

Del Mar Mesa Community Planning Board  
September 9, 2021 6:00 PM

<https://us02web.zoom.us/j/87457467995?pwd=WURMRGN3YmNLR1F0ay9kb1FISHdrZz09>

Attendees:

Ray Ellis  
Michael Vinson  
Shital Parikh  
Christian Tresize  
Paul Metcalf  
Wendy Poyhonen  
Ish Khan  
Diane Korsh  
Jeff Tibaldi  
Tim Guy

Absent:

Elizabeth Rabbitt  
Derek Reeves  
Barry Cohen

Call to Order:

Chairman Ellis called the meeting to order at 6:02 PM.

Roll Call:

See above.

Introduction:

Chairman Ellis introduced the latest addition to the DMMPB, Tim Guy who gave a brief overview including his interest in the out of doors, loving the trails of Del Mar Mesa, engineer career and his family's recent move to Duck Pond.

Adoption of Agenda:

Chairman Ellis called for review and approval of the Agenda. There were no changes or additions.

Approval of Minutes:

Approval of the August 2021 minutes was deferred until the October, 2021 meeting.

## Public Safety Agencies - John Briggs, Community Relations Officer

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

Lisa Ross representing District One United suggested that members join the D1U group and get involved in this process which is, and should be, alarming to the residents of DMM. There is a large group focusing efforts on enlarging District Six and is basing their interest on ethnic data and has proposed redistricting in such a way that fragments Del Mar Mesa into different districts. Lisa Ross emphasized the importance of continuity of community common interests. Lisa Ross reported that the Sierra Club is also taking a position on this matter and strongly recommended that a member of Del Mar Mesa be assigned to represent the interests of Del Mar Mesa and prevent loss of its relationship with Joe LaCava. Paul Metcalf asked about the availability of on line graphics, which she noted are not posted as of this time. Chairman Ellis commented on the need to take action on her recommendation.

### Shital Parikh

Shital Parikh made public comment regarding the need for spillover parking space on Del Vino Court to accommodate parking for Elizabeth Rabbitt Park and Duck Pond trail users that live beyond walking distance from these sites. She emphasized the need for street parking as this is the only public gathering space in Del Mar Mesa. At present, the closest street parking is by the front door of neighbors on Mower street while parking adjacent to the park on a much wider Del Vino Court road is marked illegal. As the Chair of Del Mar Mesa Garden Club and communications representative of Friends of Del Mar Mesa, two neighborhood non profits, the need for parking on the street is necessary to conduct community workshops or community gatherings or hikes to serve and accommodate neighbors. Her comments included the overview of the nature of the park and surrounding community and trails and the impact of the lack of parking after the recent enforcement of the No Parking parameters. She suggested that segments of the wide section of the Del Vino Court could easily be adjusted to accommodate the overflow parking as street parking immediately adjacent to the park.

Michael Vinson reported that Meadows Del Mar will be doing a community road resurfacing which will result in the opening of the side gate to accommodate the diversion of traffic.

### Chair's Remarks:

None

## Public Officials (Information and Announcements)

### Council District 1 - Council member Joe LaCava-Ricky Flahive

Ricky Flahive commented that he did not have much to report. Legislature recess is still underway. He made the request if there are any upcoming events that he or Joe LaCava should attend to please contact him with related information. Also if there are any areas that could qualify for participation in the upcoming "I Love a Clean San Diego" event, to let him know if there are any areas littered or otherwise needing attention.

### CA State District 39 Senate Pro Tempore Toni Atkins - Cole Reed:

Cole Reed introduced himself to the DMMPB and gave an overview of two bids SB1 - which allows up to one hundred million dollars annually to be designated to address sea level rise, and SB9 which would give homeowners the right to subdivide a single family home into two duplexes or town homes up to a total of four units in the interest of provision of affordable housing.

## Action Items

### FBA Subcommittee Recommendations

Chairman Ellis reviewed the recent meeting with Joe LaCava and his staff to address the matters of priority to the Del Mar Mesa Community which include the update and amendment of the Community Specific Plan and the Facilities Benefits Plan to reflect the needs and priorities of the community and also make sure these two documents are in alignment which at this time are not. Included in the priorities are the formal elimination of the 56 connector to be replaced by an emergency access road thereby replacing the need for the Alta Del Mar Fire station, purple pipe water, also noting that funds are available to cover studies and construction. Paul Metcalf reviewed the process by which PFFP funds are allocated to PFFP projects. Paul Metcalf also presented the matter to Joe LaCava as a solution to a problem. Chairman Ellis called for a motion to approve this set of recommendations as presented. Paul Metcalf reported that there will be monthly reports on the status and progress. Jeff Tibaldi expressed his concern for the Alta Del Mar Fire station progress which is underway, according to Paul Metcalf there is no funding existing in the PFFP for a fire station and in order for the fire station to be built on the DMM PFFP funds they would have to be formally designated for the fire station. He also reviewed the process which blocked the original approved plan and easement to the Carmel Valley Fire Station, and the case that needs to be made for creating a solution via an emergency access road. Christian Tresize asked about the reclaimed purple pipe water and its status on the PFFP. Paul Metcalf confirmed that it is not, and also reviewed the original existence of the water pump station at the corner of Del Vino Court and Little McGonigle, Diane Korsh reported on the historic need to access affordable water and recalled the past motion to include the purple pipe water which was approved unanimously several meetings ago. **Chairman Ellis entertained a motion to empower the FBA Subcommittee to forward the recommendations as presented**

