

Del Mar Mesa Community Planning Board
Thursday October 9, 2025 6:00 PM

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

Attendees:

Barry Cohen
Tim Guy
Paul Metcalf
Elizabeth Rabbitt
Derek Reeves
John Dubenko
Ish Khan
Bob Kain
Diane Korsh

Absent:

Ron Sellemi
Wendy Poyhonen
Kevin Bagley

Other Attendees:

Jan Hudson
Mark and Alice
Robert Howard
Ramon Moscoso
Nathan Pearce
Geoff Biegler
Tracy Nguyen

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 September 11, 2025 MEETING MINUTES:

Chairman Metcalf called for review and approval of the September 11 2025 draft minutes. Ish Khan made the motion to approve as presented, Derek Reeves seconded the motion **and the motion was carried unanimously.**

CHAIR'S REMARKS:

This evening we will discuss Saturday's Fire Safety Fair and the recent NW Division's Open House, as well as the Meadows Del Mar SDP Extension of time and the traditional proposed December meeting pause.

PUBLIC SAFETY

Monthly SDPD Issues Report - Officer John Briggs, Community Relations Officer
Absent. No report (other than Tim mentioned a helicopter rescue in the open space)

DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/Vinson

DMM FSC Subcommittee

Status Summary: Derek Reeves discussed the most recent activity including work with a contractor and Canyonlands to assist with a grant request for \$90,000 noting that it is unlikely that this amount will be rewarded and lack of knowledge of an amount to be anticipated. Any fires will be approaching DMM from the east moving to the west which matters when planning for prioritization of brush clearing areas and sequence. After there is clarification of the funds to be expected and resulting shortfall will be addressed, as well as the total project and priorities. There was discussion regarding the ownership of land such as the Paso Fino HOA as well as the responsibilities of the city or any HOA. **Bob Kain will research Paso Fino further.**

Issues:

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

NONE

PUBLIC OFFICIALS (INFORMATION AND ANNOUNCEMENTS)

MAYOR TODD GLORIA'S OFFICE - Fatima Maciel

Fatima Maceil reported on the upcoming town halls and plans for focus groups which will be recruited from the town hall meetings. A survey has been issued the results of which will be presented in 2026. SB 92 to close loopholes in the state density laws, is awaiting signature by the governor. Water rates and parking matters will return to the city council agenda next month.

ABSENT

COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach

Sandy Mach discussed the matter of parking rates near and close to the Balboa Park, including discounts for residents vs visitors. On Saturday there will be a collection of representatives and experts on fire insurance, humane society, fire prevention experts etc. Ace Hardware is a sponsor and will attend with free popcorn, so bring the kids. **Sandy Mach confirmed the receipt of Del Mar Mesa budget requests and priorities such as reclaimed water.**

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 - Tracy Nguyen

Status Update: Funds have been secured for San Diego for fire protection, in addition AB119 creates a streamlined accreditation process for teacher positions. Additional fire resource brochures are in the works. **Chairman Metcalf asked if any of the funds for clearance are being applied to Park Village. Tracy Nguyen will find out and get back to Chairman Metcalf.**

Fire Safety Plans for Los Penasquitos Preserve

CITY PARK AND RECREATION DEPARTMENT -
Absent

INFORMATION/PRESENTATION/DISCUSSION ITEMS

ALTA DEL MAR TRAILS MAINTENANCE

FY 26 CITY BUDGET INFRASTRUCTURE PRIORITIES FOR DMM REQUEST FROM
CD-1

PROPOSED DECEMBER MEETING PAUSE CONSIDERATION-NOVEMBER ACTION
ITEM

DMMCPB STATUS
Miscellaneous Appointments

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

SUBCOMMITTEE REPORTS AND DISCUSSIONS

DMM SUBAREA V OS/TRAILS PRESERVATIONS AND IMPROVEMENTS -Nathan Pearce,
Director of Operations GDM. Chairman Metcalf shared his discussions with Brenden
Carlin and Ian Pullan. These discussions will continue
with Nathan Pearce and Ian Pullan.

BEAUTIFICATION COMMITTEE - No Progress

ACTION ITEMS: Considerations – Motions to Approve or Deny, Conditions for Approval
or Reasons for Denial

Presentation by Ramon Moscoso (Architect) of an SCR Application for 6739 Rancho Toyon
Place, Single-Family Dwelling - PRJ-1114762 (Maas Parcel Map #21008, Lot 1 {behind
existing homes on Rancho Toyon}). (Veronica Davison - DSD PM) – Please review the
Applicant's files that I distributed.

