

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, August 10, 2023
MEETING MINUTES

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

1. CALL TO ORDER/ROLL CALL (Seat #):
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Nicholas Christenfeld (9), Douglas Dill (Chair) (11)
Absent: Susan Williams (7), Beth Nelson (12)
Vacancies: VACANT (8), VACANT (10), 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.
July 13, 2023 Meeting Minutes
4. OPEN FORUM
Ellen Lockwood – Community Outreach Intern, Supervisor Joel Anderson, District 2.
Reviewed recent District 2 activities, recognition of local businesses, people, and community organizations. The Board of Supervisors approved the \$8.17 billion annual San Diego County budget starting July 1, 2023. \$2 million approved for senior housing support. Currently soliciting requests from Community organization projects for County grant funding.
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 October 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 22nd DAA Horse Park. SDPG Lead: Beth Nelson.
Continue to September 2023 SDPG Meeting
 - 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,

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619-323-7905.

Continue to September 2023 SDPG Meeting

- D. **Housing Zoning Ordinance Recap.** Presentation by the County recaps the 2023 Housing Zoning Ordinance Updates. The update aligned the County's zoning regulations with new state housing laws intended to make housing more affordable and accessible. The Update addresses 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.

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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.

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- 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.

Danny Lines – RSF Association. The Association Infrastructure Committee did not approve the application for this wireless facility location site. Requested the applicant study other village locations for this microsite, such as RSFFPD Station #1.

D. Willis: Postpone motion till September. Mr. Willis will check with the County on the appropriate next step.

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- C. **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) 380-3130; SDPG Member: Don Willis.

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- D. **PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** Proposed detached horse barn for personal use (horse keeping) located at 15611 Via De Santa Fe (APN 269-080-16-00). Owner: Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.

Continue to September 2023 SDPG Meeting

- E. **PDS2023-STP-23-018 - Tortuga Site Plan.** New 6,614sf single family residence w/ 3,00sf attached garage, 5,225 sf basement, new 1,200sf ADU w. 48sf covered patio, new 2,898 sf detached 6-stall barn w/ tack & feed, new 1,020sf detached trailer garage, new in ground swimming pool. Location: 15350 El Camino Real, RSF, CA 92067; APN: 268-230-30. Applicant representative: Maxwell Wuthrich (Architect), 858-756-1788; PDS Planner: Polina Mitcheom, 619-942-1376; SDPG Member: Joe Zagara.

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- F. **PDS2022-MUP-94-022W4 Major Use Permit** – Del Dios Cell Site Modification. PDS planner Polina Mitcheom has identified an inconsistency in the original project description which did not indicate the project is proposing to renew an existing 40-foot monopole. Determine whether a reconsideration of the original July 14, 2022 motion. The original July 14, 2022 SDPG agenda description and motion. Project location: 9885 Orange Lane, Escondido, CA 92029, APN: 238-050-02-00. Owner: Del Dio Mutual Water Company; Applicant: Crown Castle - Justin Robinson, 714-863-4366; PDS Planner: Juliette Orozco, 619-323-7949; SDPG Member: Nicholas Christenfeld.
N. Christenfeld: No action needed by the SDPG, can remove from agenda.
- G. **PDS2022-VAR-22-048 - Akarman Residence Variance** – Discussion of County approval of variance. Last heard at April 2023 SDPG meeting. The group did not take a position with the recommended motion/vote for denial by L. Lemarie; Yes - 5; No – 3; Abstain – 1 (*B. Nelson*); Absent – 1; Vacancies – 3.
L. Lemarie: Summarized variance findings required and her assessment of those findings from the April meeting.
S. Spencer (Applicant Architect): Summarized dwelling unit history, not considered historic, multiple additions, circumstances that restrict structure additions in side yards and backyard.
D. Dill: No further actions or reconsideration on this item. Closed.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
D. Willis: Rumor in Sun Valley area that a specific owner of a one-acre single-family home is considering to build a 4-plex or 8-plex multi-family structure, taking advantage of recent state mandated housing legislation. Need to determine current fire risk assessment from RSFFPD that would prevent such high-density development in Sun Valley.
L. Lemarie: Tennis Court project (PDS2022-AD-22-014, Halabo, item 6A from April SDPG meeting) was approved, but without lights.
P. Fisch: 4G County Park construction contract awarded, waiting for bird nesting season to end to commence construction September 18, 2023 with completion scheduled for Spring 2024.
S. Fogg: At CAC Meeting, no work being done by the Surf Cup operator to repair damaged San Dieguito River trail along their property line. St John Garabed Armenian Church on El Camino Real in the City of San Diego is proposing an on-site, assisted-living senior housing project that is now being evaluated.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
 1.) Regular 'Live' meetings are now held at Cielo Fire Station meeting room.
- 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 ADJOURNED: 8:27 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: 09/14/2023 10/12/2023 11/09/2023 12/14/2023 01/11/2024 02/08/2024

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

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