

Del Mar Mesa Community Planning Board
Thursday February 12, 2026 6:00 PM

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

Attendees:

Barry Cohen
Paul Metcalf
Wendy Poyhonen
Elizabeth Rabbitt
Kevin Bagley
John Dubenko
Bob Kain
Nathan Pearce
Diane Korsh

Absent:

Ron Sellemi
Tim Guy
Derek Reeves

Ish Khan

Other Attendees:

Alan Walton-Whitehorse Resident
Robert Schooley-Bougainvillea Resident-UCSD MD
Terri-Ann Skelly- Resident-Board Ambassador
Daniel Alborta-The Preserve Resident
Dean Vayser-Del Mar Mesa Rd Resident
Imad Dandan-Carmel View South Resident - Scripps MD

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 January 8, 2026 MEETING MINUTES:

Chairman Metcalf called for review and approval of the January 8, 2026 draft minutes. Robert Kain made the motion to approve as presented, Ish Khan seconded, and the motion was carried unanimously.

CHAIR'S REMARKS:

PUBLIC SAFETY

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

Elizabeth Rabbitt gave an overview of the recent meeting with the new captain, Chris Tivanian, of the Northwestern division of the San Diego Police Department. His presentation began with an overview of the 2025 homicide statistics which at twenty seven cases, is about half of the annual average and reported further that twenty six of those cases have been solved and gave several examples of how surveillance cameras such as Flock and LPR (license plate readers) have contributed to the quick and accurate solutions. At this point in time there are eighteen hundred police, sixteen hundred of which are currently working, with two hundred on leave. There are twenty two officers and six sergeants in the Northwestern division. Budget and allocation of resources depends primarily on the volume of calls. In January there were ninety three thousand calls countywide, with twelve hundred calls in the NW Division, or 1.3% of the total call volume. In comparison the NW division has 1.7% of the workforce. Calls by category are ranked by priority with number one being high crime, burglary etc. It was also reported that nine out of ten calls automatically generated were false. In second place are the calls labeled as disturbances, fights, noise, loud music, suspicious car etc, which are not responded to with great haste. EBikes are at the top of the "problem" list, describing riders as twelve year olds on Harleys. Chasing these violators is considered too risky and not an option. Riders have learned that they will not be chased and escape one hundred percent of the time once they take flight. For those who do stop and respond to an officer, the police worn cameras often provide information leading to a conversation with parents. At this time and in the foreseeable future there are no identifiers such as license plates to aid law enforcement, relying one hundred percent on good parenting. Financial scams targeting seniors is on the rise again, all of which is found to be coming from China. Warnings go out on a regular basis, but many victims still fall prey. Next years budget cycle plans will begin with hopes that reductions will not reduce this already tiny division of the SD Police Department. Flock cameras have been on the firing range for budget savings but the SDPD is working hard to protect the cameras already in place and support additional cameras. There are currently eleven Flock cameras in the NW Division.

Elizabeth Rabbitt (Recapping Capt. Chris Tivanian)

- **Crime Statistics & Technology:** 2025 saw a significant decrease in homicides, with 27 cases reported (roughly half the annual average). Notably, 26 of these have been solved. Captain Tivanian credited surveillance technology, specifically **Flock** and **License Plate Readers (LPR)**, as vital tools in these rapid clearances.
- **Staffing & Resources:** The department currently has 1,800 officers, with 1,600 active and 200 on leave. The Northwestern (NW) Division is staffed by 22 officers and 6 sergeants. While the NW Division handles only **1.3%** of the county's total call volume (1,200 of 93,000 calls in January), it maintains **1.7%** of the total workforce.
- **Operational Challenges:** * **Call Priority:** High-priority crimes (burglary, violent crime) take precedence. Lower-priority "disturbances" (noise, suspicious vehicles) receive slower response times. Notably, **90%** of automated alarm calls are false.
 - **E-Bikes:** Categorized as a top concern, riders are often young and reckless. Due to safety risks, police do not engage in pursuits. Consequently, riders who flee escape 100% of the time. Enforcement currently relies on body-cam footage and parental intervention, as e-bikes lack registration or license plates.
- **Fraud Alert:** Senior-targeted financial scams originating from China are increasing. Despite regular warnings, residents continue to be victimized.
- **Budget Outlook:** As the next budget cycle nears, the SDPD is fighting to prevent further cuts to the NW Division. A primary focus is protecting the funding for the 11 existing Flock cameras, which are currently at risk of being cut.

Next Tuesday, February 13, Coffee with a Cop will take place (non-hosted) at the Starbucks near Ralphs on Del Mar Heights Rd.

DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/Pearce

DMM FSC Subcommittee (Derek Reeves - Chair)

(ABSENT) (Derek emailed prior to meeting to report that he is drafting a Community Wide Protection Plan {CWPP} that can be used for to apply for grants; and that he's meeting with the San Diego County Deputy Fire Marshall to prioritize future projects.)

Status Summary: Canyonlands

Matching Funds Status?

