

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, March 14, 2024

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

1. CALL TO ORDER/ROLL CALL (Seat #): 7:01 pm
Present: Don Willis (1), 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: Joe Zagara (5), Sharon Fogg (2) Vacancies: VACANT (10), VACANT (13)
2. AGENDA REVIEW - Conducted by Vice-Chair Fisch
3. APPROVAL OF MINUTES:
Circulated January 12, 2024, Meeting Minutes to members for sign-off approval/final comments.
4. OPEN FORUM
No Comments
5. GENERAL PLANNING ITEMS:
 - A. **DPW transportation improvement projects on the 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 bring the RSF Covenant capital improvement list to the next meeting with copies for each member to review.
Continue to the April 2024 SDPG Meeting
 - B. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (overuse) 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 – The Surf Del Mar Sports Complex CUP and SDP application process is ongoing. The previous owners of this parcel proposed a senior housing project (Hacienda Del Mar) but never received approval by the City. Neighbors are questioning whether sports complex type assembly is permitted on this specific parcel. The City Planning Department completed its first review in December 2023.
Continue to the April 2024 SDPG Meeting
 - C. **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.
Removed from agenda due to topic presented to Board of Supervisors
 - D. **RSF Village Signage Permitting Process.** Determine permit policy for commercial signs in the RSF Village Historic District compared to signage outside the Covenant. SDPG Member: Beth Nelson
Continue to the April 2024 SDPG Meeting
 - E. **San Dieguito Community Plan Dark Sky Policy.** With a long-established Community Planning area Dark Sky policy NOT permitting lighted tennis courts, work with the County to sync policy with the County Zoning Desk permitting private sports courts in the San Dieguito Planning Area. The topic was tabled due to county staff shortages, which is increasing response time on this topic. SDPG Member: Beth Nelson
Continue to April 2024 SDPG Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Reviewed SDPG appeal of the County PDS administrative permit decision. In attendance: Mr. Molnar, his legal counsel, and Architect. Discussion ensued regarding community character and safety issues regarding EMT vehicle and fire truck access. The County granted an administrative permit for a non-compliant 6 ft high fence as-built (42" max per county code) with conditions to move the gate. Permit Appeal:
MOTION (D. Willis): Support appeal, recommend denial as fence was unpermitted 'as built' and higher than standard 42". The 6' solid, opaque privacy fence appearance is out of character with the established Sun Valley rural residential neighborhood where split rail fence types are common and landscaping is commonly used for privacy purposes. The approval of the 6' privacy fence will set a precedent that will permanently alter the character of Sun Valley.
SECOND: L. Lemarie
VOTE: Yes - 4; No - 4; Abstain - 1; Absent - 2; Vacancies - 2
The result of the vote was no position was taken on motion.
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
Motion failed to affirm Appeal to County
- 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 meetings. Removed from June 2023 SDPG agenda as project applicant postponed or canceled. 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.
Continue to April 2024 SDPG Meeting
- 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.
Continue to April 2024 SDPG Meeting
- D. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update, no action or vote planned. AES announced a community out-reach program with three separate workshops:
Workshop 1: Project Overview and Battery Energy Storage 101 Thursday, March 21, 2024, 6:00 – 8:00 pm. San Marcos Community Center, 3 Civic Center Drive, San Marcos, CA 92069
Workshop 2: Battery Energy Storage Safety Wednesday, April 17, 2024, 6:00 – 8:00 pm Del Lago Academy, 1740 Scenic Trail Way, Escondido, CA 92029
Workshop 3: Protecting and Enhancing the Local Environment Tuesday, May 7, 2024, 6:00 – 8:00 pm. San Marcos Community Center, 3 Civic Center Drive, San Marcos, CA 92069.
A request to provide Chair Dill presentations from Workshop 1 was made to AES representative Michael Huynh. The draft E.I.R. is in process with completion expected in the 2nd quarter of 2024 with public meetings to follow. The MUP application was submitted with comments from the County. Proposed project location: 925 Country Club Drive, Escondido, CA 92029, 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: Nick Koutoufidis, 619-356-8348; SDPG member(s): Susan Williams; and Doug Dill.
Continue to April 2024 SDPG Meeting

