

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

Thursday, March 8, 2007

Carmel Valley Library, Community Room  
3919 Townsgate Drive

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

**Election - 6.30pm at Carmel Valley Library Community Room**  
3919 Townsgate Drive

### **1. Call to Order**

### **2. Administrative Matters**

1. Roll Call
2. Adoption of Agenda
3. Approval of Minutes - February 2007
4. Correspondence

#### **➤ 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**

1. Supervisor Slater - Sachiko Kohatsu
2. Council District 1 - Woo-Jin Shim
3. Marc Schaefer - Representative Bilbray
4. Long Range Planning - Bernie Turgeon

#### **➤ Presentations**

#### **➤ Consent Agenda**

#### **➤ Action Agenda**

- Election Results -Victoria Johnson

#### **➤ 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
2. MAD - Establishment - Sub-committee Report - Gary Levitt Paul Metcalf

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
4. Gawle Property – Del Mar Mesa Rd - Application for Subdivision – Up to 10 Lots on 20 acres – Paul Metcalf
5. Loftin Property – Del Mar Mesa Rd - Application for Subdivision – Paul Metcalf
6. Del Vino Court – Old Stella Property – Henry Ho & Dan Wery
7. 12451 Del Vino Court Cnr Ranch Toyon Place – division into two home sites – Richard Turek
8. Cingular Wireless – ‘The Barn’ - 5175 Del Mar Mesa Road - New submittal made – August 2006
9. 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**  
April Meeting

➤ **Adjournment**

Please direct requests for information to Gary Levitt at [gary@seabreezeproperties.com](mailto:gary@seabreezeproperties.com)

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

Thursday, February 8, 2007 Meeting Minutes  
Carmel Valley Library, Community Room  
3919 Townsgate Drive

**DRAFT**

## ➤ **Administrative Matters**

### 1. Roll Call

Jan Hudson, Bob Nascenzi and Lisa Ross were excused.

### 2. Approval of Minutes – January 2006

The minutes were corrected to note the 3.8 acres in Del Vino Court refer to the subdivision of one lot into three lots and the Gawle property owner (not the Loftin property owner) will construct the round-about and entry road to the Gawle/Lofton projects. Jim Besemer made a motion to approve the minutes. Remy Jackson seconded the motion and the minutes were approved unanimously.

## ➤ **Community Member/Public Comments**

No public comment.

## ➤ **Chair's Remarks**

Elections – appointment of Election Subcommittee

Elections are between 6:30PM to 7:30PM at the March 8 Del Mar Mesa planning Board meeting.

Eight board seats will expire and need to be filled:

Jim Besemer resident at large

Bob Nascenzi resident at large

Remington Jackson resident at large

Perry Dealy The Grand Del Mar (Retail/Commercial)

Gary Levitt Developer <20 acres,

Paul Metcalf Developer <20 acres

Business seat vacant

Q 3, Q4 residential vacant.

Paul, Gary, Jim and Remy confirmed they will remain on the ballots

## ➤ **Liaison Reports**

### 1. Supervisor Slater – Sachiko Kohatsu

Sachiko noted the county is moving forward with Harmony Grove Village (West of Escondido). The development is 750 homes and is the first smart growth development in the county with mixed-use in the center and lower densities as the development approaches the perimeter (with up to 2 acre lots

on the outer edge). The development includes an equestrian center.

Sachiko also noted the county is increasing park fees after 21.5 years of no increase. Developers have a choice to pay in-lieu park fees.

2. Council District 1 – Woo-Jin Shim

Woo-Jin noted an action is proposed to increase amount of fines to abandoned homes.

Woo-Jin also commented the councilman's office is discussing the concrete sidewalk issue in Paseo Del Vino with Development Services and the City Street Division. Issues with storm water, ADA and maintenance are being discussed. The solution is still unknown.

3. Long Range Planning – Bernie Turgeon

No report.

3. Brian Billbray's Office – Mark Schaeffer

Mark noted re-authorization of the beach act is being re-introduced to improve quality of coastal waters.

Mark also mentioned there is an open house on February 22 at 462 Steven Avenue in Solana Beach.

➤ **Presentations**

None.

➤ **Consent Agenda**

None.

