

Del Mar Mesa Community Planning Board  
Thursday July 10, 2025 6:00 PM

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

Attendees:

Barry Cohen  
Tim Guy  
Paul Metcalf  
Wendy Poyhonen  
Elizabeth Rabbitt  
Derek Reeves  
Michael Vinson  
Kevin Bagley  
John Dubenko  
Bob and Ranelle Kain

Absent:

Ron Sellemi  
Diane Korsh  
Ish Khan

CALL TO ORDER:

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

ADMINISTRATIVE MATTERS:

ROLL CALL:

See above.

ADOPTION OF AGENDA:

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

APPROVAL OF JUNE 12, 2025 MEETING MINUTES:

Chairman Metcalf called for review and approval of the June 12, 2025 draft minutes. Tim Guy made the motion to approve as presented, Kevin Bagley seconded the motion and the motion was carried unanimously.

CHAIR'S REMARKS:

## PUBLIC SAFETY

### Monthly SDPD Issues Report - Officer John Briggs, Community Relations Officer

Officer Briggs commented on the recent VIP visitor and impact on traffic flow explaining that events like come without prior notice and can be challenging to manage. No home burglaries for a few months. Ebike enforcement has been keeping officers busy with towing and citations. Efforts including education are underway to keep students and adults safe when driving E-bikes.

### DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/Vinson

#### DMM FSC Subcommittee

Status Summary ► Next meeting July 17th ♦ City Assistance from Environmental Services, Park & Rec, Planning/MSCP, Fire Rescue/Code Compliance, CAO for ROEPs

Derek Reeves reported on the installation of FSC neighborhood signs featuring a WR code which has been downloaded many times. Plans for the July 17 meeting will be a working session on planning projects such as the Dump-a-thon. Everyone will find the agenda on the FSC website.

## PUBLIC FORUM - NON-AGENDA ITEMS (THREE MINUTES PER SPEAKER SIX MINUTES PER TOPIC)

Michael Vinson reported that he has accepted a new position outside of the Grand Del Mar and will be leaving at the end of the month and a new representative will be assigned. Chairman Metcalf commented on the need for the Grand Del Mar to take responsibility and correct the areas of dead trees, dangerous trees and invasive plants along Del Mar Mesa Rd near the utility access gate as well as the Carmel Country road section of median with dead trees as well. Michael Vinson shared a file reflecting the scope of the Grand Del Mar's responsibility and also noted the contracting with a new landscaping company for the two-party areas and will follow up with his crew and the contractor.

## PUBLIC OFFICIALS (INFORMATION AND ANNOUNCEMENTS)

### MAYOR TODD GLORIA'S OFFICE - Fatima Maciel

Fatima Maciel - City Assistance from Environmental Services, Park & Rec, Planning/MSCP, Fire Rescue/Code Compliance, CAO for ROEPs

ABSENT

COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach

City Assistance from Environmental Services, Park & Rec, Planning/MSCP, Fire Rescue/Code Compliance, CAO for ROEPs. Sandy Mach discussed SB 79 which allows for seven story buildings to be built on that the transit agency owns. SANDAG is in opposition to SB 79. Kevin Bagley asked if there are any transit centers in the Del Mar Mesa community and Sandy Mach noted that while she does not know if there are but that there are very few cases of property is limited in North County. This led to a discussion about what falls into the definition of transit centers that would qualify for such a building project.

Wendy Poyhonen reported on a leaking fire hydrant just south of Hooterville. She has filed a get it done request. Derek Reeves has the tools and will also take a look. Chairman Metcalf asked Sandy Mach to help follow up on the matter of the leaking fire hydrant.

COMMUNITY PLANNING: LESLY HENEGAR

Absent

US HOUSE OF REPRESENTATIVES 50TH DISTRICT CONGRESSMAN SCOTT PETERS  
OFFICE: LIANE BARKHORDAR:

Absent

COUNTY SUPERVISOR DISTRICT 3 - TERRA LAWSON-REMER - CIPRIANO VARGAS

Absent

CA SENATE DISTRICT 40 SENATOR BRIAN JONES-???

Absent

CA ASSEMBLY DISTRICT 76 - Assemblyperson Darshana Patel - Gonzlo Rocha Vazquez

Absent

CITY PARK AND RECREATION DEPARTMENT -

Absent

**INFORMATION/PRESENTATION/DISCUSSION ITEMS**

PRESENTATION FROM THE COMMISSION ON POLICE PRACTICES

Yasmeen Obeid shared her screen while introducing herself as a representative from the commission on Police Practices also introducing Darlene Hector Mulmat who spoke about the organizational structure of the commission and the fact that she is also responsible for case reviews on cases filed against police officers. Yasmeen Obeid began with an overview of the Commission on Police Practices which was formed in 1995 with the goal of police oversight and Measure B and is an investigative body independent from the police department and office of the Mayor. Investigative, review and audit are the three functions of the Commission. Mission is to

hold Law Enforcement accountable to the community. The current commission is comprised of twenty-five community representative volunteers and has current vacancies if anyone interested in participating. Next Wednesdays meeting will be a closed meeting. Filing complaints for misconduct experienced or observed is encouraged. Fifty to sixty percent of the complaints filed are cases in which the officer was in fact following policies and no misconduct was identified. Yasmeen shared a link for filing a complain on line, or mail vie USPS or come to the office to make the filing in person. Darlene gave a pitch for participating on the commission, also noting that she is from District one. Chairman Metcalf asked Yasmeen to forward the Power Point presentation to his attention.

