

# PUBLIC NOTICE

## **SAN DIEGUITO PLANNING GROUP**

**P.O. Box 2789, Rancho Santa Fe, CA, 92067**

**7:00 pm, Thursday, July 13, 2023**

### MEETING AGENDA

**Place of Meeting:** RSFFPD Station #4 Meeting Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

You can access the County's digital document search engine by visiting

<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER/ROLL CALL (Seat #):  
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), VACANT (8), Nicholas Christenfeld (9), VACANT (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
  - A. **DPW transportation improvement projects on county-maintained road network in San Dieguito.** The San Diego County Department of Public Works requests identifying a prioritized list.  
Project types:
    - 1.) Road Reconstruction/Reconfiguration/New Road
    - 2.) Bridges Repair/Reconstruction
    - 3.) Sidewalk/Pathways/Pedestrian Access Ramps
    - 4.) Drainage
    - 5.) Traffic Signals
    - 6.) IntersectionsDraft list to be reviewed and discussed with possible vote. DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.  
**Continue to August 2023 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 22<sup>nd</sup> DAA Horse Park. SDPG Lead: Beth Nelson.

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- C. **Inclusionary Housing Study and Ordinance Development Update.** Presentation by the County about the Inclusionary Housing Study and Ordinance Development. The purpose of this project is to assess feasible options for requiring housing projects to provide affordable housing, and develop an Inclusionary Housing Ordinance that addresses the County's housing needs. The overall goal is to expand the supply of affordable housing for households of lower- and moderate-income. Presenter: Ben Larson, PDS Planner, 619-323-7905.

**Continue to August 2023 SDPG Meeting**

- D. **Housing Zoning Ordinance Update.** Presentation by the County on the 2023 Housing Zoning Ordinance Update. The Update will align the County's zoning regulations with new state housing laws intended to make housing more affordable and accessible. The Update will address changes in state housing laws for the following topics: Accessory Dwelling Units (ADUs), Supportive Housing, Low Barrier Navigation Centers, Emergency Shelter and Transitional Housing, Affordable Housing Development Incentives, and other Housing Related Laws. Presenter: Ben Larson, PDS Planner, 619-323-7905.

**Continue to August 2023 SDPG Meeting**

- E. **Solaris Business Park Specific Plan Update.** This proposed business park project includes with up to 500,000 square feet of building space. Located at the north edge of Eden Valley, on the south and east side of Country Club Lane, approximately 1 mile west of Interstate 15 and State Route (SR-78) interchange, within the unincorporated San Diego County, California 92029, (Assessor's Parcel Numbers 228-400-14, -15, -16, -22, -23 and 232-030-15). Update to be provided by Jim Whalen of J. Whalen Associates (Project Applicant Representative).

## 6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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.
- B. **PDS2023-STP-22-026 – DISH Rooftop Wireless Facility RSF Village.** Installation of a wireless telecommunication facility on the rooftop of an existing office-commercial building. The project will include the installation of three panel antennas within two faux chimneys enclosures. Installation of RRH and surge suppressor units behind existing parapet walls. Installation of a single cabinet, power, and telco boxes on a roof platform. Install conduits for power and telco from the electrical and telephone equipment room. Location: 6119 La Flecha at the intersection with La Granada, RSF, CA 92067. APN: 266-824-06-00. Applicant Name: Dish Wireless, (949)482-8020; Applicant Contact: Franklin Orozco, (619) 632-2569, PDS Planner: Julia Hill, SDPG Member: Don Willis.  
**Continue to July 2023 SDPG Meeting**
- C. **PDS2023-MUP-06-008W1 MUP - Dish Wireless Cell Site - Questhaven Road/San Marcos Area.** DISH Project SDSAN00331B - Questhaven. DISH is replacing previous Sprint equipment housed in an existing CMU structure on-site with three panel antennas, six remote radio units and equipment cabinets all entirely concealed within the existing structure. Project Site Address: 21247 Questhaven Road, San Marcos 92029. APN: 679-040-06-00. Owner/Applicant: Stephen Pike (Property Owner) / Dish Wireless Applicant Contact: Stephanie Whitlock, 858-752-2564, County PDS Planner: Sean Oberbaur, 619-323-5287; SDPG Member: Don Willis.
- D. **PDS2023-STP-13-025W1 - Fairbanks Village T-Mobile Cell Site.** Modification of an existing wireless telecommunication facility located on the rooftop at Fairbanks Village Plaza located at 16236 San Dieguito Rd., Rancho Santa Fe, CA 92067, APN: 269-152-13-00. Owner: Fairbanks Village Plaza Co; Applicant Contact: Lorelei Foronda, MD7, LLC obo T-Mobile, 858-754-2151; PDS Planner: JaeRoland-Chase, (619)

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380-3130; SDPG Member: Don Willis.

- E. **PDS2023-VAR-23-057 - Burningham Residence Variance.** New 5,461 sf main residence w/ 658 sf outdoor living room and 1,989 sf of garage/storage basement. Front of proposed new main residence cuts into the 100' center line front yard setback by 15'. This 2.4-acre (SR-2) parcel is located at 5554 Las Palomas, RSF, CA 92067. APN: 268-300-07-00. Applicant: Steven Burningham, 858-437-2686; Applicant Contact: Maxwell Wuthrich (B&W Architects), 858-756-1788; PDS Planner: Hani Baker, 619-772-1824; SDPG Member: Beth Nelson.
- F. **PDS2023-LDMAP-00247/TPM20681/PDS2022-CC-22-0103 Parcel Boundary Adjustment.** Discussion only, no motion or vote anticipated. Merge two existing parcels, APN 303-51-49 (1.56 acres) and APN 303-51-50 (2.04 acres) into one parcel. Located on Caminito Maria (Private Street), closest intersection: Las Quintas (Private Street). Owner: Charles and Donna Sher, 619-977-6606; Surveyor: Andrew Karydes, 858-345-1149; PDS Senior Land Surveyor: Gregory Anderson, 619-346-9161; SDPG Member: Laurel Lemarie.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
  - 1.) Returning to live meetings based on the rescinding of the state of emergency (after February 28, 2023) that had allowed for virtual meetings. Regular 'Live' meetings to be held at Cielo Fire Station meeting room.
  - 2.) All members are required to file the 2022-2023 Form 700 within 30 days of assuming office. Finish your annual PDS and (every 2-years) ethics training requirements ASAP.
- 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.

**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:** 08/10/2023 09/07/2023 10/12/2023 11/09/2023 12/14/2023 01/11/2023

Doug Dill, Chair e-mail: theddills@att.net  
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com  
Secretary (OPEN)

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