

Minutes of the June meeting were reviewed. Rob M. made the motion to approve with Ray E. second, and the motion was carried.

### Community Comments

Gary called for comments, there were none except the following:

Brad Weinreb at bradforjudge.com running for superior court judge, made a number of points related to his intent and strategy as it relate to the role if he were to win it. He Spent 25 years as state prosecutor. He is a Carmel Valley resident.

### Chairs remarks

Chairman Levitt raised the matter of the new extension of Del Vino Court (formerly Carmel Mountain Road), the name change and parking. Noting that the road has no street parking available even though it fronts the park and other trail heads along its length. The matter of the bike line along its entire length eliminating all parking will become an issue when the road connection opens and there is no parking. He called on Janie from Sheri Lightner's office to address this issue with staff. **She will review and report back next month, regarding where parking can occur.**

### Police

Tracey Williams presented: drug take back day on September 27, 10am-2pm any old prescription drugs can be dropped off, to keep them out of the sewer water and land fill. Light the Night is a night time run, Oct 25, with a Halloween theme with Cops and Robbers and Jay

Walkers, funds raised are for Crime Stoppers. He reported on the arrest of Kevin Garrison, he used this case as a perfect example of the delay and timing of capture by officers. It is imperative that citizens call 911 when criminal activity is witnessed.

Gary mentioned the matter of speeding on Del Mar Mesa Rd. Tracey agreed and noted that he and other officers have been there many times, with as much frequency as possible.

#### Janie Hoover-Council District 1

She reported on the park, the notice to proceed was received on August 8, with this process to be completed in **November and construction should begin in April 2015**. She also noted that they are looking for interns and to contact their office if anyone is aware of candidates.

#### Mayors office

Francis Barraza introduced herself from the mayors office. She offered her support as a contact point for the mayors office. She left flyers and her business card, and is also his deputy of appointments.

#### Brian Maienschein

Michael Lieberman reported that a letter was sent to the Wildlife Fish and Game regarding the meshing of the interests of the community in the preserve and the Dept of Wildlife Fish and Game in order to improve the implementation of the preserve management including a acceptable trails plan.

#### Trails

Rob M gave an update on a recent meeting at which a presentation was made on the east west connector which is lacking and is going to be subject to ongoing conflict unless a solution is reached. He noted that there were representatives from federal and state groups, and found that there was heavy resistance to any interest in a compromise, and in summary there was no progress.

#### Facilities Financing

Charlette Strong reported that she finally has been directed to update the DMM finance plan. In 2014 \$1.6M was collected, and over \$700K deferred fee credits issued to Pardee and others, and reflects a \$3.7 M balance currently. Development schedule reports 4.5 acres remain to be developed in the Meadows, with 37 units pending for various plans, 11 units currently being built there remain 217 units to be built. Interest and inflation have been calculated historically at 4 and 4% and are being reduced to 2 and 3% for the new FBA update.

Little McGonigle connector is up to \$33M, and noted that the city has acknowledged that the DMM financial responsibility cannot absorb all of this increase and she noted that the plan for this road connection may be significantly modified or eliminated altogether. **Gary expressed his support for such an insightful and intelligent reconsideration.**

Neighborhood park design is being dusted off, the funding is there, and will be starting construction next spring. **Gary convened a subcommittee for FBA update review. This will be added to next months agenda. Gary, Ray, Rob, Preston and Lisa were preliminary volunteers as members to be officially appointed next month.**

#### Notch in Torrey Highlands

Gary reported that Kilroy dropped the project but another group has optioned the property.

#### Action Agenda

##### DMM Trail Frontage -

Gary commented on Mr. Howard's efforts related to the west end of the Del Mar Mesa Road trail and landscaping. In June Mr. Howard had come to the meeting to discuss the increasing costs of maintaining public right of way without any assistance or help from the City. Gary reported that there are no easy solutions to this issue available from the City. To make matters worse, 2 week ago a community member took it upon himself to trim the trees, but instead of trimming branches overhanging the portion of the branches overhanging public right of way, the person went onto Mr. Howard's property and in many locations cut the branches flush with the trunk or topped trees, permanently damaging them Gary mentioned the fact that emails that had been sent to the person who did the trimming, seeking an apology for Mr. Howard, but to no avail. Since the incident Diane Korsh has met with Mr. Howard and will assist with clean up, possible work with him to plant additional trees or replacement trees and also will be willing to work with Mr. Howard to try to come up with an economical way to use recycled water for this landscaping in the future, to help reduce the costs of maintenance. Mr. Howard commented that he would like to put this matter in the past, and expressed his appreciation and positive response, but returned to his issue of how to fix the problem, noting that there is no optimism regarding help from the city. He has started discussions with his neighbors, and is optimistic about the opportunity that has arisen from this crisis, including the opportunity for engaging reclaimed water. At this time the future depends on a move in this direction. He asked that there not be a letter of appreciation and only support in helping find solution.

