

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, January 11, 2024

MEETING MINUTES

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

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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 #): 7:01 PM
Present: Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Don Willis (1), Joe Zagara (5)
Vacancies: VACANT (10), VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
Circulated December 12, 2023 Meeting Minutes to members for sign-off approval/final comments.
4. OPEN FORUM
B. Nelson – Requesting adding a San Dieguito Community Plan Dark Sky policy item on the February 2024 meeting agenda. With an established Community Planning area Dark Sky policy NOT permitting lighted tennis courts, work with the County to sync policy with County Zoning Desk permitting of 'private sports park' facilities in the San Dieguito Planning Area.
Also add a RSF Village Signage Permitting Process item to the February 2024 agenda. Determine permit policy for signs in the village.
L. Lemaire – Shared status of roadside signage along Del Dios Highway scenic corridor.
Jim Whalen (audience) – Update on proposed Solaris Business Park Project EIR, PHG20-0035 draft evacuation plan. This project is a vacant 45-acre, multi-parcel site at the northeast end of unincorporated Eden Valley being annexed into the City of Escondido. Draft plan used County fire evacuation protocols and recent data from the December 2017 Lilac fire model. Requested SDPG feedback/comments based on draft evacuation plan diagram shared/submitted to SDPG.
Also provided update on a possible Major Use Permit (MUP) for the Sirona Healing (Post-Crisis) Center to be developed at an existing rural-residential dwelling/parcel on a private road in Elfin Forest. This facility would have up to seven in-patient beds and 20 out-patient day services. Working on improvements that can be done without the MUP, such as widening and paving private road, property improvements and maintenance. County now developing guidelines/requirements for a 'Post-Crisis' Center MUP.
5. GENERAL PLANNING ITEMS:
 - A. **DPW transportation improvement projects on county-maintained road network in San Dieguito.**
Continue to review and approve additional planning group area capital improvement lists. DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.
L. Kent – Will re-format RSF Covenant capital improvement list to County table format for next meeting.

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- B. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (over use) activities/status; not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson.
B. Nelson – Acquisition of the ‘Hacienda Del Mar’ parcel by the Surf Del Mar Sports Complex is underway. This parcel was originally proposed for a multi-story senior residential project that the City never approved. Opposition interests to the Sports Park are determining whether sports complex type assembly is permitted on this specific parcel. Approval is going directly to the City Planning Commission. Carmel Valley (North City of San Diego) Planning Group is the only citizens group that could influence the City’s approval of this change in land use for the ‘Hacienda Del Mar’ parcel.
- C. **Cielo Secondary Access Update.** Discuss developments at the County requiring improvements to Via Ambiente from Cielo to Harmony Grove Road. SDPG Member: Doug Dill
D. Dill – Developers of Tracts 5440-1 (~7 lots) and 5441-1 (~17 lots) at the ridgeline along Via Ambiente are negotiating with the County as to what levels on improvement need to be made to Via Ambiente (private road) out to Harmony Grove Road in Elfin Forest, to be permitted to build dwelling units. Currently Via Ambiente is classified as a gated emergency only use secondary access. A portion of Via Ambiente, from Harmony Grove Road to the Olivenhain Dam, is classified as a ‘Construction Road’ and does not meet current County Private Road Standards. In question is the future classification of Via Ambiente *after* County required improvements are made.
- D. **County Tiered Winery Update - PDS Presentation.** Cover updates to the ordinance that was created to establish a Boutique Winery tier, which allowed for tasting rooms in conjunction with ongoing agricultural vineyard operations. Presentation to be made by County staff.
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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Monitor any 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-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
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- C. **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.
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- D. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. The County recently 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.

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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.

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- E. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** No action or vote planned for this meeting. Proposed Chabad Center on two lots zoned single family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.