#### ALTA DEL MAR TRAILS MAINTENANCE

Chairman Metcalf reviewed the CC and Rs, Exhibit A and permit for Alta Del Mar and determined that the trails are to be maintained by the City. There are modifications in the CC and R's stating that if the city elects not to perform this function Alta Del Mar HOA is required to fill in and provide the maintenance of the trails including the peeler pole fencing and will make sure that Dan Drosman is aware. Derek Reeves asked about the trails on Del Mar Mesa from the section from the Loftin Ranch, up to the section for which the Grand Del Mar is responsible. It was noted that this fence section may be part of the area falling within the responsibility of the Fairmont Grand Del Mar.

#### FY 26 CITY BUDGET INFRASTRUCTURE PRIORITIES FOR DMM

#### DMMCPB STATUS

#### COMMUNITY PLAN-PFFP UPDATE-AD HOC COMMITTEE - RABBITT/GUY/METCALF

#### SUBCOMMITTEE REPORTS AND DISCUSSIONS

#### DMM SUBAREA V OS/TRAILS PRESERVATIONS AND IMPROVEMENTS - GUY/VINSON/METCALF

#### BEAUTIFICATION COMMITTEE

#### ACTION ITEMS:

#### August Pause – No Meeting in August and Resume Regular Schedule in September

Elizabeth Rabbitt made the motion Derek Reeves seconded and the motion was carried unanimously.

**Status Review of SCR Application for 6739 Rancho Toyon Place** Single-Family Dwelling - PRJ1114762 (Maas Parcel Map #21008, Lot 1 {behind existing homes on Rancho Toyon}). Applicant's submittal for DSD consideration was deemed incomplete and will return to the Board at the City's direction. (Veronica Davison - DSD PM)

Chairman Metcalf reported that there has been no action or communication on this project.

**Status Review and Recommendations for a CDP/SDP (PRJ-1104547) for an ADU Proposal at 4931 Del Mar Mesa Road** (Lot 7 of Del Mar Mesa Estates Unit 1, FM 13993) Application in Process – ADU Geeks has submitted a project update to the City for consideration (Spencer Dean - DSD PM) ♦ No Updated Plans have been provided, but see attached DSD Assessment Letter and Project Issues Report ♦ Current DMME Architectural & Landscape Committee Considerations?

Chairman Metcalf reported that Chandra Clady who was responsible for this project is no longer in that position responsible for this project. Project issues were reviewed by Chairman Metcalf including any need to appeal to the Planning Commission. Spencer Dean has promised to forward a set of plans which are yet to be received. As soon as Chairman Metcalf receives plans he will forward to the DMMCPB members and interested parties. Chairman Metcalf was impressed with the large number of issues that have been closed, but noted that with reading the detail it appears that there remain more open issues within the closed issues, and bottom line there remains a long list of conditions that need to be addressed. Mehdi commented that his main concern is that Del Mar Mesa is a very special area which is not complimented by the addition of an ADU which will devalue the surrounding properties. There is also a belief that the intention is to build and sell the property. Mehdi noted that there is quite a bit of random traffic in and out of the existing property of a suspicious nature.

### **BOARD LIASON REPORTS:**

#### **LOS PENASQUITOS CAC - ISH KHAN**

No meetings.

#### **FRIENDS OF DEL MAR MESA - METCALF**

Chairman Metcalf forwarded the DMM Garden Club newsletter.

#### **CPC-BAGLEY**

Kevin reported that he has been able to participate virtually and also reported that the CPC sent a letter to the City Council asking them to vote NO on SB 79.

#### **NORTHWESTERN POLICD CAB - RABBITT/SELLEMI**

No meetings.

#### **CARMEL VALLEY PARK AND RECREATION COUNCIL - WENDY POYHONEN**

Wendy Poyhonen had nothing new to report. Steve Kelly has been working with Wendy Poyhonen on the project. As soon as the plan is approved planting will begin.

ADJOURNMENT: Michael Vinson made the Motion to adjourn at 7:38 and was seconded by Derek Reeves and the motion was carried unanimously.

NEXT MEETING:

SEPTEMBER 11, 2025