

Del Mar Mesa Community Planning Board  
November 11, 2021 6:00 PM

<https://us02web.zoom.us/j/85790675320?pwd=dnNDMVBvUFIUa1VWbnlPUjRnL0ljQT09>

Attendees:

Ray Ellis  
Tim Guy  
Shital Parikh  
Christian Tresize  
Barry Cohen  
Paul Metcalf  
Wendy Poyhonen  
Elizabeth Rabbit  
Derek Reeves  
Jeff Tibaldi

Absent:

Ish Khan  
Michael Vinson  
Diane Korsh

Call to Order:

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

Roll Call:

See above.

Adoption of Agenda:

Chairman Ellis called for review and approval of the Agenda. Informational items were repositioned ahead of Public Comments.

Approval of Minutes:

Chairman Ellis called for review and approval of the October draft minutes. **Chairman Ellis made the motion to approve as presented, Christian Tresize seconded the motion and the motion was carried.**

Public Safety Agencies - John Briggs, Community Relations Officer

Absent

## Informational Items

### Update on Redistricting Commission -Ray Ellis

Lisa Ross reported on the discouraging meetings including lack of respect for the opinion of any outside interests. At this time there are two maps being considered one is horrible and one is less horrible. District One is expected to be decimated and left unrecognizable. At this point the dividing line is down the middle of Del Vino Court, and the other surrounding communities with the exception of one will be split. This means DMMCPB will have to deal with two city councils D1 & D6 which is not feasible for a small community like DMM. The Commission Chair map also splits Del Mar Mesa with the Del Mar Mesa Preserve moving into a separate district. The commissioners map puts the land behind the "Preserve" HOA, into D6. The benefit is that District One remains mostly intact in terms of residences. But this is not the map that is "on the table". Christian Tresize reported that he understood that there is a third map being considered. Lisa Ross clarified that two of the maps are identical. Paul Metcalf reported on a "compromise" Map that was in this mornings U.T. paper. It appears to keep Del Mar Mesa in tact. Lisa Ross reported that the vote will be held this Saturday. Shital Parikh will be attending the meeting on Saturday to represent DMMCPB and make public comments. Paul Metcalf shared the map from this mornings UT report. Lisa Ross commented that this map is not actually under consideration according to her understanding. Lisa Ross asked for anyone available to attend the council vote on Saturday. Tim Guy asked about a formal letter from the DMMCPB, and it was noted that a formal letter has already been submitted, by Shital Parikh on Oct 14 on behalf of DMMCPB to the commission requesting that DMM community and Preserve be kept in District 1. It was suggested that if anyone has any contacts or "pull" to make our concerns known. Shital Parikh shared the link for the Saturday redistricting zoom meeting in Chat <https://sandiego.zoomgov.com/j/1612911501>, She will be reviewing all maps and sharing public comment that all board members can post on the redistricting website before Saturday, Nov 13th at 10:00 am. Comment link: <https://www.sandiego.gov/city-clerk/redistricting-commission-appointing-authority-public-comment-form> Select:Date of meeting: 11/13/ 2021, Agenda item 1, Word count 200.

### Neighbors for a Better San Diego:Accessory Dwelling Unit Law

Kathy McClelland introduced herself along with Geoff Hueter representing Neighbors for a Better San Diego for a presentation of the new San Diego Ordinance for Accessory Dwelling Units. In 2020 the City approved the addition of ADUs on single family parcels. This revision took place during the darkest phase of covid and was not exposed to public discussion. It is viewed that this move was to bring San Diego into compliance with the State requirements for inclusion of ADUs. San Diego's ordinance is in fact much more expansive in terms of building requirements such as setbacks for which San Diego allows for a zero foot set back. California allows an exclusion or restriction for consideration of specific living situations. California code allows only for a junior unit to be built outside of a TPA, and in the case of Del Mar Mesa each property could potentially build four ADU's. Kathy McClelland presented a sample of a plan which allowed for seventeen units on an example proposed residential property. Since there are