**to the City of San Diego, Shital Parikh made the motion, Jeff Tibaldi seconded and the motion was carried unanimously.**

#### Parking at the Elizabeth Rabbitt Park

Chairman Ellis reported that per recent follow up from the city they have conducted a traffic study and results are being analyzed and will be made available in the next few weeks. Plans are to have a discussion with the city to address the issue and review options and until this occurs the DMMPB should wait to take formal action. Additional comments included Wendy Poyhonen noting her concern for the park as a community benefit and not for the purpose of supplying parking as a trail head parking solution and Tim Guy also agreed based on his comparison to city metrics that the ratio of parking to acres, and also commented on observations of the timing of parking congestion occur primarily during times of revenue generating events, and other times they are being used for the trail head. Christian Tresize commented that he agreed with the observations and concerns of Wendy Poyhonen and Tim Guy and agreed that this matter should be deferred until after the traffic study results and input from the city are available. Shital Parikh commented that the comparison to other parks is not accurate as they do have overflow parking available on surrounding streets, in addition the plans for the Friends of Del Mar Mesa to host guided trail hikes which would be in conflict with the assumption that this not serve as a parking solution for trail use, also noting that community residents further out require a drive time of fifteen to twenty minutes, and would like to advocate for the addition of street parking. Christian Tresize raised the option of restriping and elimination of the turning lane to accommodate parking on the west side of Del Vino Court. Michael Vinson reminded the group that this concern was raised to the City in the planning process for the park and the concerns were ignored and that this is not a new issue, he also commented on the opportunity for using wasted space in the park to create a solution. **In conclusion Chairman Ellis confirmed that this matter be included on next month's agenda.**

#### Presentation/Discussion

#### Informational Items

#### Subcommittee Reports and Discussion

#### Del Mar Mesa Preserve/Notch Oversight - Shital Parikh

Nothing new to report.

#### Beautification Committee - Christian Tresize

Christian Tresize reported that there has been no action on his latest "get it done" request but will follow up for next meeting.

#### Liaison Reports

Carmel Valley Recreation Council-Wendy Poyhonen

Wendy Poyhonen reported that she uses the “get it done” app just about daily but had nothing else to report.

Los Penasquitos CAC - Shital Parikh

Shital Parikh reported that the LPCPCAC only meets bi monthly and will have a report for next month.

Friends of Del Mar Mesa-Diane Korsh/Shital Parikh

Nothing new to report.

SDPD Citizens Advisory Committee - Elizabeth Rabbitt

No meetings.

Ongoing Discussion - Active Items

Proposed Fire Station

Chairman Ellis reviewed the latest report from Ricky Flahive on the progress of the plans and outlined progress report for the Alta Del Mar Fire Station and the concern that in spite of the environmental and capital challenges it appears to be making significant progress and that DMMPB needs to record our displeasure/opposition and provide alternative solutions. Chairman Ellis opened the matter up to comment. Jeff Tibaldi reported on the meetings with Joe LaCava, Sierra Club, Shaw Valley Wildlife coalition and his concerns for the redistricting especially if it means the loss of Joe LaCava as it would impact the ability to fight this project. Chairman Ellis reported on a recent conversation with Kathryn Burton from Torrey Hills planning group which has feedback from insurance carriers that the Torrey Hills community has adequate coverage and objects to having a fire station built in their community, but also objects to the proposal for the Alta Del Mar fire station based on environmental impact and community need. Jeff Tibaldi expressed his concern for repeated reports from the fire department that the intended use for this station includes the Torrey Hills community. Jeff Tibaldi also reported that the response time report was constructed by a group of retired fire fighters. Chairman Ellis reported that he is working on raising this matter to the Mayor’s office. Shital Parikh raised the matter of the fact that the homes are protected by the internal sprinkler systems and that any call for serious fire situation would be located in the canyons, not in the homes and would therefore require a call to Cal Fire for rescue, not the local fire station. Paul Metcalf asked Jeff Tibaldi if he had an understanding that the fire department would have the ability to access the PFFP funds of the Del Mar Mesa Community. Jeff Tibaldi referenced internal city emails commenting on the large balance remaining in the FBA fund and that this should be of concern, and the additional concern for the wildlife corridor and the re-mitigation of what is already currently recorded mitigation. Chairman Ellis asked for copies of the emails referenced by Jeff Tibaldi. Jeff Tibaldi also reported that this property is included in the Coastal Zone. Jeff Tibaldi also raised the matter of the space behind the Vons which would be much more location sensitive to the where the need is

greatest. Of great concern is the matter of the lack of capital budget which makes the Del Mar Mesa FBA fund the perfect target. Michael Vinson reminded the board of the idea from ages ago of installing a substation with a focus on medical response over fire emergencies, citing examples of twenty minute response times for medical emergencies. Jeff Tibaldi noted in spite of Torrey Hills claiming they do not need a fire station there are recorded reports of the need for a fire station and the curiosity of what happened to that concern. Chairman Ellis noted that there is no action to be taken at this time. Ricky Flahive did confirm that Joe LaCava is clearly objecting to the Alta Del Mar Fire station and the matter has been elevated to a level above Ricky Flahive. Chairman Ellis also mentioned the need to connect with Val Hoy as a potential voice on this matter. Shital Parikh volunteered to help on the matter of redistricting and received enthusiastic support and gratitude and will meet with Chairman Ellis and Lisa Ross.

Adjournment:

Michael Vinson made the Motion to adjourn at 7:35 PM and the motion was seconded by Paul Metcalf and the motion was carried.

Next Meeting: October 14, 2021