Next meeting

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

Daniel Alborta (Resident of The Preserve)- Introduced his concern on the topic of Flock cameras, noting that his specialty is tech working for the federal government, and is aware of material on security of flock security cameras, such as white paper with details about vulnerabilities of surveillance which is alarming to him, specifically that live access to camera feeds and leaked law enforcement credentials to Flock systems have been found online. Flock camera's appear to be running on a ten year out of date operating system which creates access issues and needs to be audited. Daniel concerned about Flock Safety's lack of communication or public remediation efforts for these vulnerabilities. Paul Metcalf asked if this information has been shared with the Police Department, and asked him to pass this along to the new NW Division. Daniel Alborta agreed to send Elizabeth Rabbitt to forward to Chairman Metcalf. Alan Walton asked if there are any Flock cameras in the area, and the answer was yes, in the Preserve, and Barry Cohen replied that there is a Flock camera at Three Canyons mailbox and entrance.

PUBLIC OFFICIALS (INFORMATION AND ANNOUNCEMENTS)

MAYOR TODD GLORIA'S OFFICE - Fatima Maciel
ABSENT

COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach

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

ALTA DEL MAR TRAILS MAINTENANCE-Steve Harden; Dan Drosman; Sandy Mach
Paul Metcalf will work with Dan Drosman directly as well as Sandy Mach. It is clear that the city is responsible for care and maintenance of the public trail system along Del Vino Court/ Carmel Mountain Rd but the City at present, has apparently opted out of that responsibility.

NOFD: PRJ-1149158, Process 2 CDP for Lot Line Adjustment between 5005 DMMRd
(Vayse5175 DMMRd (KESHIF Properties))

Paul Metcalf asked Diane Korsh if she was aware of the negotiations with Dean Vayser on the “spite strip” and the issues related to a lot line adjustment to remove the spite strip from Dean Vayser’s property along with a discussion of the property plans, ownership etc. Dean Vayser was present and was helpful explaining that he was working with Taner Halicioglu on the referenced NOFD and that Taner’s intention is to work with all the affected property owners to mitigate any impacts to their individual properties. This requires a series of adjustments including Diane Korsh’s property along with Brumfeld (Taners), McCaw(Cheryl and Jim) and Neiman’s (new owners). No action and no future decision action yet which will be returned to the DMMCPB by the City (Daniel Neri - PM) in the future.

DMMCPB MONTHLY STATUS REPORT-Rabbitt/Guy/Metcalf
March Board Elections and Appointments

Elizabeth Rabbitt reported on her online and physical campaign efforts including posters at the community mailboxes and was happy to introduce some of the new “potential” candidates, Paul Metcalf asked Robert Schooley, Imad Dandan and Alan Walton introduce themselves. She reviewed the ballot that will be sent out in the next few days including Kevin Bagley, Barry Cohen, Diane Korsh, Derek Reeves as candidates for reelection also noting that there are currently two vacant seats which is soon to become four with the retirement of Elizabeth Rabbitt and Paul Metcalf.

Candidate Eligibility Report per Bylaws -

Officer Candidates - Seated board members

Iminent Resignations (April)

Rabbitt/Metcalf

May Virtual Meeting Format with Newly elected Chair and Secretary. Elizabeth Rabbitt and Paul Metcalf will remain available to the Board for assistance with monthly and annual process requirements plus appointment as Community Liaison, Land Use and Government Relations advisors.

Miscellaneous Appointments

There was a lengthy discussion about the roles of Chairman and Secretary, Paul Metcalf noted that he would be willing to serve in a supportive role as will Elizabeth Rabbitt. A Zoom account will be needed by the new chair. Next month, or March election results will be official and in April new officers will be elected.

DMM Subarea V OS/Trails Preservation and Improvements – Nathan Pearce, Director of Operations

SUBCOMMITTEE REPORTS AND DISCUSSIONS

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

BEAUTIFICATION COMMITTEE

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

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

Per City PM Spencer Deane: The City is still waiting for the applicant (ADU Geeks) to the plans and resubmit them. They are aware of the need to reach out to your team to schedule the presentation once the plans have been resubmitted.

- ▶ Current DMME Architectural & Landscape Committee Considerations?

NO NEW ACTION

BOARD LIAISON REPORTS:

LOS PENASQUITOS CAC - ISH KHAN

Ish Khan reported on the most recent meeting which focused on trails which is now being complicated with the closure of trails and vandalization of improvements.

FRIENDS OF DEL MAR MESA - METCALF

CPC-BAGLEY

Nothing to report.

NORTHWESTERN POLICD CAB - RABBITT/SELLEMI

See above notes

CARMEL VALLEY PARK AND RECREATION COUNCIL - WENDY POYHONEN

ONGOING DISCUSSIONS - ACTIVE ITEMS

ADJOURNMENT: Robert Kain made the Motion to adjourn by PM at 7:15 pm was seconded by Ish Khan and the motion was carried unanimously.

NEXT MEETING:

March 12, 2026