

Del Mar Mesa Community Planning Board
Thursday April 9, 2026 6:00 PM

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

Attendees:

Barry Cohen
Tim Guy
Paul Metcalf
Wendy Poyhonen
Elizabeth Rabbitt
Kevin Bagley
Bob Kain
Ish Khan
John Dubenko

Absent:

Derek Reeves
Diane Korsh

Nathan Pearce

Other Attendees:

Claudia Kaloyan
Bob Shaw
Jan Hudson
Terry Strom
Jay Enison
John McCaw
Robert Schooley
Sandy Mach
Susanne Urchin
Barbara Gordon
Imad Dandan
Mehdi Chitgari
Kathleen Lippett

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 March 12 2026 MEETING MINUTES:

Chairman Metcalf called for review and approval of the March 12, 2025 draft minutes. Ish Kahn made the motion to approve the minutes with the correction of his attendance, 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
Absent

DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/Vinson

DMM FSC Subcommittee

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

Barbara Gordon explained that there was a rattlesnake on the patio of Terri Ann Skelly which was killed by her gardener.

Kathleen Lippett alerted the members of the concern for the targeting of teens to become long term users of marijuana products and warning that vendors have been benefiting from the legislative bills and expressed her concern for the planning commission future actions for the unincorporated areas at tomorrows 9 am meeting.

PUBLIC OFFICIALS (INFORMATION AND ANNOUNCEMENTS)

MAYOR TODD GLORIA'S OFFICE - Fatima Maciel

ABSENT

COUNCIL DISTRICT 1 - COUNCIL MEMBER JOE LACAVA:Sandy Mach

Sandy Mach gave a quick update on he budget season preparation for FY 2027and reminded the group that it is not too late to make suggestions or extend requests.

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

Officer Candidates for Chair, Vice-Chair, and Secretary

ALTA DEL MAR TRAILS MAINTENANCE

Chairman Metcalf has been working with XXX from the city and making progress with the recognition and agreement on the maintenance of the trails that are of concern, and will continue.

Kaloyan Property – Conditional Use Permit request to the City for a “Privately Owned Outdoor Recreation Facility over 40,000 square feet in size. What are the Proposed Rights, Obligations, and Constraints of the Use Permit.

Terry Strom reported on the movement towards a neighborhood use permit and working with Suki ?? From the City Planning Department and is moving forward with a planning review? And then a neighborhood use permit. He reported on the significant number of controls such as age, and noise and days of operation which should alleviate concerns. There was a question about “events” which he explained that these are simply meals with a presentation given during the

meal. All of the issues will be returned by the city before the Neighborhood Use Permit is submitted. Jan Hudson explained that Code compliance has stipulated that as of this time no further events can be held and there was in fact a bridal shower since that time, not to mention that the well is failing and generating only three gallons per hour and is considered a huge problem and concerned that it is about to fail. Claudia Kaloyon explained that her groups are so small and only a handful of clients at a time. Jan Hudson asked Claudia Kaloyon when the well fails, what is the plan? Well use is for private residential use only not commercial. Chairman Metcalf commented that much of this matter will need to be decided by the planning department. Suzanne Burch raised the concern that for years they have been dealing with Claudia and the matter of retaining walls around the well which has been installed and also agrees with the concern for the fact that no matter how small the events are they still require water. John and Kathy McCaw commented that they were feeling better about the commitment to limited events. Paul Metcalf commented that the matter of the well water is separate from the Neighborhood Use Permit. Chairman Metcalf reinforced the need for Claudia Kaloyon to be compliant with her commitments and the stipulation.

Nieman Ranch Tentative Map, Lot 3 - SCR to construct Single Family Residence Permit. City NOFD not issued as of 4/3/26.

Chairman Metcalf spoke about the last remaining lot to be built noting that we expect to see it on the next agenda. Jan Hudson who lives right next door to the property noted that she has no issue with the plans she has been able to review.

DMMCPB STATUS

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

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) - Unchanged from January 2026

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."

There is no news. Spencer Dean is the project manager.

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

March Board Elections: Certifications – Motion, Second

Elizabeth Rabbitt made the motion to approve the panel of re-elected officers: Kevin Bagley, Barry Cohen, Diane Korsh, Derek Reeves and Nathan Pearce.
Tim seconded and the motion was carried unanimously.

Chairman Metcalf reminded the board that this was his and Elizabeth Rabbitt's last official board meeting.

DMMCPB 2025 Annual Report Certification – Motion, Second

John Dubenko made the motion and Tim Guy seconded and it was carried unanimously

DMMCPB Election of Officers for 2026

Chairman Metcalf made the motion to elect Tim Guy to the Chairman position Elizabeth Rabbitt seconded and the motion was carried unanimously.

Dr. Schooley, a qualified resident of Bougainvillea is willing to join the DMMPB . Elizabeth Rabbitt made the motion to add Dr. Schooley to the Del Mar Mesa Community Planning Board Tim Guy seconded and the motion was carried unanimously. Dr. Dandan a qualified resident on Carmel View South is also willing to join. Tim Guy made the motion to appoint Dr. Dandan to the board Elizabeth Rabbitt seconded the motion and the motion was carried unanimously.

BOARD LIAISON REPORTS:

LOS PENASQUITOS CAC - ISH KHAN

Ish Khan made a report on the SDGE replacement of the wooden poles with metal poles and working with the city on permission to land the helicopter to land which was appealed to the city which is going to cause a delay to the replacement process and cost the city a ton. And on April 17 there will be a work group spraying for Poison Oak and recommended avoiding that area.

FRIENDS OF DEL MAR MESA - METCALF

CPC-BAGLEY

NORTHWESTERN POLICD CAB - RABBITT/SELLEMI

No meetings.

CARMEL VALLEY PARK AND RECREATION COUNCIL - WENDY POYHONEN

Wendy commented on the improvements at the park and has sent an invitation to those donating and volunteering at the park for an upcoming “celebration”. Over two hundred and fifty plants have been added to the pollinator garden.

ONGOING DISCUSSIONS - ACTIVE ITEMS

ADJOURNMENT: John Dubenko made the motion to adjourn and was seconded by Ish Khan at 7:05 was seconded by and carried unanimously.

NEXT MEETING:

May 14, 2026