

# ***Del Mar Mesa Community Planning Board***

Thursday, April 12, 2007  
Carmel Valley Library, Community Room  
3919 Townsgate Drive

## **7:00 PM Regular Meeting**

1. **Call to Order**
2. **Administrative Matters**
  1. Roll Call of old Board (need quorum)
  2. Result of Elections - Certify and Seating of Candidates

### **RESIDENTIAL MEMBERS: at large**

**Jim Besemer**  
**Remington Jackson**  
**Robert Nascenzi**

### **DEVELOPER MEMBERS < 20 acres**

**Paul Metcalf, VP Johnson Communities of Southern Calif**  
**Gary Levitt, Managing Partner, Duck Pond Ranch**

- a. **Roll call of new board.**
- b. **Fill the three appointed seats.**  
(Elected by vote of residential members only)
  - Community Service Representative**
  - Open Space Representative**
  - Trails Representative**
3. **Announce and certify Grand Del Mar Representative**
4. **Elect new officers (chair, vice-chair, secretary). Announce new officers.**
5. **New Chair should now run meeting.**
6. Adoption of Agenda
7. Approval of Minutes - March 2007
8. Correspondence

### **1. Community Member/Public Comments**

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

### **Chair's Remarks**

### **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

## **Presentations**

## **Consent Agenda**

### ➤ **Action Agenda**

1. Mooradian Residence- application for a Guest House at 5274 Del Mar Mesa Rd – Lot 18 of the original Stevens Subdivision. (Parcel at the eastern edge of that subdivision)

### **New Business/ On Going Discussion – Active Items**

1. Discussion of Applying to Change the Speed limit on Del Mar Mesa Rd to 35 Miles Per Hour – Bob Nascenzi
2. Mesa Norte TM – Barratt American – construction of 8 ft paved sidewalk vs. TM approved DG Trail – Discussion of follow up required of DMMPG in order to get the situation corrected- Gary Levitt
3. Carmel View Project -6360 Shaw Ridge Rd --Don Conley - Little McGonigle Rd – Subdivision for 13 homes on 15 acres –
4. MAD – Establishment – Sub-committee Report - Gary Levitt Paul Metcalf
5. Gawle Property – Del Mar Mesa Rd - Application for Subdivision – Up to 10 Lots on 20 acres – Paul Metcalf
6. Loftin Property – Del Mar Mesa Rd - Application for Subdivision – Paul Metcalf
7. Del Vino Court – Old Stella Property – Henry Ho & Dan Wery
8. 12451 Del Vino Court Cnr Ranch Toyon Place – division into two home sites – Richard Turek
9. Cingular Wireless – ‘The Barn’ - 5175 Del Mar Mesa Road - New submittal made – August 2006
10. Meadows Open Space Encroachment SCR – New submittal made – June 2006– Perry Dealy

### ➤ **Old Business / Inactive Items**

1. Community Bylaws Update – review of process required to implement and update our Bylaws
2. Trails– Old Jeep Trail @ Whitehorse – Jim Bessemer
3. DMMRd Traffic Calming Efforts - Metcalf
4. SDG& E and Sunrise Powerlink – Monitor Process
5. CERT Training -
6. Del Mar Mesa Country Estates – (Schotz Estates) – discussion of the intent to transfer a density unit to current ‘recreation parcel’

7. Del Mar Ridge - Additional Landscaping Improvements - Paul Metcalf
8. Annan Property - Del Mar Mesa Rd - Jim Besemer

➤ **Sub-Committees**

- Specific Plan Compliance - Hudson
- Subarea Fire Plan - ?
- Community Spirit - Johnson / Boeh
- Trails - Gerst

➤ **Items for consideration at next meeting**

May Meeting

➤ **Adjournment**

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Minutes of meeting DRAFT DRAFT  
***Del Mar Mesa Community Planning Board***  
Thursday, March 8, 2007

1. **Call to Order**

2. **Administrative Matters**

1. Roll Call

Lisa Ross(excused), Mark Boeh (excused) did not attend. 10 members present

2. Adoption of Agenda; no changes

3. Approval of Minutes – February 2007

A Motion to approve the minutes was made by Remy Jackson and seconded by Victoria Johnson. The minutes were approved unanimously.

4. Correspondence;

A Letter from City Attorney Mike Aguirre regarding indemnification was mentioned.

➤ **Community Member/Public Comments; none**

➤ **Chair's Remarks none**

Elections certification will occur at April Agenda. Also, appointed seats will be filled, and new officers elected.

➤ **Liaison Reports**

1. Supervisor Slater – Sachiko Kohatsu

A letter from supervisor Pam Slater-Price to constituents was handed out regarding government finances. Sachiko noted the county's budget is doing well. Sachiko mentioned West Nile Virus was found in a dead crow. Remington Jackson asked about the new port below Ensanada – what will happen from traffic from Mexico/Baja? What is county doing about it?

Marvin Gerst mentioned a presentation on Rancho Guejito made to the San Dieguito River Park Citizen's Advisory Committee regarding the 22,000 acre Mexican land grant that was going to be open space. Marvin mentioned the site is now proposed as development of a medical school research facility. Sachiko noted Supervisor Price met with the mayor of Escondido concerned that the Rodney Company and Coates family representative have not approached county about the proposed development. Sachiko also noted the developer is exploring annexation possibility and Supervisor Price is on LAFCO board. Sachiko mentioned the site is the only remaining original rancho that was part of 1800s Mexican land grant – the site is pristine habitat.

