

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, August 11, 2022
MEETING MINUTES

1. **CALL TO ORDER:** - 7:03 pm
Present: P. Fisch, D. Dill, N. Christenfeld, L. Lemarie, J. Callow, D. Willis, S. Williams, B. Nelson
Absent: S. Fogg
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Review /approval of August 2022 SDPG Meeting Minutes.
Motion: (D. Dill) Approve as presented.
Second: S. Williams
Vote: 9 – Yes; 0 – No; 1 – Absent; 3 – Vacant Seats
4. **OPEN FORUM**
N. Christenfeld: Lake Hodges Dam Repair almost completed, scheduled for completion October 2022.
P. Fisch – Status of projects on Four Gee Road; New Church complex, property cleared but no other activity at this point. New Four Gee Road County Park; no activity yet.
Judi Strang (Audience): Next BOS meetings are next Tuesday and Wednesday. There was a special MPX (Monkey Pox) on Monday. The Spring Valley Planning Group is collaborating with County Code Compliance to reduce or eliminate recent increase in the appearance of graffiti within the planning area. BOS appears to be focused on 'Environmental Justice Elements (EJE)' at the cost of other pressing issues impacting unincorporated areas of the County.
D. Willis: The 'Cannabis Lounge' licensing is part of the EJE plan and will be discussed at future BOS meetings. Another BOS EJE vision is to remove 50% of motor vehicles off County roads by 2035.
5. **GENERAL PLANNING ITEMS:**
 - A. **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. SDPG Member: Doug Dill, 760-420-7909.
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 September 2022 SDPG Meeting
 - B. **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 22nd DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.
B. Nelson: No update.
Continue to September 2022 SDPG Meeting
 - C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue.
SDPG Planner: Sharon Fogg, 858-945-6856
Continue to September 2022 SDPG Meeting

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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.
D. Willis: Project as currently presented has been withdrawn by the applicant. Remove from agenda.
- B. **PDS2021-VAR-92-001W1 Variance, Fuglesang-Vadakan Residence.** Applicant requesting a reduction in the front yard setback from 100 feet to approximately 96 feet for an addition to an existing single-family dwelling into the front yard setback. The property currently contains a guest house in the front yard setback which will be demolished to allow for an addition to the single-family dwelling. The proposed addition will encroach into the front yard setback less than the existing guest house. Project location: 6605 La Valle Plateada, RSF, CA 92067; APN: 266-320-50-00. Access would be provided via an existing private driveway connected to a private road easement connected to La Valle Plateada. Applicant Representative: Doug Mansfield, 949-218-0408; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Laurel Lemarie, 858-756-2835.
Continued to September 2022 SDPG Meeting
- C. **PDS2021-AD-21-024 Tree Residence Accessory Building Permit** – Revised plan with 3563 sq. ft. basement removed. Site located at 6415 Primero Izquierdo, Rancho Santa Fe, CA 92091, APN: 265-432-04-00, closest cross street: Lago Vista. Proposed new 6426 sq ft 2-story structure with 2987 sq ft of garage, storage and 576 lobby sq ft on the first floor; 2863 sq ft of guest and rec area on the second floor. Applicant Contact: Mark Radford/Karl Voigtlander, 760-519-9008; PDS Planner: Hunter McDonald, 619-323-8864; SDPG Member: Joe Zagara, 858-756-4211.
Continued to September 2022 SDPG Meeting
- D. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922
Continue to September 2022 SDPG Meeting
- E. **PDS2022-MUP-22-007 Kid Ventures pre-school conversion MUP.** Kid Ventures/Grace All-Star Academy indoor family recreation center for children ages 1-8 existing facility/operations conversion to a pre-school ages 2-5. Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Mary Piscitelli, 619-629-6849; SDPG Member: Jennifer Callow, 760-271-9600.
Continue to September 2022 SDPG Meeting
- F. **RSF Village US Bank/Union Bank Signage D-Designator Waiver Request.** Re-brand existing bank building from Union to US Bank. Location: 6004 Paseo Delicias, RSF, CA 92067, APN: 266-283-07-00. Applicant Contact: Tim Seaman, Champion Permits, 619-993-8846; PDS Planner: Rob Makoske, 858.694.2601; SDPG Member: Beth Nelson, 858-765-2322.
Continued to September 2022 SDPG Meeting
- G. **PDS2022-Sunbelt Rentals Sign D Designator.** Proposed signage on an existing commercial structure located at 203 South RSF Rd., Encinitas, CA 92024, APN: 259-191-26-00, 3.92 acre parcel. Applicant: Complete Signs, 888-823-9005; PDS Planner: Devan Benchetrit, 858-495-5346; Beth Nelson, 858-765-2322.
Beth Nelson: Will get back to the applicant with SDPG member suggestions on how to scale back the size and bright green background color on the front of the main rental store steel structure.
Continued to September 2022 SDPG Meeting

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- H. **PDS2022 Lansing Family Detached Patio D-Designator Waiver.** Proposed patio located at 15743 Via De Santa Fe, RSF, CA 92067, southeast corner of Via De Santa Fe and El Apajo, APN: 269-080-21-00. Applicant Representative: Suvithya Yong, 801-641-8099; PDS Planner: Kaipo Eager, 858-495-5441; SDPG Member: Sharon Fogg, 858-945-6856.
S. Yong (Applicant Representative): presented plans and provided answers to SDPG member questions.
MOTION (D. Dill): Recommend approval as submitted with the following comments:
At site inspection, it was observed an existing **illuminated** tennis court on premise. On page 68 of the San Dieguito Community Plan (Dark Sky Policy) it is clearly stated: "*Prohibit lighting of exterior sports facilities, both public and private.*" Recommend County Code Enforcement inspect this private tennis court installation to determine whether it complies with the San Dieguito Community Plan Dark Sky Policy.
SECOND: N. Christenfeld
VOTE: 9 – Yes; 0 – No; 1 – Absent; 3 – Vacant Seats

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
1.) S. Williams: Tracy Olsen is a new County code compliance officer. S. Williams is working with her to help guide new planned Harmony Grove Village house of worship leaders on proper (legal) property improvement process with the County. The 1.85 acre site is located at 2625 Harmony Grove Village Parkway, APN: 235 562 03 00. County project number to be determined.
2.) D. Dill: Request SDPG members to identify possible interested new members. Relay names, contact info to chair.
- 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. ADJOURN: 8:55 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: 09/08/2022 10/13/2022 11/10/2022 12/08/2022 01/12/2023 02/09/2023

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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