**Paul Metcalf commented on the FBA subcommittee, and the idea of updating the FBA to include an infrastructure project to include the installation of the purple pipes for maintenance of the landscaping of the street. Since there is no HOA for those 17 homes, it may make sense to the city. Gary noted that the FBA subcommittee will take it under consideration.**

**Appointments of new members will be on next months agenda.**

##### One Paseo

Lisa reported on a report that she sent to each of the DMMPG members, noting that tonight is the meeting of the Carmel Valley Planning Board, and will be voting support or no support tonight. She called for comments on the material she sent. It was noted that response from the city was that it was not a matter of significance to DMMPG, basically taking the position that DMMPGs position on this matter was of no consequence.

Lisa made the motion as follows; The final EIR remains deficient in that it fails to assess impacts to Carmel Valley's neighboring communities including Del Mar Mesa, and instead, the responses to Del Mar Mesa Community Planning Board comments in the draft EIR suggest that there would be not impacts. Further, the contention that a smaller project more in keeping with the community's character and infrastructure capacity is infeasible, strains credibility. We recommend rejection of the One Paseo final EIR until a thorough study of a mixed-use project within the current zoning requirements is conducted. There followed discussion in which Gary added "of a smaller mixed use project" ...**with that the revised motion was seconded by Ray and it was carried.**

Lisa made a second motion: The Del Mar Mesa Planning Board recommends denial of the One Paseo project(AKA Reduced Main Street Alternative) because of delayed mitigation for traffic impacts to surface streets, permanent long wait times to access I-5, stress on the parks within Carmel Valley and its neighboring communities, and the effects of a massive project on the community character of the existing Town Center enjoyed by residents of Carmel Valley and its neighboring areas. The applicant should return to the community to plan a smaller mixed use project more in keeping with the Carmel Valley Community Plan. Gary commented on taking motion vs sending a representative to the meetings, there was a discussion regarding the role of the DMMPG and its power, and using any voice it can to make its position clear. **Gary seconded the motion and it was carried.**

#### Pardee - Solid Fencing in Alt Del Mar Project

in response to recent emails from Gary regarding the unacceptable fences, he has received response from Pardee that they are working on addressing the issue with the future homeowners as the homes with these non-complying fences have been sold. **The matter of the fence will be addressed on next months agenda. Gary has spoken with Bernie Turgeon who agrees that it does not meet the approved exhibit C exhibits. Alan Ka**

#### Torrey Highlands project

Gary recused himself, relocating his chair into the audience, to discuss the matter of the project which neighbors the Rhodes crossing project. He is requesting clarification on role of boards in regard to input and communication regarding the extension of Camino Del Sur. He requested the DMM be informed of this neighboring project, but not require the applicant to come before it for a vote on the project itself.

Rob Mikutiet commented on his concern with the road that has to do with filling in the destroying the trail access. Ray Ellis asked why DMMPG would give up rights? Lisa asked for clarification of DMMPG board. Gary commented on the history of the approved plan for the road in 2004, and the ongoing delays by the city, **After discussion it was recommended that if the project is within DMM, then the Board does not want to give up its rights regarding it.**

#### Little McGonigle Street trees

Paul is making progress.

#### Traffic Calming

Lisa is still working with officer Tracey, and Jan Hudson commented on the impact of the "shaming" via Next-door website.

#### Empty Seats on Board

Lisa reminded Gary that we must take up this matter at the next meeting.

#### SDG&E upgrade to towers

Gary mentioned that there are plans to remove all of the wooden poles within Penasquitos Canyon and replace with taller but thinner steel poles, he referenced maps that came in the mail including maps and diagrams. Currently in the environmental review process.

#### Adjournment

Meeting was adjourned at 8:28 pm.