

**SAN DIEGUITO PLANNING GROUP**  
**P.O. Box 2789, Rancho Santa Fe, CA, 92067**  
**7:00 pm, Thursday, February 10, 2022**  
**MEETING MINUTES**

1. **CALL TO ORDER:** - 7:01 PM  
Attendees: P. Fisch, D. Dill, S. Fogg, J. Callow, L. Lemarie, N. Christenfeld, S. Williams, B. Nelson, J. Zagara, D. Willis (left at 8:43 pm)  
Absent: Three vacant seats.
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** January 13, 2022 SDPG Meeting Minutes circulated to members in advance of meeting for initials/comments.  
MOTION (D. Dill): Vote to approve.  
Second: P. Fisch  
VOTE: 10 - Yes; 0 – No; 0 – Abstain; 3 - Vacant
4. **OPEN FORUM**  
*Becca Smith, MCP, Policy Advisory, Supervisor Terra Lawson-Remer, District 3* – New BOS programs under development: (1) Addressing homelessness; (2) Senior Rental Assistance; (3) Support Local Farmers, County to make 1<sup>st</sup> priority to local sources.  
*L. Lemarie* – (addressing Ms. Smith) Can District 3 office help identify funding for RSF roundabouts project? Currently \$3 million is identified of the \$9 million budget.  
*D. Willis* – Sun Valley resident attempting to start ADU construction against Sun Valley HOA ADU position.  
*B. Nelson* – Signature campaign underway for non-partisan, state-wide, initiative to overturn SB9.  
*Judi Strang* (audience) – an initiative campaign underway to overturn County cannabis business expansion plans. Addressing the BOS, not looking at the interests of the unincorporated communities when establishing new (urban focused) programs and legislation.
5. **GENERAL PLANNING ITEMS:**
  - A. **Whispering Palms Night Lighting fronting Via de La Valle** – discuss the night-time up-lights installed to the trees along Via de la Valle outside of Whispering Palms/Morgan Run subdivisions. Does this violate community dark sky policies? Possible Whispering Palms/Morgan Run HOA representative to be present. SDPG Member: Sharon Fogg, 858-945-6856.  
*S. Fogg* – Lighting operated by the CA State regulated Community Service District (CSA). Lighting was installed in 1966, before the implementation of the 1974 San Dieguito Community Plan. Whispering Palms and Morgan Run HOAs and the Community supports the lighting as a thief deterrent. Any further SDPG follow up on the lighting should be addressed to the Whispering Palms CSA by attending their regularly scheduled monthly board meetings.  
*L. Lemarie* – Will check if the lighting impacts the County ‘Scenic Highway’ classification for S6 Via De La Valle.
  - B. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – vote to approve draft SDPG comment letter to SANDAG.  
MOTION (D. Dill): Approve as presented.  
SECOND: S. Williams  
VOTE: 9 - Yes; 0 – No; 0 – Abstain; 1 – Absent (D. Willis); 3 - Vacant

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- C. **Board of Supervisors VMT Implementation Analysis in Unincorporated Region** – review, discuss and formulate comments for submitting SDPG response to the BOS. Link below to maps indicating unincorporated County TAZs which meet infill definition and TAZs Adjacent to Infill Areas including the San Dieguito Planning area.

BOS VMT Options Memorandum:

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e7a3>

BOS VMT Options Infill Area Maps:

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e79e>

**Continue to March 2022 SDPG Meeting**

- D. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay and related developments with adjacent 22<sup>nd</sup> DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.

B. Nelson – activity at the Polo Fields continue to increase. Newest addition is the Polo Fields are now the official practice field for the SD Wave professional women's soccer team. Photographs were presented that depicted the enlarged new playing fields, multiple new temporary trailer offices, and the resulting construction debris pushed out to the San Dieguito River Park wetland edge. The Fairbanks Polo Club residential community immediately to the east of the Polo Fields, which owns the Trust Deed to the Polo Fields is now in deliberations in how to proceed with legal action to return the activities to original Grant Deed description. B. Nelson will draft a SDPG letter in support of the Polo Club's HOA actions to restore original polo field activities.

6. **MAJOR PROJECTS AND LAND USE ITEMS:**

- A. **PDS2021-AD-21-015 Richmond Residence Barn and Accessory Building Permit.** Proposed new 1,596 sf barn with 1,093 sf accessory dwelling unit. Project location: 5371 La Glorieta, Rancho Santa Fe, CA 92067, Closest cross street: Linea del Cielo; APN: 268-111-13-00. Applicant Representative: Maxwell Wuthrich (B+W Architect) 858-756-1788; PDS Planner: Hunter McDonald, 858-495-5330; SDPG Member: Laurel Lemarie, 858-756-2835

**Continue to March 2022 SDPG Meeting**

- B. **PDS2021-STP-21-026/PDS2021-MUP-21-007 Via Monte Residence Site Plan.** Construct a new 4,854 square foot single family residence with an attached 750 square foot accessory dwelling unit and 4-car garage parking on an existing vacant 2.55 net acre parcel within an existing residential neighborhood. Location: 16073 Via Monte (off El Camino Real north of San Dieguito Park), Rancho Santa Fe, CA 92067; APN: 302-180-60-00. Applicant (CWS Via Monte LP) Representative: Guy Oliver, 760-602-6406; PDS Planner: Souphalak Sakdarak, 619-323-4869; SDPG Member: Don Willis, 858-481-6922.