no parking or fire hazard zone requirements or set back requirement, as well as no permit fees. Kathy McClelland expressed her concern for the motivation of developers to enter communities to acquire residences in order to increase the number of rental units and drive up the value of properties with the development of inexpensive units driven by increased rental revenue. She also expressed concern for the elimination of trees to build these units. So far there are only three ADUs in the Del Mar Mesa Community. Tim Guy asked if HOA's would be able to prevent the construction of ADU's. Geoff Heuter noted that there are requirements that will limit the ability for an HOA to stop the construction of a ADU. Outside investors are benefitted dramatically by this ordinance. Neighbors for San Diego are recommending to the City of San Diego that the city ordinance be revised to match the ADU code for the state of California including specific limitation to a maximum construction of four ADU's per residence. A sample letter was attached with the request that members personally send these completed letter to Mayor Todd Gloria. Tim Guy asked for further clarification on the HOA's ability to impose rules that would overrule the city of San Diego. Geoff Hueter noted that the State is very clear that the ADU's are allowed or expected to be fully functional units and that an HOA which does not currently allow units with full kitchens for example would not be allowed to prevent construction. Geoff noted that there is a handbook he is posting in the chat which is the state of California requirements for allowance of ADU's in HOAs. He also noted there is a distinction when it is the HOA that owns the street vs the city, and that there are tests of reasonableness that are spelled out and that HOA considerations must be done in good faith. Christian Tresize asked about the impact on the short term rentals and affordable living. Paul Metcalf asked if the presentation is available on the Neighbors for a Better San Diego website, which it is not but will forward to Elizabeth Rabbitt for distribution to the DMMPB members. Geoff also noted that there are no exclusions for HOAs.

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

None

Chair's Remarks:

Chairman Ellis commented on this being his last meeting as Chairman and expressed his appreciation for all of the support and recognized the new members.

Public Officials (Information and Announcements)

Council District 1 - Council member Joe LaCava-Ricky Flahive

Ricky Flahive noted nothing much legislatively to report, but did ask that any comments such as the ADU policy be forwarded to him so he can best reflect the community interest and concerns to Council Member Joe LaCava. He also followed up on the internal work that is underway related to the parking and or red curb issue at the Elizabeth Rabbitt Park. He also noted that his open office hours are daily 11 - 1, and also noted that there will be a proclamation for a Ray Ellis day in appreciation for his time served as Chairman of the Del Mar Mesa Planning Board.

Mayor's office - Matthew Griffith

Absent

County Supervisor District 3 - Terra Lawson-Remer

Absent

Community Planning: Lesley Heneger

Absent

CA Assembly District 77: Brian Maienschein - Rik Hauptfield

Absent

CA State District 39 Senate Pro Tempore Toni Atkins - Miller Saltzman:

Absent

Congressman Scott Peters Office:

Absent

City Park & Recreation Department - Debbie Marcott

Absent

Action Items

Nominate and elect a new Board Chairperson

Shital Parikh nominated Paul Metcalf, Tim Guy seconded the motion. After Paul Metcalf accepted the nomination, the motion was carried unanimously.

## Subcommittee Reports and Discussion

### B+FBA/Community Plan Update/Public Safety Analysis - AdHod Committee

Chairman Ellis reported that there is no update, but has continued to request updates from the City including Ricky Flahive but that it is critical to stay on top of this. Paul Metcalf noted the need to find out if Leslie Heninger is still on board and able to help DMMPB.

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

Shital Parikh noted that during redistricting, if DMMvPreserve was moved to District 6, it would have an adverse effect due to construction in the DMM Preserve as Dist. 6 council had voted in favor of Cisterra construction, while District 1 council had voted against Cisterra Construction as they understand the MSCP rules related to DMM Preserve in compliance with San Diego Climate Action Initiative.

### Beautification Committee - Christian Tresize

Christian Tresize reported that he is continuing to work on Get It Done issues, but is not getting responses to his emails. Ricky Flahive asked Christian Tresize to forward him the Get it Done report numbers.

## Liaison Reports

### Carmel Valley Recreation Council-Wendy Poyhonen

Wendy Poyhonen has not been in touch with the Recreation Council but will follow up for next meeting.

### Los Penasquitos CAC - Shital Parikh

Nothing new to report.

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

Nothing new other than special appreciation to Ish Khan for making the donation to fund the annual fee for the Zoom account. Shital Parikh is planning events in the DMM Preserve in 2022.

### SDPD Citizens Advisory Committee - Elizabeth Rabbitt

No meetings.

## Ongoing Discussion - Active Items

### Proposed Fire Station

Chairman Ellis reported that Joe LaCava has met with the Mayor to represent the concern of DMM regarding the Fire Station, and that a senior Staff member has been assigned to work on this matter. Jeff Tibaldi asked if Karen Billings had been in touch with Chairman Ellis, but he noted that she has not as of this point in time.

### Little McGonigle Ranch Road Update (Fence, Landscape and Trail)

#### Developer Signage on existing Signs

Elizabeth Rabbitt noted that she had a call from Jerry McCaw who asked if the board would have any appetite for considering the addition of a “Hollywood and Vine” sign on the developer sign kiosk. It was generally seen as an idea to be considered and directed Elizabeth Rabbitt to follow up with Jerry McCaw.

Adjournment: Christian Tresize made the motion to adjourn at PM at 7:09 and the motion was seconded by Shital Parikh and the motion was carried.

Next Meeting:

January 13, 2022