

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, September 14, 2023
MEETING MINUTES

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 #):
Present: Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Susan Williams (7), Nicholas Christenfeld (9), Douglas Dill (Chair) (11)
Absent: Don Willis (1), Jennifer Callow (6), Beth Nelson (12)
Vacant: Seat (8), Seat (10), Seat (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members the August 10, 2023 meeting minutes for initials/comments and approval.
4. OPEN FORUM
No SDPG member or audience comments.
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 October 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

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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.

Sara Thornburgh (PDS Land Use/Environmental Planner): Presented the Inclusionary Housing Ordinance PowerPoint Presentation covering the ordinance criteria based on February BOS direction. Discussion focused on U.S. Census AMI (Area Medium Income) of San Diego County households to determine Very Low (50% AMI), Low (80% AMI) and Moderate income (120% AMI). Bureau of Labor Statics criteria used for determining a household as four-person. Provide residential developers with maximum flexibility in establishing set-asides for very low, low, and moderate family-income dwelling units; minimum project size, alternative compliance, and program incentives.

- 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.

Sara Thornburgh (PDS Land Use/Environmental Planner): Presented the Housing Ordinance Recap PowerPoint Presentation which illustrates the 21 new State mandated housing legislation needed to be aligned with County land use Zoning. Subject discussion included Housing Production, Affordable Housing and Density Bonus, Streamlining Housing Projects, and various housing types for addressing homelessness.

- E. **Harmony Grove Village SPA Offsite Improvements (TM 5365-1 Offsite CG4777)** The Department of Public Works (DPW) is reaching out to inform the San Dieguito Community Planning Group of the Improvement Agreement for Harmony Grove Village Offsite Improvements that will be going in front of the County of San Diego Board of Supervisors in October of this year to request a two-year extension. The Improvement Agreement was approved by the Board in 2013. The improvements include an additional northbound through-lane and a dedicated northbound right-turn lane at the Via Rancho Parkway and Del Dios Highway intersection. If approved, this extension will allow the owner to have two additional years to complete the improvements required by the agreement. This action would not change any condition of the project. It will extend the contractual, and financially secured, requirement for the owner to complete the work. Should SDPG recommend support or denial of the extension? Discussion and possible vote. SDPG Member(s): Doug Dill and Susan Williams.

Continue to October 2023 SDPG Meeting

- F. **Traffic Advisory Committee (TAC Meeting) Radar Re-Certification of Lomas Santa Fe Dr/Linea del Cielo to El Fuego.** Two Radar Certifications in Sun Valley/RSF: **Item 3A** - Lomas Santa Fe Dr/Linea del Cielo from the Solana Beach city limit (at Highland Drive) to 1,600' west of El Camino del Norte is currently posted with a 45 MPH speed limit. A preliminary review of prevailing speeds and roadway conditions could support radar certification a 45 MPH speed limit. **Item 3B** - Linea del Cielo from 1,600' west of El Camino Real to 180' east of El Fuego is currently posted with a 35 MPH speed limit. A preliminary review of prevailing speeds and roadway conditions could support radar certification a 35 MPH speed limit. Possible follow-up discussion and possible recommendation vote of past September 8, 2023 TAC agenda items. SDPG Members: Doug Dill, Beth Nelson, Joe Zagara, Laurel Lemarie.

Danny Lines (RSFA): Explained the speed reduction from 45mph to 40 mph and the removal of the single 45mph sign that was associated with a ~550 ft segment of Line del Cielo that was inconsistent with the adjoining Linea del Cielo road speed limit segments.

