



Torrey Pines Community Planning Board

PO Box 603, Del Mar, CA 92014

www.torreypinescommunity.org

BOARD MEMBERS: Morton Printz, Chair, mprintz@ucsd.edu, tpcpb1@hotmail.com; Cliff Hanna, Vice-Chair, cshanna@sbcglobal.net; Diana Scheffler, Secretary, DScheffler@san.rr.com; Carole Larson, Treasurer; Faye Detsky-Weil, Past Chair; Michael Belch; Barbara Cerny; Michael Foster; Greg Heinzinger; Janie Killermann, PRC Chair, jkillermann@gmail.com; Philip Raphael; Dennis Ridz; Patrick Stewart; Pat Whitt.

REGULAR MONTHLY MEETING **THURSDAY, MAY 8, 2008 at 7:00 PM** **MINUTES**

Present: Morton Printz, Cliff Hanna, Diana Scheffler, Carole Larson, Faye Detsky-Weil, Barbara Cerny, Michael Foster, Greg Heinzinger, Janie Killermann, Philip Raphael, Dennis Ridz, Patrick Stewart

Absent: Michael Belch, Pat Whitt

CALL TO ORDER / INTRODUCTIONS – Chair Morton Printz called the meeting to order at 7:05 pm.

A. NON-AGENDA PUBLIC COMMENT

Sherry Lightner of 8551 La Jolla Shores Drive, La Jolla introduced herself as a candidate for City Council, District 1.

Marshall Merrifield of the Carmel Valley area introduced himself as a candidate for City Council, District 1.

B. GENERAL ANNOUNCEMENTS BY THE CHAIR - Chair Morton Printz announced that the Community Planners Committee (CPC) had formed a Transportation Planning Subcommittee.

He then asked for volunteers either from the Board or from the public to represent the TPCPB on the San Diego River Park Citizens' Advisory Committee. Secretary Diana Scheffler will provide more information to the two people identified.

The Chair noted that he had signed a letter to Ms Joyce Pickersgill, representative of the Riviera Del Mar Home Owners Association regarding the Torrey Pines trees at 2171 La Amatista Drive discussed at the April meeting. After consulting with various officials, he concluded that the trees pose no fire or safety danger.

C. MODIFICATIONS TO THE AGENDA – Chair Printz indicated that John Dean had requested time to make a presentation to the Board regarding the posting of political campaign signs. Mr. Dean was unable to be present during the public comments section, so with the consent of the Board, the Chair scheduled him prior to Item #4.

D. REVIEW AND MOTION TO APPROVE THE MINUTES OF April 3, 2008.

Motion: Diana Scheffler moved and Faye Detsky-Weil seconded that the draft minutes of the April meeting be adopted as amended by the May 4 draft. The motion was approved unanimously (12, 0, 0).

E. REPORT BY TREASURER – Carole Larson reported that the treasury remains constant at \$59.84. The annual bill expected shortly for website maintenance will exceed that amount. The garage sale planned for May and expected to raise funds for the Board did not take place.

Action: The matter of a potential garage sale will be placed on the agenda for June.

Chair Printz thanked Carole Larson for her excellent work on the website and asked her to let him know when additional funds are needed. He pointed out that the new bylaws provide for voluntary donations, allowing for sponsorship concept for the website.

F. PROJECT REVIEW COMMITTEE.

Motion: Janie Killermann moved and Pat Stewart seconded that the Overgard residence be approved as submitted. The motion passed unanimously (12, 0, 0)

Motion: Janie Killermann moved and Pat Stewart seconded that the McMahon project be approved as presented with the following recommendations:

- Use natural rather than artificial stone
- Use heavy timber construction for all exterior wood
- Select paint colors that blend with the environment
- Use shielded exterior lighting
- Select drought tolerant landscaping, focusing on plantings that blend with the environment
- Use moisture sensing irrigation that turns off when it rains

The McMahon Residence Project was pulled from the Consent agenda as there were some questions from Board members.

G. INFORMATION UPDATES

San Diego Police Department – Officer Gaylon Sells was not present

City Planning and Community Investment Department - Lesley Henegar did not wish to make a presentation

City Council District 1, Council President Scott Peters Office – Chanelle Hawken reported that the undergrounding at Carmel Valley Road is 90% complete. She explained that AT&T participation had involved litigation delaying the project.

To a question regarding Del Mar Terrace, she answered that she will get an update.

Chanelle apologized for the cancellation of the connectors Steering Committee meeting formerly scheduled for May 15. The meeting has been rescheduled to June 26 and will be followed by an Open House. She indicated that the City will likely have a meeting in May for input on the connectors issue and asked anyone interested in attending that meeting to e-mail her. The meeting will be scheduled at the City and will be publicized. Chanelle confirmed that Caltrans is the lead agency on the project. Mort Printz pointed out that individuals in the Carmel Valley Community tend not to agree with the Torrey Pines Community's opposition to connectors.

