

Del Mar Mesa Community Planning Board

June 11, 2020 6:00 PM

Via ZOOM video conference

Attendees:

**Diane Korsh
Elizabeth Rabbitt
Derek Reeves
Ray Ellis
Shital Parikh
Christian Tresize
Barry Cohen
Paul Metcalf
Ish Khan
Wendy Poyhonen**

Absent:

**Michael Vinson
Paula Graubart
Kenneth Rudy**

Call to Order:

Chairman Ellis called the meeting to order at 6:01PM.

Roll Call:

Secretary Rabbitt reported roll call based on Zoom sign in.

Adoption of Agenda:

Chairman Ellis called for review and approval of the Agenda, no changes, approved as presented.

Approval of Minutes:

Chairman Ellis called for review and approval of the May 2020 draft minutes. Christian Tresize and Wendy Poyhonen seconded, and the motion was carried. There were no no's or abstentions.

Public Safety Agencies - John Briggs, Community Relations Officer

Not present

Public Forum - Non-Agenda Items (Three minutes per speaker, twelve minutes per topic)
None

Chair's Remarks:

Chairman Ellis noted that he had nothing in addition to the agenda.

Public Officials (Information and Announcements)

Council District 1 - Council member Barbara Bry-Ricky Flahive

Ricky noted that the two consuming matters have been the final approval of the SDSU sale of the Qualcomm stadium site as well as the upcoming budget and the negative impact of the Covid reality, which will negatively impact several departments with the greatest impact on the arts and culture budgets. He also discussed the openings tomorrow, Friday of bars, barbers, gyms etc.

Community Planning: Lesley Heneger

She had nothing new to add.

Informational Items:

Community Garden Concept

Elizabeth Rabbitt reported that she was contacted by Terri Senroy via Nextdoor, which resulted in a meeting at the park with Dan O'Rourke, Mike Lerosé, Joe Monsour from Park and Rec, and Terri Senroy. Elizabeth Rabbitt reported that in follow up she wrote a draft proposal to the Park and Rec department regarding the reassigning of a part of the park, including the option of the unused horse pen for the development of raised beds to benefit the community and a community garden club. She asked Terry Senroy to comment further on her vision, in which she focused on education of children and adults and her professional focus on wellness. Elizabeth Rabbitt noted that she brought the discussion to the DMMPB as for direction in next steps including the possible involvement as a part of FODMM. Chairman Ellis opened the discussion to the board. Wendy Poyhonen noted that she also has been interested in doing someone with that same corner with to include native plants or a butterfly garden and was supportive of such a direction, and also commented on the sad state of the park condition. Diane Korsh commented that the direction of moving toward FODMM seems to be positive and logical. **At this point Ray agreed that the future direction should be assumed by the FODMM and asked Diane to work with Terry Senroy, Shital Parikh, Elizabeth Rabbitt and Wendy Poyhonen to develop a plan.** Chairman Ellis also commented that with this direction, other than support, this project did not need to fall under the purview of the DMMPB.

Subcommittee Reports and Discussion

Joint DMM/CV Trails Sub-Committee - Ray Ellis

Ray Ellis noted that he is still in contact with Manchester Financial and staff at the Fairmont Grand Resort on the financial pledge to the community. Apparently, there needs to be a retention pond constructed on the property before all releases are made by the City which is a condition of the grant to FODMM.

Del Mar Mesa Preserve/Notch Oversight - Shital Parikh

Fundraising is underway to protect this parcel from rezoning via two separate legal actions against Cisterra. Cisterra has been pushing for a court date. Cory Briggs is the attorney for Protect our Preserve, and there is need for financial support of this legal action. She pointed out that the danger of a such a dramatic zone change will have a huge negative impact on a preserve, warning that such a precedent could be used to develop future projects in the Preserve area such as the proposed fire station in Alta Del Mar.

Neighborhood park update - Diane Korsh

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

Secretary Rabbitt noted the new development of an annual report requirement which she will work on and present.

Beautification Committee - Christian Tresize

Christian Tresize refreshed the memory of past discussions regarding the identification of six properties which are not maintaining the condition of the trails in front of their properties including erosion, weeds, and peeler post fencing. Shital Parikh did report that the neighbors directly across from her, including the owners from China are working on bringing the condition up to standard, and "V" who is unsure of his obligation, and the Socols who have agreed to move forward with clean up and repairs. She also noted that much of the brush has been cleaned up, but there is still work to do. Christian Tresize noted that he is working on providing documentation to support the request to comply with expectations or obligations. But the City Maps and Records Office is closed and he won't be able to research subdivision plans until they reopen. The only other way to establish this is if anyone knew of a homeowner in the Silver Oaks development whose property abuts or know someone whose property abuts the common us trails and if they have a copy of their title insurance exclusion to see if a maintenance agreement was recorded against their property.

