

Del Mar Mesa Community Planning Board
Thursday April 11, 2024 6:00 PM

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

Attendees:

Barry Cohen
Tim Guy
Ish Khan
Paul Metcalf
Elizabeth Rabbitt
Derek Reeves
Michael Vinson
Ron Sellemi
Kevin Bagley

Absent:

Jeff Tibaldi
Diane Korsh
Wendy Poyhonen

Call to Order:

Chairman Metcalf called the meeting to order at 6:01 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 14, 2024 Minutes:

Oops, this is where it had February by accident.

Chairman Metcalf called for review and approval of the March 14, 2024 draft minutes. MV made the motion to approve as presented, RS seconded the motion and the motion was carried.

Chair's Remarks:

Public Safety-

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

Ron Sellemi reported that of the two hundred and thirty five cameras have been installed city wide but unfortunately so far only one camera has been installed within the Northwestern Division and continues to work with the police chief to prioritize the Del Mar Mesa Community for placement of cameras based on the DMM high frequency per capita, and is optimistic for progress. In addition two vehicles have been selected for delivery by the end of April for use by the RSVP Department.

DMM Security Subcommittee Report Sellemi/Rabbitt/Guy/Vinson

See comments above from Ron Sellemi.

Public Forum - Non-Agenda Items (Three minutes per speaker, twelve minutes per topic)

None

Public Officials (Information and Announcements)

Congressman Scott Peters Office: Cody Vierra

Chairman Metcalf welcomed Codi Vierra as the new representative from Congressman Scott Peter's office. Codi Vierra gave a brief overview of activity including funding for \$13.8 million for local community projects plus \$150M for the Tijuana water project , and other examples such as north county transit and discussed briefly the application for community project process.

Mayor Todd Gloria's office - Emily Piatanesi

Absent

Council District 1 - Council member Joe LaCava-Joaquin Quintero

Joaquin Quintero updated that matter of the DMMPB's application has been approved and recognized as the ongoing oversight/governing body for the Del Mar Mesa Community. Bob Howard's water bill issue is still in the works. Street light camera plans did not include any Del Mar Mesa Community locations but will be meeting with Council Member LaCava to emphasize the need for addition of two cameras. He also reported on graffiti near Carmel Mountain Rd.

Community Planning: Lesley Henegar

Absent

County Supervisor District 3 - Terra Lawson-Remer - Ciipriano Vargas

Absent

CA State District 39 Senate Pro Tempore Toni Atkins - Gonzalo Rocha-Vasquez

Gonzalo Rocha-Vasquez noted that the catastrophic modeling and rate making program has been released for review, and opportunity for public input will be forthcoming. He also commented on the

CA Assembly District 76: - Brian Maienschein-Mark Manning

Absent

City Park & Recreation Department - Debbie Marcotte

Absent

Information/Presentation/Discussion Items

Community Plan-PFFP Update - Ad Hoc Committee - Rabbitt/Guy/Metcalf

Monthly Status Report - Rabbitt/Guy/Metcalf/Open to the board

Membership Recruitment

Board Member Reps and Alternates to CPC;CAC;CAB;FoDMM. DMM Beautification-Volunteers?:

Chairman Metcalf discussed the anticipated changes with the City requirements for bylaw changes and need for community volunteers and support for board and other roles. Chairman Metcalf also reminded the group that he has been on the board for twenty four years and technically with the completion of the Toll project will no longer qualify for the DMMPB and need for community expansion and development of the DMMPB. Mehdi Chitgari volunteered to join the DMMCPB, Michael Vinson volunteered for the Northwestern Division Citizens Advisory Council.

Board Members coordination with CD-1; City Council Committee; Mayor's Office:

Planning Department Recognition of DMMCPB and ByLaws Update

Potential Board structural impacts vis-s-vis term of service limitations

Chairman Metcalf raised the matter of the board term limits

Alta Del Mar Fires Station Status - Jeff Tibaldi

Subcommittee Reports and Discussion

DMM Subarea V OS/Trails Preservation and Improvements - Guy/Vinson/Metcalf

Beautification Committee - ?

Del Mar Mesa Road Entry from Carmel Country

The City's refusal to maintain ROW

Bob Howard's waterbill charges from PUD

Action Items:

Officer elections:

Paul Metcalf nominated Elizabeth Rabbitt as Secretary and Michael Vinson nominated Paul Metcalf as Chairman. There were no other nominations.

Substantial conformance review of new home on Lot 4 of Terrazzo Bougainvillea Unit 1

Chairman Metcalf introduced Mark Morris to present the residence proposed for Lot 4 of Terrazzo Bougainvillea which also falls outside of the HOA for Terrazzo Bougainvillea, which is single story for a total of 11,600 square feet which includes 1,500 of garage space, on a lot of over two acres. Mark Morris reported on the strategy of design to focus on the surrounding topography and light including architectural design, color shades and materials. All of the landscaping has been selected for natives and drought tolerant. Chairman Metcalf commented that the Substantial Conformance review requires consideration of the surrounding design and DMM plans. Kevin Bagley asked about the plans designed by the Toll Brothers which are considered in conformance. Barry Cohen asked for clarification on the fact that they are not required to pay HOA fees for which a brief explanation was provided by Chairman Metcalf. Michael Vinson moved to approve for Substantial conformance review, Tim Guy seconded, Chairman Metcalf recused himself, Chairman Metcalf abstained, and the motion was carried unanimously.

