

Del Mar Mesa Community Planning Board  
Thursday November 13, 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  
Kevin Bagley  
John Dubenko  
Ron Sellemi  
Ish Khan  
Nathan Pearce

Absent:

Diane Korsh  
Bob Kain

Other Attendees:

Bob Howard  
Fatima Maciel  
Officer Briggs  
Sandy Mach

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 , OCTOBER 9, 2025 MEETING MINUTES:

Chairman Metcalf called for review and approval of the October 9, 2025 draft minutes. John Dubenko made the motion to approve as presented, Ron Sellemi seconded the motion and the motion was carried unanimously.

### **CHAIR'S REMARKS:**

This evening we will discuss The Fire Safe Council's recent efforts as well as our traditional December meeting pause, and what to do regarding the 4931 DMMRd ADU Application's potential Notice of Decision.

### **PUBLIC SAFETY**

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

Officer Briggs reported that it has been a very busy few weeks and calling for back up from other regions. Del Mar Mesa had a burglary that is under investigation, but does not have any updates at this time. E-Bikes continue to be a major problem, and the Northwest Division is looking forward to legislative changes that will provide for improved opportunity to manage the situation. He also reported that the ALPR received a 4-0 vote and is optimistic about the future progress.

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

##### **DMM FSC Subcommittee**

Derek Reeves provided an update beginning with an explanation of the grant of \$25,000 that has been awarded, received and forwarded to CanyonLands the contractor. An additional \$25,000 is available in matching funds which when matched with private donations will bring the total to \$75,000. He reviewed the priorities and phases noting that the prevailing wind will be from the east therefore the east areas targeted reflect that pattern. The number one targets for removal are the Pamapas Grass and Mexican Fan palms both of which are long burning plants with the palm trees with embers flying in the Santa Ana winds. While progress is being made with the fundraising for Del Mar Mesa there is not total support for this project since their homes are not on the canyon which is a misguided assumption. He has been walking the neighborhood, door to door pitching the cause and calling for donations. Work will begin next Wednesday, in vehicles marked CanyonLands. Nathan Pearce reported that the Fairmont Grand Del Mar is going to contribute \$5,000 for the project.

### **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 Maciel reported on the matter of ALPRs which are functioning as license plate readers providing for investigation processes and are responsible for recovery of over \$5 million in property and numerous arrests, creates efficiency in traffic and safety management. There will be a meeting for public participation soon. With the upcoming storm it is anticipated that there will be many plugged storm drains and asked if .... Encouraged everyone to participate in the city focus groups and plans for park and rec projects. Derek Reeves will work with Fatima

### **COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach**

Sandy Mach shared updates from council which approved a water rate increase over a period of two years, painful but necessary, Park and Rec is presenting on Dec 3 the needs assessment plan which will also allow for public comment; a Balboa park user fee is coming soon; trash collection is also a big issue and invited anyone with issues to contact her directly.

### **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**

Absent

### **CITY PARK AND RECREATION DEPARTMENT -**

Absent

## **INFORMATION/PRESENTATION/DISCUSSION ITEMS**

PROPOSED PAUSE FOR DECEMBER 2025 DMMCPB MEETING

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

Chairman Metcalf thanked Nathan Pearce for the donation and Wendy Poyhonen also recognized to progress on the overgrowth of the areas of concern along Del Mar Mesa Road.

### **BEAUTIFICATION COMMITTEE**

Chairman Metcalf commented on the Gawle property which is going to begin construction very shortly and will clean up the weeds very soon. If construction does not start, he will follow up with the Gaul family and make sure that it is taken care of. Wendy Poyhonen encouraged him to get this done.

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

Proposed December Meeting Pause – Shall we skip our December Meeting as is our custom.

Kevin Bagley made the motion to pause on the meeting in December, and Tim Guy seconded the motion and the motion was carried unanimously.

CDP/SDP (PRJ-1104547) NOFD for an ADU application at 4931 Del Mar Mesa Road (Lot 7 of Del Mar Mesa Estates Unit 1, FM 13993)

ADU Geeks still owe a series of reports to the city for the application, but there is a chance that a decision could be made in December.

The Del Mar Mesa Community Planning board has voted to recommend denial of the application based on “Docs from DSD needed. Project could not be 'Recommended' since it appears to be inconsistent with its RPO/CDP Entitlement Permits, HOA CC&R's, and A&L Committee's requirements.

We are waiting for a decision by DSD to support or deny the application.

If the DSD decision is to approve or conditionally approve the application, it can be appealed to the Planning Commission, but that must occur within 10 days of DSD's Decision date. If we are not meeting in December, and DSD decides to approve the application before our January meeting, the only resort would be a timely appeal. Chairman Metcalf would like to discuss what we should do in the event of a decision to approve the application during the month of December, there will need to be action, which will cost \$1,000 if there is an appeal. Chairman Metcalf will work with Medhi on this matter, Wendy Poyhonen asked if there were any Friends of Del Mar Mesa available. Tim Guy noted that the neighbors affected by this action are included in the meeting notification and should weigh in at a priority level on this matter. Chairman Metcalf noted that there are a number of conditions that have prevented their attendance today, but noted that they need to make a significant contribution to the \$1,000. Bob Howard and others have been involved and the issues have been clearly shared with the city and will be the content of an appeal if there is one needed. Chairman Metcalf asked the board for directions in the event of the application approval and to appeal or not, as well as finding the one thousand dollars to pay for the process. Tim Guy recommended the identification of which nearby neighbors should be responsible for this process and fundraising. Chairman Metcalf will coordinate. Bob Howard joined the meeting later and reassured Chairman Metcalf that the process of raising the one thousand dollars and filing of the appeal would not be a problem.

### **BOARD LIAISON REPORTS:**

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

No meetings

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

Wendy Poyhonen has made significant progress with the pollinator garden.

#### **CPC-BAGLEY**

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

No meetings.

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

Over \$3,000 has been collected to support the pollinator garden and will be meeting on November 24 at 8 am to begin the process of the fabric ground covering which needs holes in preparation for delivery and planting of plants. Wendy is still looking for volunteers. On December 2 planting will begin. She also mentioned the beautiful addition of the river rocks around the park.

### **ONGOING DISCUSIONS - ACTIVE ITEMS**

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

NEXT MEETING:

January 8, 2026