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- F. **PDS2023-ZAP-23-005 Tsavo's Canine Rehab Center Minor Use Permit.** Minor Use Permit to allow a 'Commercial Animal Sales and Services' indoor treatment center to be less than 100 feet from property line and an outdoor treatment center less than 200 feet from property line. Property is zoned A70. If a proposed animal treatment center does not meet these requirements, may be allowed upon issuance of a Minor Use Permit. Tsavo's Canine Rehabilitation Center, Inc. was constructed in 2020, and passed final inspection on 1/11/21 (record# PDS2020-RESALT0-12454). Project location: 1027 Country Club Drive (on Huston Ranch Road at Hill Valley Drive – both private), Escondido (Eden Valley), CA 92029, APN: 232-491-42-00. Owner/Applicant: Maja Wichtowski, 619-846-9531; PDS Planner: Daniella Hofreiter, 619-629-4431; SDPG Member: Susan Williams.

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- G. **PDS2024-STP-05-034M5 O'Boyle Pool/Spa Permit in the Crosby.** Permit to allow proposed pool and spa to be placed ten feet from northside property line and five feet from westside property line. Location: 8050 Danny Boy Road, Rancho Santa Fe, CA 92067, APN: 267-181-24-00. Applicant Contact: Iram Moreno-Montelongo, 760-300-6620; PDS Planner: Andrew Holtz, 619-458-2038; SDPG member: Nicko Christenfeld.

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- H. **PDS2023-MUP-23-019 New Francisco Restaurant – RSF Village.** Project location: 6015 Paseo Delicias, Rancho Santa Fe, CA 92027, APN: 266-285-03-00. Remodel interior that includes rooftop expansion for restaurant/market use. 4,918 square feet of floor area for a total of 7,742 square feet including roof deck. Applicant contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG member: Joe Zagara.

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7. ADMINISTRATIVE MATTERS:

A. Community Reports

S. *Williams*: First home invasion/burglary recently occurred in Harmony Grove Village during night time. Law enforcement identified the perpetrators as a 'Chilian Gang'. Burglary conducted by two men and one woman entering through a first floor sliding glass door. Residents were home on the second floor and barricaded themselves in a bedroom. Law enforcement was able to capture two of the three perps. Instead of turning on exterior lighting at night, it is recommended by security specialists to leave lights on inside multiple rooms indicating occupants present in the home.

The County has not technically taken over public roads within the Harmony Grove Village master planned community. It has been seven years since the developer completed all dwelling units and those units became occupied. Infrastructure maintenance issues have occurred such as burned-out street lights not being replaced by the developer or the County. Burden has been placed on the HOA to repair serious/urgent safety road maintenance issues.

L. *Lemarie* – Police reported home burglaries mostly happen at dusk in RSF.

P. *Fisch* – 4S Ranch updates - Significant progress observed at the new Four Gee Park construction site, playground equipment, paving, landscaping underway. The traffic light at Deer

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Ridge Road has been installed.

B. Nelson – Akarman Residence Variance (PDS2022-VAR-22-048). The subject dwelling unit has been demolished, contrary to what was described as a modest remodel to us at the April 2023 SDPG meeting.

- B.** Consideration and comments on circulation email
- 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:
 - Seating of Lorraine Kent by BOS on consent calendar completed at January 2024 meeting.
 - Interview and vote on Planning Group candidate - Dr. Thomas Velky Jr., CV distributed earlier last month.
 - MOTION (D. Dill): To approve Dr. Velky's candidacy and forward to the Registry of Voters and future BOS consent calendar.
 - SECOND: N. Christenfeld
 - VOTE: Yes – 9; No – 0; Abstain – 0; Absent – 2; Vacant – 2
 - Secretary position OPEN
 - SDPG member seats #10 and #13 are OPEN.
- E.** Supply orders and reimbursement of expenses.

8. ADJOURN: 8:25 PM

NOTE: The San Dieguito Planning Group currently has TWO vacancies; 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: 02/08/2024 03/14/2024 04/11/2024 05/09/2024 06/13/2024 07/11/2024

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

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