

Del Mar Mesa Community Planning Board  
September 8 6:00 PM

<https://us02web.zoom.us/j/87421743511?pwd=dVFrazcxd1pDOWJTVG1qY1kwMzhTZz09>

Attendees:

Barry Cohen  
Tim Guy  
Ish Khan  
Diane Korsh  
Paul Metcalf  
Wendy Poyhonen  
Elizabeth Rabbitt  
Jeff Tibaldi  
Christian Tresize  
Michael Vinson

Absent:

Derek Reeves

Call to Order:

Chairman Metcalf called the meeting to order at 6:00 PM.

Roll Call:

See above.

Adoption of Agenda:

Chairman Metcalf called for review and approval of the Agenda. There were no changes or additions. Michael Vinson moved to approve Tim Guy seconded and the motion was carried unanimously.

Approval of Minutes:

Chairman Metcalf called for review and approval of the July 14 , 2022 draft minutes. Christian Tresize made the motion to approve as presented, Michael Vinson seconded the motion and the motion was carried unanimously.

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

Officer Briggs discussed the matter of the increased traffic and schools returning to session and the continued efforts related to the teens and illegal activity at and around the shopping centers, and working closely with the DA to prosecute when able which is difficult as juveniles. He also spoke about the decline in burglaries and reported that there will be upcoming news that will be publicly available soon specifically about some amazing progress made in this reduction. Ron Sellemi, a resident of The Preserve discussed the matter of several July incidences in The Preserve community which was accessed via the back canyon trail as well as by vehicles waiting in the cul de sac waiting to follow a car with access to the security gates. Ron Sellemi reported that there have been observed and recorded four additional “scouting” events with access via tailgating through the security gate including cases on August 6, 7 and 26, a Hertz rental car with Florida license plates and three individuals. Ron Sellemi’s concern is that the continued scouting is evidence of escalation of crime and is working on plans for improving the security systems for the Preserve community including addition a traffic arm and spoke about taking into account the various safety requirements. Ron Sellemi reported that Detective Darby suggested Flock Safety cameras which are scheduled to be installed. Ron Sellemi encouraged consideration of installation of Flock cameras at vital entry points to Del Mar Mesa such as the intersection of Carmel Country and Del Mar Mesa Road, as well as the Del Vino Court and Rancho Toyon intersection. Tim Guy requested a summary of the recommendations coming out of the research and efforts of The Preserve as it would benefit him in his efforts with the Duck Pond community and security strategy. Ron Sellemi commented on the focus on technology as the best key to protection of the residents as well as the provision of forensic information and not a live security solution. Officer Briggs agreed with Ron Sellemi’s comments about the efforts of these criminal and their scouting and researching a community and mentioned accessing [crimemapping.com](http://crimemapping.com) as a source of information on reported incidents. Elizabeth Rabbitt commented on Ron Sellemi’s experience and research and the how seriously he considers the situation and raised the question of the role of the DMMCPB in working with the community to elevate the level of awareness.

Paul Metcalf asked Tim Guy, Ron Sellemi, Christian Tresize and Elizabeth Rabbitt to create an ad hoc committee to review approaches to working with DMM as a community to provide the best understanding and strategies for community security. Christian Tresize asked for an explanation of a Flock camera. Ron Sellemi gave an overview of the Flock camera and how the system works in terms of recording license plate information and timely reporting on stolen cars for example, and contributing to data accumulation and forensic analysis.

Barbara Gordon asked about gaining police assistance in deterring teenage drinking parties in the Carmel View South community, Officer Briggs noted that he is aware and working on the matter. Barbara Gordon expressed her concern about the underaged drinking and driving that is occurring and reported that during a July 4th party and ambulance reported to the scene.

Piyush Kaumer thanked Jan Hudson for her diligent work. Piyush Kaumer also asked about options or suggestions to handle suspicious cars parked that appear to be scouting. Officer Briggs suggested a call to the non-emergency line, also recommended sending him an email with a photo of the car and plate which helps develop the case especially if the is a case of burglary and the following investigation. He also asked if he should approach a person parked in a private drive. Office Briggs discussed the need to be cautious and to make sure one feels safe in making such an approach.

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

**Chair's Remarks:**

**Public Officials (Information and Announcements)**

Mayor's office - Matthew Griffith

Absent

Council District 1 - Council member Joe LaCava-Emily Lynch CD-1 Update

Paul Metcalf introduced the new representative from Joe LaCava's office and invited her to set up a meeting with him, Elizabeth Rabbitt and Tim Guy. Emily Lynch reported on the upcoming Budget submittal in September and the need to represent DMM financial priorities. Paul Metcalf will update the letter from last year and send to her.

Community Planning: Lesley Henegar

Absent

County Supervisor District 3 - Terra Lawson-Remer

Absent

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

Absent

CA Assembly District 77: Brian Maienschein - Rik Hauptfield

Absent

Congressman Scott Peters Office:

Absent

City Park & Recreation Department - Debbie Marcotte

Absent

### **Presentation/Discussion**

### **Information/Discussion Items**

#### **Alta Del Mar Fire Station Issue Status - Jeff Tibaldi**

Jeff Tibaldi reported that there was nothing new to report. Paul Metcalf noted for Emily Lynch's sake that this is a topic that will be discussed with her at the time of the meeting with the DMMCPB representatives.

### **Subcommittee Reports and Discussion**

#### **Community Update - Ad - Hoc Committee - Rabbitt/Guy/Metcalf**

Chairman Metcalf reported that this is critical to the meeting with Emily Lynch.

#### **Beautification Committee - Christian Tresize**

Chairman Metcalf noted that clean up in the Gawle Gulch will occur soon reporting that on September 12 City Council will be Noticing a decision on the Gawle Final Map.