- 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.
Continue to April 2024 SDPG Meeting
- 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.
Continue to April 2024 SDPG Meeting
- 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.
Removed from agenda, SDPG does not review
- 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. MUP in process. Applicant representative, P. Soutowood came to the meeting to present, however the Applicant needs RSFA Art Jury approval before any SDPG approval. Applicant contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG member: Joe Zagara
Continue to April 2024 SDPG Meeting
- I. **PDS2024-STP-24-002 Rancho Reposo 2 nd Story Addition.** Proposed 2nd Story Addition, 4117/4792 Square Feet Dwelling Unit, 59,677 Square Feet lot. Location: 4634 Rancho Reposo, Del Mar, CA 92014; APN: 302-210-10-00. Applicant: William Naumann, 619-987-6024; Applicant Contact: Victor Gutierrez (Metro D&C Group) 619-930-2315; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Don Willis.
Continue to April 2024 SDPG Meeting
- J. **PDS2023-MUP-23-018 Helen Woodward Cell Site.** Helen Woodward Cell Site (CAL02983/RSF02) located at 6525 Helen Woodward Way, RSF, CA 92067 (fronting El Apajo), APN: 269-080-05-00. Applicant Contact: Carol Kincheloe, 619-488-0933; County Planner: Andrew Holtz, 619-458-2038; SDPG Member: Don Willis.
Continue to April 2024 SDPG Meeting
- K. **PDS2024-TM-5575TER Valiano Tentative Map.** Resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 334 du) located in Eden Valley. Located at 1805 Country Club Drive and Mount Whitney Road (and adjacent parcels), Escondido, CA 92029. APNS:232-013-02, 232-013-03, 232-020-55, 232-500-20, 232-500-23, 232-500-24, 232-500-19, 232-500-22, 232-500-18, 232-500-21, 232-492-01, 228-313-13, 228-313-18, 228-311-15, 232-013-01. Applicant Contacts: Eden Hills, LLC (Integral Communities) Gil Miltenberger, 760-944-7577; Matt Simmons, Consultants Collaborative, 760-484-8832; PDS Planner: Greg Mattson (contractor from Rick Engineering), 619-895-7177; SDPG Member(s) Doug Dill and Susan Williams. Continue to April 2024 SDPG Meeting
Continue to April 2024 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. Community Reports

1. J. Callow: Questioned how Dark Sky works across all areas within SDPG community Plans.
2. N.Christenfield: Resurfacing Del Dios streets

3. *S. Williams*: Citracado Connection continues improvements with projected completion at the end of April.
 4. *L. Lemarie* – The San Dieguito Community Plan has not been updated since 2011; it needs to be updated.
 5. D. Dill- Eden Valley Valiano tentative map coming soon to resubmit home development. Litigation is settled and requires a secondary access for emergency vehicles.
 6. L. Kent - Public restrooms are in development to replace port-a-potty at RSFA Sports Fields.
 7. B. Nelson - Affordable housing initiatives from the County are looking for feedback. Would SDPG request the County to present ; County by right, Small lot / large lot, housing density changes and options for Senior housing. Moving forward with agenda items; How will we approach short vs long discussions at the same time to be considerate of agenda order and audience waiting to speak?
- B. Consideration and comments on circulation email
 - C. Future agenda items and planning
Regular 'Live' meetings are now held at the Cielo Fire Station meeting room.
 - D. Prospective & returning Planning Group members:
Seating of Dr. Thomas Velky Jr. in process. Dr. Velky's candidacy has been forwarded to the Registry of Voters and awaiting future BOS consent calendar.
 - E. Secretary position filled by L. Kent beginning in March 2024
 - F. SDPG member seats #10 and #13 are OPEN.
 - G. Supply orders and reimbursement of expenses.

8. ADJOURN: 9:50 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: 04/11/2024 05/09/2024 06/13/2024 07/11/2024 08/08/24 09/12/24

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