Anticipating questions about the recent citizen rescue of a seal in La Jolla, Chanelle explained that the permission for the usual assistance from Sea World had not been given in a timely manner causing the intervention, and noted that the seal is in good health.

Mayor Sanders' Office – Stephen Lew was not present

County Supervisor Pam Slater-Price's Office – Aaron Byzak was not present

State Senator Kehoe's 39th Senate District Office – Andrew Kennerly was not present

Assemblyman Garrick's 74th Assembly District Office – No representative was present

Congress member Brian Bilbray's District Office – Marc Schaefer was not present

ITEM #1 NEW CALTRANS STRUCTURE ON CARMEL VALLEY ROAD.

Motion Philip Raphael moved and Carole Larson seconded that a Caltrans representative be invited to attend the June TPCPB Regular Meeting to discuss lack of past notifications to the Board and future working relationships.

There was some discussion as to whether this was the best strategy and who best to invite. The motion passed (10, 2, 0) with Patrick Stewart opposed, feeling the meeting could develop into an unproductive criticism of Caltrans, and Philip Raphael opposed because of his conviction that the meeting should be with higher level personnel.

Action Chair Printz requested Michael Foster to draw up a list of questions ahead of the meeting.

ITEM # 2 WORKING GROUP TO EXPLORE STEPS TOWARD DEVELOPMENT OF A FUTURE MASTER PLAN FOR SORRENTO VALLEY. The group would be co-chaired by Morton Printz and Dan Jensvold. Greg Heinzinger and Diana Scheffler had volunteered to participate, and the Chair of the Torrey Hills Planning Group supports that group's participation. There was no objection expressed.

ITEM # 3 PROJECT REVIEW COMMITTEE REPORT ON THE WALLACE PROJECT AT 12904 LONG BOAT WAY.

Motion: Janie Killermann moved and Pat Stewart seconded the motion that the project be approved conditional on incorporation of a landscape plan that:

- Uses native and Mediterranean species and a varied color/texture palette and which will provide a buffer blending with the Extension
- Uses vegetation to reduce the visual impact of the retaining wall when viewed from below
- Considers planting a limited number of Torrey pines or other native plantings which offer a vertical element
- Considers reduction or clustering of palm trees in the rear yard

Questions were asked about the size of the project relative to that of existing ones in the neighborhood (larger, but within the floor area permitted by the Municipal Code for the lot), about the reason for "Mediterranean" plants (the southern California climate is similar), about whether there should be a full presentation by the architect (if the architect wishes), about the extent to which immediate neighbors had concerns regarding the project (one neighbor has been in touch with the Project Review Committee (PRC) with concerns), about the extent to which visitors to the adjacent open space might have been notified (this does not fall within the PRC standard procedure of notifying residences within a 300 foot radius, and the City requirement for similar notification and the posting of a notice on the property itself), and about the need for a 9' retaining wall. In answer to this last question, Architect Tim Golba and Landscape Architect Martin Schmidt gave a brief presentation of the plans.

Diana Scheffler asked for the floor to make a revised motion, based on her conviction that the original motion was not sufficiently strong and did not refer to the Community Plan. She handed out a package of information on the project, the absence of fire risk for Torrey Pines, a letter from the Torrey Pines Association, and the City's Brush Management Guidelines.

Revised motion: In light of the Torrey Pines Community Plan first key policy (Page 3) that "All development adjacent to open space areas shall be designed to reduce visual and development impacts", and in light of the Plan's Local Coastal Program Policies for Hillside which state that "proposed development shall minimize the alteration of natural landforms" and that "development restores and enhances any previously manufactured slope," (Page 113), and in light of the Plan's Residential Development Guidelines that

require “All landscaping [to] be installed prior to the issuance of an occupancy permit,” (Page 66), the Board approve the Wallace project conditional on the following:

- Use of native and Mediterranean species and a varied color/texture palette which will provide a buffer blending with the chaparral of the adjacent open space
- Use of vegetation to reduce the visual impact of the retaining wall and fire pit
- Planting of 2 or 3 Torrey Pine trees and other native plantings which offer vertical elements an some screening of the house, retaining wall and fire pit
- Reduction of the number of palm trees in the rear yard and clustering of those remaining
- Installation of this landscaping prior to the issuance of an occupancy permit.

Adam Gevanthor, public member of the PRC, expressed his dismay that the Board would consider approving a project so completely out of step with the core values of the community as expressed in the Community Plan. He pointed out that this residential development encroaches significantly on the preserve, both physically by its alteration of the existing landforms, and optically by the bright colors of the building and landscaping plan that fails to blend with the natural vegetation of the adjacent public land. Other Board members then questioned the bulk and scale of the project but indicated their sense that the proximity to the preserve was the bigger issue.