#### **Joint DMM/CV Trails Sub-Committee**

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

### **Action Items**

Crown Castle/T-Mobile, Cell Tower Equipment CUP at 5005 Del Mar Mesa Road, PRJ-1053192 Shelly Kilbourn presented a proposal on an existing tower, including an arial photo of the exiting faux tree for T Mobile which hosts 6 antennas, and noted that there is an AT&T tower at the property in the barn directly to the east. The current tree is eighteen feet tall, which were reviewed with a various diagrams showing the dimensions and locations of the antenna. Shelly Kilbourn reviewed the existing coverage service, as well as an exhibit reflecting the improved service area. Jan Hudson commented on the problems with existing cell phone service tower,

including examples of the one of the existing faux trees, and the fact that most of the faux leaves have turned blue or have fallen off, is hideous to look at and the carrier has refused to address the issue. Jan Hudson expressed concern is also for the matter of the trucks that are parking on the private drive next door creating a safety issue and also a significant amount of inconvenience which is requiring neighbors to make three point turns to get around trucks parked on their drive instead of on the property owners at the location of the cell phone tower. The question to T Mobile is why is the homeowner who is the financial beneficiary of this cell phone tower not being required to provide the necessary access and parking. Plyush Kaumer asked about their right to call the police department to remove trespassing vehicles. Dean Vayser, the owner of the property at the location of the cell phone tower, joined the discussion noting that the twelve feet of property along Del Vino Court is his property. Dean Vayser also noted that he has taken issue with Crown Castle not living up to the CUP agreement, noting that the only thing that they did was to fix the peeler pole fencing, and he noted that last month there were numerous trucks for the AT and T antenna also parked on the same driveway. Dean Vayser also explained that there is no available or accessible space on his property for work on the antenna. Christian Tresize raised the question of the purpose of the action item and asked that it be put up for a vote and asked if the the disagreement between the parties could be handled in a separate conversation. Paul Noted that this is a complex situation and Dean Vayser suggested that there is a solution, he wants Crown Castle to live up to their obligation, trail maintenance, planting and caring for trees landscape, trails etc. Chairman Metcalf noted that Shelly Kilbourn needs to take all of the elements of the conversation and to return to the meeting with issues to be addressed. She noted that the appearance of the tree will not change, only the antennas will be replaced and there is no landscape plan. Jan Hudson noted that the AT and T trucks never park on the drive and only park at the barn or parking lot at the barn. Chairman Metcalf suggested that Dean Vayser meet with Shelley Kilburn. Dean Vayser agreed that he would be more than happy to meet with her and to work together to find solutions. Chairman Metcalf also noted the need for the inconvenienced neighbors to call for removal of an illegally parked vehicle. Diane Korsh commented on the issues with the trail going back to the original agreement with T Mobile and their commitment to trail maintenance and landscaping and this being an opportunity to get T Mobile to honor the original agreement. Shelley Kilburn noted that based on this new information they will not be ready to present the requested solutions by the date of the meeting next month. Dean Vayser reported that he has all of the original documents to assist Shelley Kilburn in her review. Chairman Metcalf and Piyush Kaumer discussed the options and need to post the restrictions on the private driveway, and the need to find out what their rights are to have unauthorized vehicles towed.

#### Elect DMMCPB Vice Chair

Elizabeth Rabbitt made the motion to nominate Tim Guy, Christian Tresize seconded and the motion was carried unanimously.

#### Board. Vacancies Appointment Strategy/Options

Chairman Metcalf asked Elizabeth Rabbitt to speak on the matter of the status of the vacancies and the risk of the City declaring DMMPB out of compliance. Elizabeth Rabbitt reviewed the

matter of the vacancies noting that there are fifteen approved seats with only eleven filled at this time. San Diego requires a minimum of twelve members to remain a valid Planning Board. Elizabeth Rabbitt called on the other members to work within their communities to identify new potential members. Elizabeth Rabbitt also noted that before joining the board a potential candidate must attend two meetings, and was excited that Ron Sellemi has expressed interest in joining the Board. All members agree to roll up their sleeves and try to identify new candidates. Jan Hudson noted that Dolly Doctor and Piyushl Kaumar would make great board members and would be happy to approach them.

### **Liaison Reports**

#### **Los Penasquitos CAC - Tim Guy**

#### **Friends of Del Mar Mesa-Diane Korsh/Shital Parikh**

Diane Korsh reported on the garden club progress and also noted that the garden club has been doing well with membership and activities.

#### **SDPD Citizens Advisory Committee - Elizabeth Rabbitt/Christian Tresize**

The meeting is September 29 and Ron Sellemi will attend with Elizabeth Rabbitt.

#### **Carmel Valley Recreation Council-Wendy Poyhonen**

Wendy Poyhonen reported that nothing has changed. She reported that according to Debbie Marcotte she reported that this park is the most difficult due to the number of beds. Wendy Poyhonen asked if perhaps the DMMPB should start an “adopt a bed” concept. Chairman Metcalf asked if the Garden Club could help and Wendy reminded Chairman Metcalf of the desire by the Garden Club to use the huge bed out front to feature a vegetable garden. Chairman Metcalf will speak with Shital Parikh about the concept. Chairman Metcalf asked Wendy Poyhonen to put some notes together for him to review.

### **Ongoing Discussion - Active Items**

Wendy Poyhonen asked about the Toll Brothers progress status and when the grading project will wrap up. Chairman Metcalf noted that it will take about another three weeks.

Developer Signage on existing Signs

Adjournment: The meeting was adjourned at 7:31.

Next Meeting:

October 13, 2022