➤ **Action Agenda**

- City Park Ranger Position – approval to send a letter to the Mayor and Council to retain the Park Ranger Position in the City Budget – Marvin Gerst

Marvin Gerst commented the City Park & Recreation Department is in jeopardy of being down-sized and asked the board write a letter to the mayor stating the importance of the roles of Park Ranger Gina Washington and Trails Manager Rick Thompson to the community open space and Los Penasquitos Preserve. Allen

Kashani made a motion to send a letter that was seconded by Perry Dealy. The motion was passed unanimously.

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

1. Planning Group Compliance with the Brown Act and Council Policy 600-24. – Marvin Gerst /Paul Metcalf – Report Back from City Educational Meeting

Marvin Gerst and Paul Metcalf attended Brown Act Training. Marvin noted some issues identified, such as requirements for public postings as opposed to website postings and storage for record-keeping seemed impractical. The board discussed looking to the city to provide record-keeping resources – and Bernie Turgeon commented city administrative staff may be appropriate. Gary Levitt summarized the important Brown Act issues are all meetings should be publicly announced and responses or debatable emails should be avoided and instead the issues should be discussed in public meetings. Gary also asked Bernie monitor and remind the board of any Brown Act concerns the board should be aware of.

2. MAD – Establishment – Sub-committee Report - Gary Levitt Paul Metcalf

Gary noted Pardee has written a letter which supports the 30% threshold to get in line for a MAD study by the city.

3. Community Bylaws Update – review of process required to implement and update our Bylaws

No update.

4. 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 mentioned the subcommittee had met in the field and they were concerned about gates proposed on the project and felt that it was unlikely that the planning group would support gates. Also for the property on the south side of Little McGonigle Canyon Road, the sub committee felt that it would make a better project if the owners would take access from Del Mar Mesa Road instead of creating a 4 way intersection on Little McGonigle Canyon Road . The sense was that this would make the individual south side properties more valuable as they become more strongly disassociated from the busy road. They

could use the existing berm to help reduce the noise impacts and instead take access from the other property.

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

Paul Metcalf mentioned Charlie's map is into the city and the other map is going in shortly. They expect assessment letters in March.

6. Loftin Property - Del Mar Mesa Rd - Application for Subdivision - Paul Metcalf

See above.

7. Del Vino Court - Old Stella Property - Henry Ho & Dan Wery

Gary Levitt noted we gave RBF feedback at the last meeting and Bernie Turgeon mentioned a lot line adjustment is being done to re-arrange one of the parcels.

8. 12451 Del Vino Court Cnr Ranch Toyon Place - division into two home sites - Richard Turek

No report.

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

No report.

10. Meadows Open Space Encroachment SCR - New submittal made - June 2006- Perry Dealy

No report.

11. Additional Landscaping on Rancho Toyon from Toyon Mesa to The Preserve- Paul Metcalf / Brad Schlachter

Paul Metcalf mentioned Brad Schlachter wants to space pepper trees 50 feet apart except within 100 feet of the open space. 24 inch boxes are proposed for installation. The pepper trees go with the surrounding theme. Bernie Turgeon noted oak trees are ok near the downslope to the open space. Brad is doing the landscaping as a contribution back to the community.

## ➤ Old Business / Inactive Items

1. Trails- Old Jeep Trail @ Whitehorse - Jim Bessemer  
No report
2. DMMRd Traffic Calming Efforts - Metcalf  
  
No report.
3. SDG& E and Sunrise Powerlink - Monitor Process  
  
Gary Levitt will report at the next meeting.
4. CERT Training -  
  
Gary Levitt continues to attend CERT training.
5. Del Mar Mesa Country Estates - (Schotz Estates) -  
discussion of the intent to transfer a density unit to current  
'recreation parcel'  
  
No report.
6. Del Mar Ridge - Additional Landscaping Improvements -  
Paul Metcalf  
  
No report.
7. Annan Property - Del Mar Mesa Rd - Jim Besemer  
  
No report.

➤ **Sub-Committees**

- Specific Plan Compliance - Hudson  
  
No report.
- Subarea Fire Plan - ?  
  
No report.
- Community Spirit - Johnson / Boeh  
  
No report.
- Trails - Gerst  
Marvin noted the trail near the school at the top of Canter Heights Road is now connected and thanked Pardee for helping with the connection.