- G. **Cielo Secondary Access Update.** Discuss developments at the County requiring improvements to Via Ambiente from Cielo to Harmony Grove Road. SDPG Member: Doug Dill

Continue to October 2023 SDPG Meeting

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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
Continue to October 2023 SDPG Meeting
- 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 October 2023 SDPG Meeting (Waiting on applicant to respond with alternate site)
- 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.
Lorelei Foronda (MD7): PowerPoint Presentation showing the increased level of service to be provided by the upgraded facility – photo simulations included. Explained that the shopping center landlord has strict architectural standards (and maintenance requirements) when upgrading the existing wireless facilities.
MOTION (D. Dill): Recommend approval as presented.
SECOND (N. Christenfeld)
VOTE: Yes – 7; No – 0; Abstain – 0; Absent – 3; Vacancies - 3
- 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 October 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
Maxwell Wuthrich (Applicant's Architect): Provided a detailed overview of the property location, structures, and plan drawings.
MOTION (J. Zagara): Recommend approval as presented.
SECOND (N. Christenfeld)
VOTE: Yes – 7; No – 0; Abstain – 0; Absent – 3; Vacancies - 3
- F. **PDS2023-VAR-23-071 Variance – RSF Covenant Residential Ground Mounted Solar Project.** Installation of 200 solar photovoltaic panels within the 100 feet front yard setback. Ground mounted installation greater than 30" in height within the said 100' front yard setback. Located at 17147 El Mirador, Rancho Santa Fe, CA 92067. APN 267-090-09. Applicant: El Mirador, LLC, 513-545-3919; Project Contact: David Parot, 619-884-1765; PDS Planner: Hani Baker, 619-772-1824; SDPG Member: Joe Zagara.
David Parot (Applicant Representative): Provided a detailed overview of the property topography, ground mounted location, structures, and plan drawings.

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J. Zagara: The ground mount site is completely shielded from street and neighbor view by old, established landscape.

MOTION (J. Zagara): Recommend approval as presented.

SECOND (L. Lemarie)

VOTE: Yes – 7; No – 0; Abstain – 0; Absent – 3; Vacancies - 3

- G. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** The County has changed the AES application from a Minor Use Permit to a Major Use Permit. The permit is to build a large-scale industrial Battery Storage facility in proximity to the San Diego Gas & Electric Palomar Energy Center ‘peaker’ plant in the City of Escondido. The site is in the unincorporated rural residential/agriculture zoned neighborhood of Eden Valley, 925 Country Club Drive, Escondido, CA 92029. No action is required currently. APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Jae Roland Chase, 619-380-3130; SDPG member(s): Susan Williams; and Doug Dill.

D. Dill: Applicant is preparing a NOP (Notice of Preparation) for the project EIR (Environmental Impact Report). As part of the preparation, the applicant is planning a NOP public meeting and looking for an appropriate public facility that would accommodate the anticipated audience size.

S. Williams: Recommend the meeting room at the Del Lago Academy. It is very close making it easy for Eden Valley residents to attend. Will communicate this recommendation to PDS and the applicant.

D. Dill: There continues to be an inconsistency with the applicant’s Plot Plan (page 7) that indicates a 25 feet setback to residential home property lines and the San Marcos Fire Department ‘Fuelbreak’ setback requirement of 150 feet.

Mikaela Tierney (audience): Resident of Eden Valley opposed to the AES project.

Cory DePretro (audience): Eden Valley Resident opposed to the AES project.

Richard and Jane Jackson (audience): Residents of Eden Valley opposed to the AES project.

- H. **PDS2023-TPM-20975TE2 Tentative Map Time Extension.** 10 acres with four parcels located at Trailside Road and Artesian Trail. APN #267-142-09-00. Applicant: Tony Lang, 858-337-4933; Project Contact: Paul Dan, 858-345-1160; PDS Planner: Polina Mitcheom, 619-942-1376; SDPG Member(s): Phil Fisch and Jennifer Callow

Continue to October 2023 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. Community Reports

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:

Voted to recommend Lorraine Kent as a new member of the planning group, to occupy one of the vacant seats.

MOTION (D. Dill): Recommend approval of candidate Lorraine Kent as a future member of the SDPG.

SECOND (L. Lemarie)

VOTE: Yes – 7; No – 0; Abstain – 0; Absent – 3; Vacancies - 3

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: 10/12/2023 11/09/2023 12/14/2023 01/11/2024 02/08/2024 03/14/2024

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Doug Dill, Chair
Phil Fisch Vice-Chair
Secretary (OPEN)

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