

Del Mar Mesa Community Planning Board

August 9, 2018

Carmel Valley Library, Community Room

Attendees:

**Diane Korsh
Elizabeth Rabbitt
Michael Vinson
Derek Reeves
Ray Ellis
Paula Graubart
Shital Parikh
Christian Tresize
Barry Cohen
Kenneth Rudy
Paul Metcalf**

Absent:

**Tina Jackson
James Bessemer
Dean Vayser**

Call to Order:

Chairman Ellis called the meeting to order at 6:18 PM.

Roll Call:

Absentees included Tina Jackson, Jim Bessemer and Dean Vayser.

Adoption of Agenda:

Chairman Ellis called for review and approval of the August 9, 2018 Agenda after modifications reflecting Shital as the rep for Rancho Penasquitos, Derek Reeves as the Parks and Rec rep and addition of Fairmont fireworks communication.

Approval of Minutes:

Chairperson Ellis called for review and approval of the June, 2018 draft minutes. Kenneth Rudy moved Barry Cohen Seconded and it was carried. Abstentions included all who were absent from the June 2018 meeting.

Public Safety Agencies - Trevor Philips

Absent

Public Forum - Non-Agenda Items (Three minutes per speaker, twelve minutes per topic)

Pradeep Mishra asked about the possible use of the park for a Del Mar Mesa farmers market. Steven Hadly suggested connecting with the Parks and Rec team to find out if it would be within their policy to allow vendors to set up such a program. There was a brief discussion and support for the idea. Derek Reeves suggested that residents of Duck Pond be allowed input due to concern for traffic. **Pradeep will follow up with Steven Hadley.**

Chair's Remarks:

San Diego County Grand Jury Report on the City Planning Groups

Chairman Ellis reported on a document he received on the overview of planning groups and their role in the planning and development process. The report reflects concern for the level of roadblock and bureaucracy that is generated and how to improve the through put and appropriateness through training and possible restructuring from fifty six groups to a combined mix of eleven representative groups.

Electronic Community Orientation Workshop Training (E-COW)

Chairman Ellis reminded the board members of the E-COW or COW training requirement.

Chairman Ellis asked that each member report to Elizabeth confirmation that the E-COW or COW workshop was completed. Paul Metcalf reminded Chairman Ellis that the city indemnifies community planning board members ONLY if they completed the COW or E-COW.

Correspondence

None

Public Officials (Information and Announcements)

Council District 1 - Council member Barbara Bry: Steven Hadley

It was agreed that Stevens comments would correspond with the items on the agenda.

Mayors office

Absent

County Supervisor District 3 - Kristen Gaspar- Jason Paguio

Absent

Community Planning: Sara Toma

Absent

CA Assembly District 77: Brian Maienschein - Robert Knudsen

Robin Sawka, a college student and resident of Carmel Valley is an intern working with Robert Knudson and Brian Mainschien. He provided update on legislation projects included maternal mental health pre and post delivery. He reviewed the statistics related to the frequency of Maternal mental health issues. These Bill Assembly Bills 1893 and 2193 would require screening for maternal Mental health disorders with a focus on prevention of development into more serious conditions. Also included will be an emphasis on improving awareness of the conditions in the public.

Robert Knudson spoke briefly about the emphasis and importance of Assembly Man Mainsheins internship programs. It was agreed that more information should be provided through Nextdoor for internship opportunities.

CA State District 39 Senate Pro Tempore Toni Atkins - Chevelle Tate:

Absent

Congressman Scott Peters Office:

Absent

Action Items

Paradise Point Project Presentation - Addison Walker, McCullough Design Development
Chairman Ellis noted that prior to this meeting all members had received the sets of plans for the Paradise Point development. He commented that based on his review and input from Addison Walker and Paul Metcalf that the plans fall comfortably within the requirements of the Del Mar Mesa Community Plan.

Diane Korsh raised the question about the lack of notice received on the project. Paul Metcalf noted that it is likely due to the level of the project as a “Process Two”.

There was a question about the present of an HOA. Paul Metcalf believes that there will not be an HOA.

Christian Tresize moved to approve the project, Derek Reeves seconded and the motion was carried with abstaining by Paul Metcalf.

Cadence Isle Landscaping Project - Ray Ellis

Chairman Ellis raised the matter of the DG path along Cadence Isle behind the gates in Alta Del Mar, regarding the possibility of converting it from DG to just landscape. Since it is behind the gates and not a public right of way the DMMPB does not have any role and will not object to replacing the DG trail with landscaping.

The Preserve at Torrey Highlands DEIR Response - Shital Parikh

Chairman Ellis thanked Shital Parikh for her work on this matter and presented the draft response from DMMPB for review and editing. Chairman Ellis reviewed the location of the property in issue. Kenneth Rudy asked if the objections from the various planning boards will result in Cisterra additional efforts in modifying to secure support. Elizabeth Rabbitt noted that the draft letter from DMMPB does not leave any opportunity for zoning change other than return to open space preserve. Christian asked what zone is being requested. Paul Metcalf noted that there are so many zoning categories and was not aware of the specifics. Shital Parikh said, she would email all members the specifics for Land Use Designation for the project that she emailed Elizabeth and Ray.