Meeting adjourned about 9pm. Next Board meeting, Thursday  
March 8, 2007



**DMMPG Minutes**  
**January 11, 2007**  
**FINAL**

The meeting was called to order by Chair Gary Levitt. Lisa Ross and Remington Jackson were excused. All other members of the Board were present. 9 voting members

**Minutes**

The minutes were passed unanimously.

**Agenda**

The agenda was adopted.

**Public Comment**

No public comment was given.

**Chair's Remarks**

Gary Levitt noted elections will be held in March and the elections should be publicized in the newspaper. Eight board seats will expire and need to be filled:

Jim Besemer resident at large

Bob Nascenzi resident at large

Remington Jackson resident at large

Perry Dealy The Grand Del Mar (Retail/Commercial)

Gary Levitt Developer <20 acres,

Paul Metcalf Developer <20 acres

Business seat vacant

Q 3, Q4 residential vacant.

Gary stated the candidates must have attended three board meetings in the past 12 months. Victoria Johnson was appointed to chair the election committee.

Gary Levitt noted that he has been informed by Pardee Homes that Charles Corum no longer represents them. The seat was declared vacant. Allen.Kashani of Pardee Homes was nominated to fill out remainder of the term which the Board, erroneously, concluded was Feb of 2007 (In fact, term ends Feb 2008) Motion passed 9-0-0.

**Liaison Reports**

**1. Fire Department Report**

No report given.

## **2. Board of Supervisors Report**

Sachiko Kohatsu provided the board with safety awareness tips and a handout on 'Engaging Communities to Help Fight Crime'. Also, on Saturday, January 13, Supervisor Pam Slater-Price is hosting a San Diego Chargers rally at the West side of the County Building.

## **3. Mayor's Office**

No report given.

## **4. Council District 1 Report**

No report given.

## **5. Community Planner Report**

Bernie Turgeon reported that Brown Act training is being held on January 25 at the Metro Wastewater office in Kearny Mesa – and there is room for two attendees from each planning board. Marvin Gerst asked a question regarding drafting of letters and expressed concern with the complexity of including the public in such communications. Bernie clarified it is ok to send info with an established procedure as long as the documents are ultimately retained and made available to the public. However, deliberations must be made public and the purpose of the Brown Act is to allow transparency in decision-making. Letters, emails and memos shall be made available to the public.

## **6. 50th Congressional District Report**

No report given.

## **Action Agenda**

Mesa Norte TM:

Dale Harvey attended the board meeting on behalf of Barratt American Homes. Dale was requested to attend and address why approximately 700 lineal feet concrete sidewalks was installed when the community plan and specific plan call for decomposed granite (DG) trails to achieve a rural community look. Dale mentioned Planning Commission approved the project on January 4, 2002 with conditions for a DG trail. Up until March 10, 2004, the improvement drawings complied with the DG trail condition. However, between March 10 - March 19, the city engineer and development

services staff at the time would not allow a DG trail and they insisted on a concrete sidewalk. During this period Barratt American offered porous sidewalk which was also rejected by development services. Barratt American chose to move forward to obtain approvals by agreeing to construct a concrete sidewalk – which was ultimately installed. Gary Levitt asked if Barratt was willing to participate in fixing the sidewalk to a DG material. Dale Harvey mentioned he would not recommend participation to his planning and engineering department – and Dale believes the fix is a city responsibility. Gary noted Barratt American has profited from building in Del Mar Mesa and they have a responsibility to fix the sidewalk to DG as originally intended. Dale agreed to have a meeting with his board to discuss the situation. Gary noted the planning board should write a letter to Jim Waring expressing concern with concrete sidewalks in the Del Mar Mesa Community.

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

#### **1. Del Vino Court – Old Stella Property**

Dan Wery representing Henry Ho presented a 5 lot subdivision (2 existing lots and one subdivision into 3 lots) at the southwesterly intersection of Del Vino Court and Caminito Stella. The site is 3.8 acres and temporarily called ‘Del Vino Court’. The property is zoned AR-1-2. No MSCP is intended on the project and the project will contribute to city funds to purchase MSCP land off-site. The earthwork will balance, the site will have re-veg slopes and include a bio-filter basin. Bob Nascenzi requested widening Del Vino Court by two feet to allow for additional parking. Gary Levitt requested the developer provide the board with design guidelines for the homes and landscape plans, comply with the specific plan for issues such as preventing solid walls viewed from the street and come back to the board with typical exhibits such as an earthwork cut/fill map. Jan Hudson also requested specific guidelines. Mark Boeh requested a two-way stop at the intersection of Del Vino Court and Caminito Stella.

