

Del Mar Mesa Community Planning Board

Thursday, June 10, 2010

Carmel Valley Library, Community Room

3919 Townsgate Drive

Meeting Minutes

1. Roll Call –Victoria Johnson, Tom Voss and Probodh Patel were absent.
2. Minutes – Bob Nascenzi motioned to approve the minutes, seconded by Elizabeth Rabbitt and unanimously approved with Lisa Ross abstaining (9-0-1).
3. Lisa Ross explained she observed off-road activity yesterday and still sees a regular Wednesday night bike ride occurring in the Del Mar Mesa Preserve.
4. Paul Metcalf presented a proposal to subdivide four AR-1-1 lots at the west end of Del Mar Mesa. Paul noted the proposal will require a density transfer from the Terazzo Property.
5. Allen Kashani explained that Pardee will install temporary peeler pole fencing in place of the orange construction fence along the Shaw Lorenz project fronting Little McGonnigle Ranch Road and Del Vino Court. Seed mix will also be applied along the slope during the wet season since irrigation meters are not available to provide water. When the Shaw Lorenz project resumes construction, the peeler pole fence will be removed and installed along the Shaw Lorenz multi-use trail. Ultimate landscaping installation will be phased with construction.
6. Meadows Open Space Encroachment – Paul Metcalf explained that a field meeting took place and the applicant still intends to follow through with their original commitments. Gary Levitt suggested that building permits related to the resort and golf course be red flagged until this matter is resolved. Paul suggested that this should not be necessary as they appeared committed to getting this issue resolved.
7. Per the request of planning group last month, Elizabeth Rabbitt reviewed Council Policy 600-24 bylaws article 4 section 3 which requires a membership minimum of 12 people; and that if a vacancy results in planning group membership falling below 12 members in good standing, and if despite action being taken by the planning group to fill any vacancy the membership remains below 12 members, then the Planning group will be deemed to be inactive. Elizabeth also clarified that the officials present at the recent COW claimed that the city would not approve a minimum membership below 12, but given the per capita ratio, would initiate the process. Since the Del Mar Mesa Community is substantially smaller than other communities within the City of San Diego, with as large as approximately 560 homes at full build out, a smaller number of members would still represent a significant level of participation on a per-capita basis. Given this smaller pool of qualified members, it may be difficult in the future to meet this 12 member minimum. Paul Metcalf motioned to request that Elizabeth Rabbitt pursue amendment of article 4 section 3 of the bylaws from 12 to 10 members minimum, seconded by Elizabeth Rabbit and unanimously approved (10-0).

8. Elizabeth Rabbitt recently attended a Community Orientation Workshop, and learned that the Council Policy establishing Planning Groups (Policy 600-24) states that should any planning group member miss four meetings within a year (April through March) or three meetings in a row, that member shall automatically be removed from the Planning Group. It was also reinforced that an absence for any reason or excuse is an absence. Paul Metcalf made a motion requesting the Chair send a notice to all members of the planning group informing them that this policy will be enforced, going forward. The motion was seconded by Preston Drake and unanimously approved (10-0).

9. Community Plan Amendment initiation for Trails – Bernie Turgeon presented the item to initiate a specific plan amendment for a proposed trail system within the Del Mar Mesa Preserve. Bernie handed out a map showing the trails plan from the existing specific plan; and another map of the proposed trails plan. The plan amendment is intended to be limited to trails. Gary Levitt explained he is concerned that the proposed map provided by Bernie seems to ignore board comments to the proposed trails plan. Gary asked if opposing the initiation at Planning Commission or City Council hearing would provide an opportunity to be taken more seriously. Bernie explained the initiation is an initiation of the study and board comments can be provided in planning commission or city council forum during the amendment process. Allen Kashani motioned to support the initiation, seconded by Remington Jackson and the motion was approved (8-2).

10. The board also discussed additional items that may need to be addressed in the Del Mar Mesa Specific Plan with the amendment (see draft letter attachment to these minutes). It was discussed that some of these items are too complicated to be included with the amendment. A second motion was made by Bob Nascenzi to request that the following four items be included in the Community Plan Amendment, so that the Del Mar Mesa Community Plan be updated to include these non controversial items with the amendment when the Planning Commission opens it for amendment:

- Update the number of dwelling units projected for build out. The Plan establishes 685 Development Units as the achievable density. The current parcel roll count of developable properties shows that development will not exceed 560 Development Units.
- The Board adopted Fence & Wall Standards in December of 2002 and would like them included in the Plan. Currently the Plan does not adequately address this issue.
- The language relating to horse keeping requires clarification particularly relating to issues raised by MSCP staff regarding the interface between Estate Residential and the MHPA/OS areas that are common on the Mesa. We need to address the issues to satisfy staffs concerns while clearly emphasizing the importance that the community places on its residents being able to have horses on their property.
- We need to incorporate and clarify maintenance responsibilities of the landscaping along Parkways and Slope areas adjacent to the multi-use trail. We would like to incorporate standards in the Specific Plan that would allow recourse to Neighborhood Code Compliance for support and enforcement.

The motion was seconded by Paul Metcalf and unanimously approved (10-0).

The board adjourned at 8.45PM.