**Continued to March 2022 SDPG Meeting**

- C. **PDS2021-STP-21-033 Hecht New Home** - 2.33 Acres lot in the Cielo area, SFR single level with attached ADU, three car garage, 4,686 sf residence, 584 sf ADU for a total 5,270; add garage, 762 sf, for a total of 6,038 sf. Location: 7652 (SFR) and 7654 (ADU) Camino Del Arriba, Rancho Santa Fe, CA 92067. APN 264-660-02-00. Applicant Representative: Ron La Barbera, 858-549-3000; PDS Planner: Bradley Sonnenburg, 619-323-8709; SDPG Member: Nicholas Christenfeld, 760-503-4214.

N. Christenfeld – Single-story house and ADU does not obstruct any neighbor views.

MOTION (N. Christenfeld): Recommend approval as presented.

SECOND: D. Dill

VOTE: 9 - Yes; 0 – No; 0 – Abstain; 1 – Absent (D. Willis); 3 - Vacant

- D. **PDS2021-STP-21-034 Niedernhofer Residential Guest House Site Plan.** 600 sq. ft. Guest House with deck. Location: 4733 Vista De La Tierra Del Mar, CA. 92014; APN: 302-032-15-00. Applicant Contact: Jim Dyjak, 619-244-3085; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Don Willis, 858-481-6922.

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D. Willis – Sun Valley HOA approved as Guest House with indicated setbacks. Still concerned about potential future additional Accessory Dwelling Unit (ADU). Delay motion, table till March SDPG meeting.  
**Continued to March 2022 SDPG Meeting**

- E. **PDS2021-STP-17-002W1 Sun Residence Site Plan Modification.** Single Family 2-Story Residence with attached garage, driveway and landscape. Detached ADU and BBQ cabana. Site Location: 7417 Artesian Road, San Diego, CA 92127; APN: 269-100-44-00. Applicant: J. Villa & Company (for owner: Mr. Darrick Sun) 760-688-7430; PDS Planner: John Leavitt, 619-323-8674; SDPG Member(s): Philip Fisch, 858-967-5323; Jennifer Callow, 760-271-9600.

P. Fisch – Since originally approval, Sun family purchased this 3-acre lot. Different/expanded floor plan; main structure originally 5200 sq. ft./7200 total sq. ft., now 6265 sq. ft./9295 total sq. ft. No open space easements indicated on plot plan. Previous plot plan map included approved front yard setback reduction from 60 feet to 40 feet. RSFFPD review and approval in process.

L. Lemarie – Considering the sensitive habitat in the area, need to confirm that there is no open space easement on this lot. Also concerned that the structure/room labelled 'Gym', with minimal modifications can easily be converted to a Guest Living Quarters.

B. Nelson – Is this enlarged floor plan size in character with surrounding neighbor dwelling units?

P. Fisch – (responding to B. Nelson) Yes.

MOTION (P. Fisch): Approve as presented with following conditions and comments:

- 1.) Maintain Fuel Modification Zone as required.
- 2.) Front Yard Setback variance of 40 feet remains the same.
- 3.) Confirm if there is an Open Space Easements on this parcel. If there is, document boundaries and restrictions.

SECOND: L. Lemarie

VOTE: 10 - Yes; 0 - No; 0 - Abstain; 3 - Vacant

## 7. ADMINISTRATIVE MATTERS:

### A. Community Reports

B. Nelson – The Goodson multi-family, multi-story project in the City of Encinitas has re-surfaced. City Council under press from the State of California to approve the project by a February 19<sup>th</sup> deadline. After that, the City may be subject to a State lawsuit. The original Encinitas Fire Department Report did not consider the impact of wild fire evacuations from adjacent communities such as RSF.

S. Williams – The Harmony Grove Village HOA is arranging a June 4, 2022 Memorial Service Event (including a 5k-10k run) for deceased HGV residents, SD Detectives Jamie Huntley-Park and Ryan Park on the anniversary of their tragic death in a horrific wrong-way car crash in June 2021.

### B. Consideration and comments on circulation mail

### C. Future agenda items and planning

### D. Prospective & returning Planning Group members: Secretary position OPEN

SDPG member seats #8, #10 and #13 are OPEN.

### E. Supply orders and reimbursement of expenses.

## 8. MEETING ADJOURNMENT: 9:45 PM

**NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 and Seat #13.** If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

**Future Meeting Dates:** 03/10/2022 04/10/2022 05/12/2022 06/09/2022 07/14/2022

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Doug Dill, Chair                      760-420-7909      e-mail: theddills@att.net  
Phil Fisch Vice-Chair              858-592-6758      e-mail: philipfisch@gmail.com  
Secretary (OPEN)

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