Review and recommendations for the ADU Proposal at 4931 Del Mar Mesa Road (Lot7 of Del Mar Mesa Estates Unit 1)

Approval of Noticed Plans

Appeal City's Decision to Approve

Revise Current plans for Resubmitted

Karen and Robert Schlacter joined the meeting to review the plans for addition of an ADU on their property. Karen Schlacter provided an overview reported that the review of this plan is about one month ahead of schedule, and reviewed the definition of an ADU, or an Accessory Dwelling Unit. The Schlacters want to add an ADU for their residence, including return of adult children and a family in need from Ukraine. This plan meets the state and city requirements, and has been designed to be sensitive to the community plans for DMM. Bob Howard introduced himself as a home owner and one of three members of the architectural committee of the Del Mar Mesa Estates HOA, and disagrees with the level of process and notice received within the HOA members, emphasized the level of shock and surprise and the sense that there is an expectation that this ADU request to be that of a rubber stamp but strongly believes there is much more good faith vetting needed, along with a need for much more information such as landscaping and grading, and needing community participation and evaluation. Karen Schlacter disagreed that they do not feel like the architectural committee is a rubber stamp and does respect the levels of review that will be required. Mehan Chitari also in the neighborhood spoke about the impact of the presentation of the plans particularly the view, privacy, horse trail etc. She also noted that the plans as presented are outdated and do not show with accuracy the location of the other homes in addition the impact on traffic safety. Chairman Metcalf noted that meetings are scheduled within the HOA, and also that he has asked the city for a status report on the process as it is underway. Alice and Mark Macglaulin spoke about his offer to meet with Karen from the location of their property, but did not receive a response, on the impact of the location which will look right into their bedroom window and the significant impact on their sense of privacy. They raised the question about the selected location given the abundance of space for ADU construction closer to the existing residence rather than this proposed location which will impact so many neighbors. Chairman Metcalf commented on the latitude that has been granted ADU's and also noted that this plan is requiring additional permitting processes which will provide for the ability of community input. Taner Halicioglu has spoken with Karen and Robert about the plan, and noting that the issue has been impacted by the amount of process which is already underway. Chairman Metcalf noted the importance of gaining input from the HOA members and other community members, including review by the Architectural Committee before progressing. Mehdi spoke about his twenty years living next to the Schlacters and the historic good relationship and the shock of after two years of working on this project that this is the first time they have heard of it and raised his concerns about the driveway, safety, privacy, destruction of trees, and raised the concern for actual use of home, not convinced that it is for family from Ukraine and cited negative experience of late night party of sixty folks and also commented on the fact that the location near Del Mar Mesa Rd is because the Schlacters do not want to be disturbed by the tenants but expects the neighbors to be in that position. Chairman Metcalf reminded the group that DMMPB serves a recommendation function only and is not able to make an action decision with the interest in bringing the Schlacters and the community together to come to an agreement or compromise that meets the needs and approval of all if possible. Tim Guy asked about the City appeal process and reviewed the next steps which include the reviews of the Architectural Committee and surrounding or impacted neighbors. There will be ten day period for appeal after a decision is made, and Chairman Metcalf will make sure the

interested parties are notified when the decision is made by the city planning department. He also suggested story poles would be helpful. Chairman Metcalf asked for a motion asked Plans go back to architectural committee and then return to the DMMPB for review and approval. Bob Howard suggested the option that at this time the DMMPB take no action and defer the intended plans for the meetings between the neighbors and Schlacters and the architectural committee and wait for recommendations from the Del Mar Mesa Estates architectural committee. Tim Guy made the motion to defer the matter for findings and recommendations of the architectural committee, Ron Sellemi seconded the motion, and the motion was carried unanimously.

Board Liaison Reports

Los Penasquitos CAC - Ish Khan

Ish Khan reported that he attended his first meeting and is busy learning about the preserve, history and the change in the needs of the committee, and most notably the loss of interest other than the bike organizations, and the need for the committee to revive itself and to reengineer it's purpose including disbanding, status quo or increase participation and involvement. At this time the momentum is to increase the participation and motivation and increasing the participation of surrounding community planning groups. Chairman Metcalf expressed his appreciation to Ish Khan for his involvement and that the DMMPB will work in the future to expand the involvement of DMMPB.

Friends of Del Mar Mesa-Metcalf

Nothing to report

CPC-Tim Guy and (Ron Sellemi Alternate)

Nothing to report

Northwestern Police CAB - Rabbitt/Sellemi

No meetings.

Park and Recreation Council-Wendy Poyhonen

Absent

Ongoing Discussion - Active Items

Developer Signage on existing Signs

DMM Historical Documentation and Photos
Hollywood and Vine sign Jerry McCaw

Adjournment: Michael Vinson made the motion to adjourn at 7:44 and was seconded by Ron Sellemi and the motion was carried unanimously.

Next Meeting: May 9, 2024. Chairman Metcalf's Birthday