Addition to Revised Motion: The motion was amended once more to include the recommendation for

- Use of a darker shade for the exterior of the residence so as not to contrast with the immediate surroundings

The revised motion with the addition carried, (8, 3, 1) with Cliff Hanna, Faye Detsky-Weil, and Dennis Ridz voting no, and Philip Raphael abstaining because of the confusion surrounding the presentation.

ITEM #3a POLITICAL CAMPAIGN SIGNS

John Dean told of his plan to put a stop to the proliferation of political campaign signs in the public right of way. He will alert commercial sign companies of the illegality and file signed agreements not to trespass with the Police Department. He asked that the TPCPB join with three other local planning groups to support his efforts. He will prepare a motion for placement on the June agenda.

Action: Place the item on the June agenda.

CONTINUATION OF DISCUSSION ON ITEM F, MCMAHON RESIDENCE, pulled from the Consent Agenda

The following questions were asked, causing the Chair to withdraw this item from the Consent Agenda:

Was the PRC vote unanimous? (Yes, 5, 0, 0)

Why is cultured stone objected to? (Dan Jensvold indicated that although the PRC has not developed a formal materials palette, the preference has been established for natural materials. In the case of cultured stone, the use is commonplace and will date the structure.)

Concern was expressed about erosion from the irrigation system.

The final question postponed till this point was why the two projects, Overgard and McMahon, were dealt with so differently. (The reason was the very different site conditions even though the two projects are on the same street.)

The vote was taken and the motion carried unanimously (12, 0, 0).

ITEM #4 REPORT OF THE TPCPB I5/S5-56 CONNECTOR AND WIDENING SUBCOMMITTEE. Faye Detsky-Weil reported that 20 to 25 people attended the May 6th meeting. Among their goals will be the compilation of information from community members, communication with elected officials including the Del Mar City Council and Carmel Valley Planning Board member, and the development of a position paper so that the Board can speak consistently on the issues. Faye distributed an early draft of a letter from the Board to Scott Peters.

Motion: Faye Detsky-Weil moved and Carole Larson seconded that the Board support the letter to Scott Peters asking for his commitment to the Board's and area residents' efforts, and asking that he express his intention formally in writing. It was agreed that Board members would not need to see the final version before signature and mailing. The motion passed unanimously (12, 0, 0).

ITEM #5 LETTER SENT TO 22ND DAA REGARDING EXPANSION PLANS FOR FAIRGROUNDS AND AREAS WITHIN OUR COMMUNITY. There was no objection to the letter as sent. Copies will be sent to any who request it. Morton Printz asked for a Board member volunteer to co-chair the committee which will work with representatives of the Agricultural District to modify their plans. Dennis Ridz volunteered. Mort Printz will be co-chair with Dennis unless another member steps forward. He will ask members of the public to join the committee.

ITEM #6a BOARD APPROVAL OF REVISED TPCPB BYLAWS. Marianne Greene, City Attorney, was not present to assist with this process. Due to the late hour, it was proposed that discussion be deferred to a special meeting. Meanwhile, Morton Printz indicated his intention to recommend that Article IX, Section 3 be deleted. He distributed a list of 17 items which need to be settled at the special meeting.

ITEM #6b PLACING SELECTED OPERATING PROCEDURES FOR BOARD & MEETINGS IN OPERATING POLICIES SEPARATE FROM BYLAWS. Morton Printz explained the idea of a separate set of operating policies so that they could remain more flexible.

Motion: Greg Heinzinger moved and Barbary Cerny seconded that a special meeting, requiring a quorum, be noticed for further discussion of the bylaws and operating policies. The motion passed unanimously (12, 0, 0).

ITEM #6c BOARD DISCUSSION ON OPERATIONAL GUIDELINES FOR THE BOARD was trailed to the June meeting.

ITEM #7 DISCUSSION AND ACTION ON BOARD & COMMITTEE MEETINGS OVER THE SUMMER was trailed to the June meeting.

ITEM # 8 INFORMATION REPORTS

County Service Agency 17 - Barbara Cerny reported that the Agency has developed a program for the inspection of child car seats and will conduct an event for such inspections upon request. Barbara would like feedback to determine interest.

Parks & Recreation; Pedestrian & School Safety – no report

Transportation Committee; Carmel Valley Road Enhancement Project – no report

Torrey Pines Extension Trail - Cliff Hanna expressed his confidence that the issue will be resolved favorably. In favor of the trail are parents looking for an alternative way for students to travel to school.

Against it are the difficulties associated with the risk to the School District because part of the trail is on school property.

Telecommunications in an Urban Setting – no report

Website – no report

COMPACT, Railroads & Mass Transit – no report.

Noise and Urban Environment – no report

Operational Procedures, Goals and Scope of Project Review Committee – no report.

ITEM #9 NON-AGENDA ITEMS CONSTITUTING NEW OR FUTURE BUSINESS - none

ADJOURNMENT

Motion: Pat Stewart moved and Cliff Hanna seconded that the meeting be adjourned. The motion passed unanimously (12, 0, 0) and the meeting adjourned at 9:20 pm.