Chairman Ellis commented also on progress with Steve. Ray also noted that Viatcheslav is interested in getting support from other neighbors in the subdivision to share the cost of

maintaining this common space. Diane Korsh also commented that the other area that is getting out of control is the along the “spite” strip, and also noted with the new owner of the seven acre ranch and the new homes next to her ranch there may be strong potential for support and interest. Christian Tresize discussed the original concept of the Beautification Committee letters beginning with the gentle nudge, followed by a reminder, then the “less friendly” letter that he prepared in a few draft forms. Given the progress of Ray Ellis and Shital Parikh with their area, this leaves the Gaul family trust project, and Robert Loftin as remaining problems. Paul Metcalf commented that the development of the Gaul project is set to begin in about two months, depending on “bird” season impact, may cause a delay until October. Paul Metcalf will review the current condition of the trail along the Gaul project and will report back to Christian Tresize. Christian Tresize noted that it appears that Loftin is not obligated to comply with the Del Mar Mesa Precise Plan. Diane Korsh brought up the point that he runs a boarding stable and the horses benefit from the use of the common trails that are maintained by the other obligated surrounding neighborhoods. Elizabeth Rabbitt and Paul Metcalf will speak with Robert Loftin. Diane Korsh raised the point that the FBA funds can be designated for completion of Del Mar Mesa trails and should the DMMPB consider using this approach. **Christian Tresize will hold off on the “level three” letters and wait for progress to continue with the combined efforts of Shital Parikh, Ray Ellis, Paul Metcalf, Diane Korsh, etc.**

Liaison Reports

Carmel Valley Recreation Council-Derek Reeves

Derek Reeves reported that some work has been done on aerating the lawn, and spreading mulch, but there is a ton of work that remains. Derek reported that a van has been spotted in the parking lot overnight and will check again and report.

Los Penasquitos CAC - Shital Parikh

No meetings due to COVID 19.

Community Planners Council - Chair or Vice Chair

Friends of Del Mar Mesa-Diane Korsh

Shital Parikh reported on the status of the Dog Poop stations, and thanked Ricky Flahive for his help in determining the “rights” of the neighborhood. She reported that Diane Korsh, and the Carmel Ridge HOS with the help of Kenneth Rudy is installing and maintaining stations, but it seems that there is a need for one more, perhaps near the Gaul project which could included in their development. She noted that the cost is not great, about \$500 for a receptacle and \$100 annually for bags. **The area across from the Meadows secret gate would be a perfect location and should Michael Vinson be approached for support. Elizabeth Rabbitt also suggested speaking with the Meadows HOA since they use the common trails with their dogs, Ray will speak with xxx?. Shital also will discuss with Paula Graubart the matter of Alta Del Mar about adding a location.**

SDPD Citizens Advisory Committee - Elizabeth Rabbitt/Paula Graubart

No meetings to report.

Ongoing Discussion - Active Items

Proposed Fire Station- Letter to Council President ProTem Barbara Bry

Chairman Ellis forwarded a copy of the DMMPB letter to Barbara Bry regarding the many issues between the community and the matter of a full service fire-station in such an undesirable location for which the community has had zero planning or input. Chairman Ellis spoke with her today regarding the letter about the fire-station and concerns, and also took the time to review the matter of the Elizabeth Rabbitt park which is suffering from serious neglect. Chairman Ellis asked Ricky Flahive to review the city allocation of the \$1million of DMM FBA funds.

According to Fire Rescue the plan is to find out if the location is feasible after which will pursue communication and feedback with the community. Diane Korsh reported that she went the neighborhoods that are to be supported by the proposed state, and noted how far the location would be from the very dense community of Torrey Hills, and the need for it to be located within Torrey Hills to support the dense population of 17,000, as compared to the small population of DMM. Paul reminded the group of the DMM \$1million donation to the fire-station on the north side of the 56. At that time the city traffic study did not show the need for the 56 connector, but considered the concept of an “emergency access” road from the 56 to Del Mar Mesa Road. Paul also gave a brief review of the MSCP and responsible role of Park and Rec for open space. Jeff Tibaldi confirmed that the parcel had been converted to the City. **Jeff Tibaldi will forward the contact information of the surveying team to Ricky Flahive. There was also a discussion regarding the response time from the fire station from the north side of 56, Chairman Ellis raised the matter of focusing on the alternatives such as the location in Torrey Pines that is part of Gary Levitt’s project. Chairman Ellis will invite Fire Chief James Gaubry to join the next meeting.**

Little McGonigle Ranch Road Update (Fence, Landscape and trail) - On hold until ownership is determined by Alta Del Mar HOA

Adjournment:

Chairman Ellis called for any further matters, and hearing non Chairman Ellis made the motion to adjourn, Paul Metcalf seconded and it was carried.

Next Meeting:

July 9, 2020