Elizabeth Rabbitt moved to approve the letter as presented, Diane Korsh seconded and the motion was carried with Paul Metcalf and Ray Ellis abstaining.

October Meeting Relocation - Ray Ellis

It was agreed to keep the date unchanged and try to move the meeting Ocean Air Rec Center or Carmel Valley Rec Center.

Subcommittee Reports and Discussion

Joint DMM/CV Trails Sub-Committee - Ray Ellis

Chairman Ellis asked Michael Vinson about the status of the Fairmont Grand development process with plans and permits. Michael Vinson noted that the new development permits have been approved. Chairman Ellis reminded him that this should be the trigger to release the funds from the penalties paid by Manchester over the matter of code enforcement matters.

FBA Update -Community Plan Update-Paul Metcalf

Chairman Ellis turned the discussion about the FBA and opportunity to possibly move funds from the Little McGonigle Ranch connector to other projects on DMM st Steven Hadley. Steven reviewed the discussions at the city regarding the opportunity for identification of DMM project priorities and also commented on the city ability to make these changes without going through the community plans amendment process. Steven Hadley handed out "Table 8" reflecting the Del Mar Mesa Public Facilities projects and reviewed the process by which the funds are held and accounted for. He commented on the \$7.1 million available for reallocation. Chairman Ellis raised the question of the total number of remaining homes to be built at a per home permit rate of \$100k plus with the city reporting a remaining 100 plus homes vs 65 which is the total number Paul Metcalf has calculated. There was further discussion regarding whether or not there is actually any excess available, and reviewed the priorities of traffic calming, DG trails installations and corrections. Chairman Ellis asked Secretary Rabbitt to get the numbers Diane reviewed verbally regarding Preston Drake's efforts and success. Steve noted that the city hang up has been the lack of clarity about who is to assume responsibility for ongoing maintenance once the capital improvement dollars have been spent. Diane also noted that the Friends of Del Mar

Mesa may be able to help out in the efforts to maintain. Chairman Ellis noted that when DMMPB goes back to the city. Christian Tresize confirmed the point that the the FBA funds are for capital only, not maintenance. There was clarification that space along the road including public right of way, such as the DG trails, is the responsibility of the street division and the open space areas away from the streets are the responsibility of the Parks and Rec Open space department. There was further clarification about the matter that the final turnover by Pardee to the city has yet to be completed. **Chairmen Ellis will continue to work with Steve Hadley on this matter.**

Trail Completion - Diane Korsh

This discussion had been included in the forgoing discussion and reflect a priority need for Del Mar Mesa. She also noted that there may be a support role to play by the Friends of Del Mar Mesa. Paul Metcalf also noted the need for access to reclaimed water for DMM. This would constitute another priority potential for the city to consider for direction of fund reallocations. **Chairmen Ellis noted that there is improved clarity addressing the trails as the highest priority including recycled water irrigation.**

Del Mar Mesa Preserve/Notch Oversight - Shital Parikh

Already addressed in the matter of the approved letter of objection.

Neighborhood Park Update - Diane Korsh

Chairman Ellis noted that there seems to be closure related to the naming conundrum. Diane Korsh noted that there has not been a grand opening by the city. Steven commented on the process by which the park was opened ASAP without a ribbon cutting. **He noted that he would work with the city on coming up with a simple plan for an opening. Chairman Ellis asked Steven Hadley to follow up with him, Diane Korsh and Derek Reeves.**

By-Laws and Board Opening(s) - Elizabeth Rabbitt

Secretary Rabbitt reviewed the approved and formalized amendment to the bylaws including two additional At Large board seats for Del Mar Mesa for a total of fifteen seats. At this time all of the seats with the exception of Quadrant Four are filled. She reminded the group that elections take place in March and she for example is willing to come to the end of her time and relinquish the seat to new blood. **Kenneth Rudy will work on finding a candidate for Quadrant Four.**

Liaison Reports

Los Penasquitos CAC - Shital Parikh

Nothing new to report

Community Planners Council - Chair or Vice Chair

Ray reported that there is a need for someone from DMMPB to attend. Will work with any member of DMMPB interested in participating.

Friends of Del Mar Mesa-Diane Korsh

Diane is the president and is trying to call a meeting.

Parks and Rec - Derek Reeves

Nothing new to report.

Ongoing Discussion - Active Items

Trail Completion

This matter has already been discussed.

Traffic Calming

Chairman Ellis brought up the matter of the ongoing discussion and need for traffic studies in specific areas. Hand out from Steve

Trail Maintenance

This matter has already been discussed.

Little McGonigle Road Update

This matter has already been discussed.

Fairmont Grand Fireworks communication:

Michael Vinson noted that the plan is to notify each board member any time there is a planned event and requested that DMMPB be responsible for posting the notice on Nextdoor. Secretary Rabbitt noted that this is what she did last time and it seemed to work well.

Adjournment:

Kenneth Rudy moved to adjourn, Christian Tresize seconded and the motion was carried and the meeting was adjourned at 7:51 pm.