#### **2. 6360 Shaw Ridge Road – Don Conley – Little McGonigle Road – Subdivision for 13 homes on 15 acres**

Don Conley reported he has been to the board previously, was directed to go back to the city and is back for a briefing. Don is proposing two gated communities (six on one side of the road, seven on the other side). Bob Nascenzi asked why Don prefers to develop gated communities, and Don responded stating gates are his personal preference. Don noted 26 feet of

setback will be provided for two cars behind the gate. Gary setup a subcommittee meeting for Wednesday, January 24 at 4PM to meet at the property.

**3. and 4. Gawle Property – Del Mar Mesa Road – Application for Subdivision – Up to 10 Lots on 20 Acres and the Loftin Property – Del Mar Mesa Road – Application for Subdivision**

Paul Metcalf and Ted Shaw presented both projects as they relate to each other. Paul mentioned the Gawle property started at 12 lots and was eventually reduced to 10 lots. The Gawle project includes a roundabout. Construction of the roundabout and entry road will be funded by the Gawle Property since a Gawle lot was compromised. Jan Hudson was concerned about trail setbacks and Paul mentioned a 50' setback will be provided for the northwesterly lot – and setbacks from the trail will increase west of that location. Jan stipulated hardscape features must be setback in addition to buildings.

Both the Gawle property and Loftin property were shown together as the board had previously expressed desire to coordinate the two properties. Jan Hudson commented that the developments now look much better. Jan asked about the roundabout status with the city and Paul Metcalf responded stating that the city should accept as many roundabouts are used throughout the city and Paul believes Councilman Scott Peter's will support the round-about. Gary Levitt was concerned about the width of the three lots south of Del Mar Mesa Road. Paul also noted Sycamores would be planted along Del Mar Mesa Road to screen the lots.

**5. 12451 del Vino Court Cnr Rancho Toyon Place – division into two home sites – Richard Turek**

No presentation made.

**6. Cingular Wireless – 'The Barn' – 5175 del Mar Mesa Road – New submittal made – August 2006**

No presentation made.

**7. Community Bylaws Update – review of process required to implement and update our Bylaws**

Gary Levitt noted the bylaws are on hold pending more information on the Brown Act.

**8. Planning Group Compliance with the Brown Act and Council Policy 600-24. – up coming meeting**

Paul Metcalf and Marvin Gerst will attend the Brown Act Seminar hosted by the City of San Diego.

**9. Meadows Open Space Encroachment SCR – New submittal made – June 2006– Perry Dealy**

Perry Dealy noted Keith Keeter, the civil engineer for the Meadows Project, was murdered and a service is being held at the Manchester Grand Hyatt 10-12AM on Saturday, January 13.

**10. MAD – Establishment – Sub-committee Report - Lisa Ross**

Gary Levitt noted that Gary, Lisa Ross and Paul Metcalf had met with Pardee to discuss the proposed MAD.

**Old Business/Inactive Items**

**1. Trails – Old Jeep Trail @ Whitehorse**

No report given.

**2. DMMRd. Traffic Calming Efforts**

No report given.

**3. SDG&E Sunrise Powerlink – Monitor Process**

No report given.

**4. CERT Training**

The community continues to look for volunteers.

**5. Del Mar Mesa Country Estates – (Schotz Estates) – discussion of intent to Transfer a density unit to current ‘recreation parcel’**

No report given.

**6. Del Mar Ridge – Additional Landscaping Improvements**

No report given.

**7. Annan Property – Del Mar Mesa Road**

Bernie noted he heard the applicant wants to expand the application to subdivide to four lots.

## **Sub-Committees**

### **Specific Plan Compliance**

No report given.

### **Subarea Fire Plan**

No report given.

### **Community Spirit**

No report given.

### **Adjournment**

The meeting was adjourned. Next meeting 7pm 2.08.2007.