

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

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

Attendees:

Tim Guy
Paul Metcalf
Elizabeth Rabbitt
Derek Reeves
Kevin Bagley
John Dubenko
Diane Korsh
Nathan Pearce
Ish Khan

Absent:

Wendy Poyhonen
Bob Kain
Barry Cohen

Other Attendees:

Jim Bessemer
Terri Ann Skelly
Claudia Kaloyan
Jerry McCaw
Officer Briggs
Susanne Burcin
Santosh Vetticaden
Terry Strom
Jan Hudson
Kenison

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 February 12, 2026 MEETING MINUTES:

Chairman Metcalf called for review and approval of the February 12 , 2026 draft minutes.

Derek Reeves made the motion to approve as presented, Ish Khan seconded the motion and the motion was carried unanimously.

CHAIR'S REMARKS:

None

PUBLIC SAFETY

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

There were a few home burglaries last month and detectives are making progress, and also noted that storage facility burglary is on the rise. An arrest was made yesterday and a large amount of property was recovered. There is still a great deal of scam activity occurring, and he reminded everyone to not fall for any requests for money. The budget survey has gone out to the city and encouraged support of protecting the police department.

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DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/. NONE

DMM FSC Subcommittee

The first two phases of brush removal. Have been completed, and herbicide treatment is underway and expected to be completed in April. The major project at this time is the Community Wildfire Protection Plan which is in the works and involves forty plus pages of documentation and mapping.

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

PUBLIC OFFICIALS (INFORMATION AND ANNOUNCEMENTS)

MAYOR TODD GLORIA'S OFFICE - Fatima Maciel
ABSENT

COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach

Upcoming budgeting processes including community input is underway. All of the budget reviews will occur from May 4 to May 8 and the final budget will be presented to the mayor on May 18, with a deadline of June 15 for approval by Council. The Comprehensive Speed Management Plan in accordance with AB43 is preparing to implement significant speed reductions for streets that have been identified as problem areas needing safety corridors as determined by frequently of accidents with pedestrians and cyclists. If approved the new plan will be. Implemented on July 1, 2026. Approximately 21% of San Diego streets will realize a speed reduction. The Police Chief has stated that there are no plans to eliminate the Northwestern division of the Police Department.

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

March Board Elections Report

Election Results Status - Elizabeth Rabbitt reported that forty five votes were cast with one hundred percent positive response rate for Kevin Bagley, Barry Cohen, Diane Korsh, Derek Reeves and Nathan Pearce.

Term-outs & Appointments & Categories- Chairman Metcalf reminded the group of his resignation as well as Secretary Elizabeth Rabbitt.

Potential Board Officer Candidates will be presented and voted on at the April Meeting

April/May Zoom Connection

ALTA DEL MAR TRAILS MAINTENANCE

Alta Del Mar Public Trails Maintenance Issues – per Shaw Lorenz Exhibit “A” Site Development Plan

Sandy Mach; Dan Drosman; Steve Harden-Sandy reported that Park and Rec is taking responsibility for repairing and maintaining the damaged trails and will review the condition shortly and advise the board shortly of their efforts.

Kaloyan Property Activities –

-Commercial Business in a Rural Residential area on a private drive

-DMM Specific Plan Land Use prescriptions/Restrictions

Claudia Kaloyan reported on her inspiration for a gathering location for community members, she teaches cooking and etiquette. Her personal involvement extends to several not-for-profit organizations. No “large” events will be held at her location. During her thirteen years in operation there have been no complaints until now, and she believes that the complaint is based on an issue with the water well and not her operation. Her livelihood depends on her operation. Jan Hudson spoke about the fact that Claudia has only access to well water and the water agreement clearly requires that it be used only for residential service not commercial service. Also Jan noted that extensive improvements in outdoor areas have been made and that her operation is clearly promoted on her website. It was commented that Claudia has a history of making improvements with no permit and has been cited for such. There have been weekends when events were held both Saturdays and Sundays. Jim Bessemer expressed his concern for large events with impactful parking and traffic issues but noted that Claudia has reconfirmed that there will be no such events. Jerry McCaw lives across the street from Claudia and reported that none of her tea parties have been a problem historically and commenting further that other neighbors in fact have caused a parking problem. Kathy McCaw commented that it is true that in the past the tea parties have not been a problem but it makes her nervous to see all of the improvements such as a large deck that lead to concern. Chairman Metcalf commented that Claudia needs to secure clarification of the land use limitations for her future business plans. To do so the city needs to meet with her to define the scope of a use permit. Diane Korsh asked if there is any objection to Claudia just keeping her operation as “status quo”? Terry Strom spoke to the matter of the permitting process and the assistance he is providing Claudia. Claudia commented about the improvements which are simply to beautify the existing property and reduce the amount of bare land and look of just dirt. Jan Hudson reinforced the need for formalized permits. Chairman Metcalf noted that the city will need to come to the property to review all of the improvements. **After the city review takes place the matter may be returned to the Del Mar Mesa Community Planning Board for review and action.**

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

Per City DPM Spencer Deane: “The City is still waiting for the applicant (ADU Geeks) to revise 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.”

COMMUNITY PLAN-PFFP UPDATE-AD HOC COMMITTEE - RABBITT/GUY/METCALF
NONE

SUBCOMMITTEE REPORTS AND DISCUSSIONS

DMM SUBAREA V OS/TRAILS PRESERVATIONS AND IMPROVEMENTS - Nathan Pearce

BEAUTIFICATION COMMITTEE

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

NOFD: PRJ-1149158, Process 2 CDP for Lot Line Adjustment between 5005 DMMRd (Vayser) & 5175 DMMRd (KESHIF Properties {Taner}) This action separates the ‘Spite Strip’ from the Vayser property and allows for separate consolidation actions on the Korsch, McCaw, Knechtel & KESHIF properties.) – Motion, Second, Recommendation - **ER made the motion to approve Ish Khan seconded and the motion was carried unanimously**

NOFD: PRJ-1146920, Process 2 CDP for Niemann Ranch Estates Lot 2 & 3, TM #25 64842, SDP #25 65089, CDP #25 65088 previously approved by the Board on July 14, 2022. – Motion, Second, Recommendation

Chairman Metcalf described the situation in which the city process resulted in the need for approval of an additional CDP. Tim Guy made the motion, Diane Korsh seconded and the motion was carried unanimously.

DMMCPB 2025 Annual Report Certification – Motion, Second, Recommendation
This matter was overlooked and will be rescheduled for action at the next meeting.

BOARD LIAISON REPORTS:

LOS PENASQUITOS CAC - ISH KHAN

No meetings

FRIENDS OF DEL MAR MESA - METCALF

No report

CPC-BAGLEY

None

NORTHWESTERN POLICD CAB - RABBITT/

No meetings.

CARMEL VALLEY PARK AND RECREATION COUNCIL - WENDY POYHONEN

None

ONGOING DISCUSSIONS - ACTIVE ITEMS

ADJOURNMENT: Tim Guy made the motion to adjourn at 6:57 was seconded by Kevin Bagley and carried unanimously.

NEXT MEETING:

April 9, 2026