2. Council District 1 – Woo-Jin Shim  
No report.

3. Long Range Planning – Bernie Turgeon  
No report.

### ➤ **Action Agenda**

Election Results -Victoria Johnson announced the following people were elected to seats.

RESIDENTIAL MEMBERS: at large

- A. Jim Besemer
- B. Remington Jackson
- C. Robert Nascenzi

DEVELOPER MEMBERS < 20 acres

- A. Paul Metcalf, VP Johnson Communities of Southern Calif
- B. Gary Levitt, Managing Partner, Duck Pond Ranch

### ➤ **New Business/ On Going Discussion – Active Items**

1. Mesa Norte TM – Barratt American – construction of 8 ft paved sidewalk vs. TM approved DG Trail – Discussion of follow up required of DMMPG in order to get the situation corrected- Gary Levitt

Gary Levitt noted Jim Waring (deputy mayor for land use) sent a letter to the board justifying the trail was installed as concrete since the city engineer was warned about storm water pollution problems, and the city was concerned of notice of violation from the regional board. Gary read the letter to the board. Bob

Nascenzi noted most of the areas are flat and if installed correctly there will be no runoff problems. Paul Metcalf passed out a draft response letter and noted proposed plans have practically stabilized things. Paul believes the trails are stable and areas under construction will be taken care of by landscape agreements. Jan Hudson mentioned Jim Waring should come visit the community trails. Remy Jackson pointed out liability concerns are greater for concrete sidewalks since horses have difficulty with concrete sidewalks. Gary made a motion to send a letter insisting on a meeting with Jim Waring in the field. An amendment to the motion was made - in addition, Sachiko Kohatsu will send Jan Hudson a regional board contact so the board can get the regional board's opinion on decomposed granite trails. The motion was approved unanimously.

2. MAD – Establishment – Sub-committee Report - Gary Levitt Paul Metcalf  
Gary Levitt noted city has hired staff and city will get back to board with dates. Paul Metcalf noted Clay Bingham is in charge.

3. 6360 Shaw Ridge Rd – Carmel View Project -Don Conley - Little McGonigle Rd – Subdivision for 13 homes on 15 acres – feedback from sub committee meeting.

Gary Levitt noted he had sent minutes to Don Connely regarding the entry concerns. Don was supposed to attend to discuss the board's concerns but did not attend. Item carried forward to April meeting/

4. Gawle Property – Del Mar Mesa Rd - Application for Subdivision – Up to 10 Lots on 20 acres – Paul Metcalf

Paul Metcalf noted an assessment letter was received. The biggest issue is the roundabout – the city wants a four-way intersection. The project now has a new project manager and new staff – Leslie Goosens is the new project manager. There is a meeting next month and Robert's assessment letter will be back – so they will discuss the projects next month. Paul handed out a letter regarding the round-about issue. Labib is insisting on four-way intersection. Labib's concern is of speeding. Paul mentioned he has spent 10 months on a traffic task force in the Bird Rock area of La Jolla . Gary Levitt noted engineering principals call for wide roads, which is unfortunate. The board made a motion to send letter to Labib arguing for roundabout and the letter was approved unanimously.

5. Loftin Property – Del Mar Mesa Rd - Application for Subdivision – Paul Metcalf. No discussion.

6. Del Vino Court – Old Stella Property – Henry Ho & Dan Wery. No discussion.

7. 12451 Del Vino Court Cnr Ranch Toyon Place – division into two home sites – Richard Turek. No discussion.

8. Cingular Wireless – 'The Barn' - 5175 Del Mar Mesa Road - New submittal made – August 2006

A comment was made that the barn is on hold.

9. Meadows Open Space Encroachment SCR – New submittal made – June 2006– Perry Dealy  
Perry mentioned he is setting up a meeting with the city planner (new planner)

- **Old Business / Inactive Items**
- **No report given on any of these items**
  1. Community Bylaws Update – review of process required to implement and update our Bylaws
  2. Trails– Old Jeep Trail @ Whitehorse – Jim Bessemer
  3. DMMRd Traffic Calming Efforts - Metca
    4. SDG& E and Sunrise Powerlink – Monitor Process
    5. CERT Training -
    6. Del Mar Mesa Country Estates – (Schotz Estates) – discussion of the intent to transfer a density unit to current 'recreation parcel'
    7. Del Mar Ridge - Additional Landscaping Improvements - Paul Metcalf
    8. Annan Property - Del Mar Mesa Rd – Jim Besemer
- **Sub-Committees**
- **No reports given on any of these items**
  - Specific Plan Compliance - Hudson
  - Subarea Fire Plan – ?
  - Community Spirit – Johnson / Boeh
  - Trails – Gerst
- **Items for consideration at next meeting**

April Meeting  
Seating of new Board  
Appointment, by residential members, of Open Space, Trails, Community Service  
Election of officers; Chair, Vice Chair, Secretary
- **Adjournment, next meeting April 12, 2007**