Ramon Moscoso presented the two-story single-family residence reviewing the maximum height of twenty seven feet and the total square feet is just over nine thousand six hundred with occupancy of total land of twenty percent. He reviewed the exterior design and privacy. House

exterior will be mostly stucco, with some stone, and areas of aluminum clad. None of the home will be visible from the road as it is hidden behind the homes. Several attendees complimented the appearance of the home. Construction time s between two and two and one half years. There was discussion regarding the recent helicopter spraying fire prevention materials for the surrounding canyon space. Jan Hudson raised the concern for the approval process for such arial fire prevention methods. **Chairman Metcalf complimented Ramon Moscoso and asked for a motion to approve the home plan, John Dubenko made the motion to approve the plans as presented, Elizabeth Rabbitt seconded the motion and the motion was carried unanimously.**

Presentation by Alli McKee (ADU Geeks) and Recommendations for a CDP/SDP (PRJ-1104547) of an ADU Proposal at 4931 Del Mar Mesa Road (Lot 7 of Del Mar Mesa Estates Unit 1, FM 13993). (Spencer Deane – DSD PM)
Please review Currently available Project files.

Current DMME Architectural and Landscape Committee Considerations

Chairman Metcalf asked who was representing ADU Geeks for this issue, and if Victoria Nayak was representing them., followed by noting that requests for elements of the plans and permit exhibits have not been made available by DSD. IB620 is a required form that reflects board action as well as reasons for response. Robert Howard reported that the requests by the associated HOA have not been fulfilled and to date the HOA is not in agreement with the plans for the ADU as currently proposed by the applicant. Jan Hudson noted that nothing about this proposed plan is consistent with the overall community plans and designs and in fact is in total conflict. None of the conditions of the CCR have been met. **Elizabeth Rabbitt made the motion to deny the application as presented due to the fact that it appears to be inconsistent with its RPO/CDP Entitlement Permits, HOA CC&Rs, and A&L Committee's requirements, Derek Reeves seconded, and the motion was carried unanimously.**

PRJ-1140783, Meadows Del Mar SDP Extension of Time - Process Two (Daniel Neri, DPM).
-Applicant - Latitude 33 (Erin Rist - PM)
-This SDP application was approved by the Board in September of 2019, however, it was never finalized and implemented through a ministerial permit! We are being asked to extend the approved SDP Application so that the Resort

Chairman Metcalf discussed the Board's approval of this plan in 2019, working with Brendan Carlin, and the solution to the problem which was the removal of habitat by Doug Manchester in order to facilitate direct access from his home onto the green. For the new resort owner, Fairmont Del Mar Grand Resort, this matter has also been difficult, and the extension will allow for an additional period of time (up to three years) to satisfy the conditional approval of the SDP. Chairman Metcalf is in support of the extension and work of Latitude 33, and the Exhibit A plan sheets of the 2019 SDP approval reflect a no brainer for grading and mitigation restoration.

Chairman Metcalf also reviewed a bit of the history of this project including Doug Manchester's commitment of \$250,000 for trails and open space. Jan Hudson asked the question about who now is responsible for paying the \$250,000. Nathan Pearce noted that the first time he heard of the \$250,000 commitment was from Chairman Metcalf about a week ago and will try to get back to him with a response asap. **Bob Kain made the motion to extend the SDP in the interest of successfully completing the SDP and distribution of the \$250,000, Tim guy seconded. The motion was carried unanimously.**

BOARD LIAISON REPORTS:

LOS PENASQUITOS CAC - ISH KHAN

Ish reported that

FRIENDS OF DEL MAR MESA - METCALF

CPC-BAGLEY

NORTHWESTERN POLICD CAB - RABBITT/SELLEMI

No meetings.

CARMEL VALLEY PARK AND RECREATION COUNCIL - WENDY POYHONEN

ONGOING DISCUSIONS - ACTIVE ITEMS

ADJOURNMENT: John Dubenko made the Motion to adjourn at 6:57 PM, the motion was swas seconded by Ish Khan and carried unanimously.

NEXT MEETING:

November 13, 2025