

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, April 11, 2024

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 #): 7:00 pm
Present: Sharon Fogg (2) Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Don Willis (1), Vacancies: VACANT (10), VACANT (13)
2. AGENDA REVIEW - Conducted by Vice-Chair Fisch
3. APPROVAL OF MINUTES:
Circulated March 14, 2024, Meeting Minutes to members for sign-off approval/final comments.
4. OPEN FORUM
Jeannie Houston (Eden Valley resident) notification of a Facebook page regarding AES Battery Storage project is open to the public.
5. GENERAL PLANNING ITEMS:
 - A. **DPW transportation improvement projects on the county-maintained road network in San Dieguito.**
Rancho Santa Fe Association employee Daniel Lines presented requests for the following Capital Improvement projects for County recommendations:
Sidewalks/Pathways/Pedestrian Access Ramps:
 - Request for a new D.G. pathway along west side of Avenida de Acacias between El Tordo and Paseo Delicias.
 - Request for New Sidewalk extension along Linea Del Cielo (across from the RSF Inn parking lot), from cross street El Fuego to connect with existing sidewalk along Linea del Cielo (north side).
 - Request for New Sidewalk to extend along El Tordo on South side (parking lot area). Safety concern for pedestrians walking in middle of the road or crossing the street for safety.**Installation of New Storm Drains at Critical Intersections:**
 - Request for New Storm Drain at La Orilla and Rambla de las Flores due to safety concerns.
 - Request for New Storm Drain at El Camino del Norte and Lago Lindo due to safety concerns.
 - Request for New Storm Drain at La Granada and Avenida Maravillas due to safety concerns.**Capital Improvement Intersection requests:**
 - Request for Intersection evaluation for crossroads of La Bajada and La Noria due to safety concerns.
 - Request for adding a 4-way Stop sign at the intersection of Avenida de Acacias and Lago Lindo.**Capital Improvement Crosswalk requests:**
 - Request for cross walk at the intersection of El Secreto and Rambla del las Flores. Slip resistant material on crossings requested (similar to Olivenhain horse crossings)
 - Request for cross walk at the intersection of Rambla de las Flores as it approaches La Granada (Blind curve) crosses at a slant. Slip resistant material on crossings requested (similar to Olivenhain horse crossings)
 - Request for a cross walk the trail intersection near Mimosa where the trail crosses La Granda to the water stop on the Golf Course. Slip resistant material on crossings requested (similar to Olivenhain horse crossings)
 - Request for a cross walk at the crossing of El Montevideo from the Alfalfa Alley trail to the San Elijo trail. Slip resistant material on crossings requested (similar to Olivenhain horse crossings)
 - Request improvement for safety of the crossing on Linea del Cielo from the Ewing Preserve by exploring options as it is on a curvy road with poor sight distance. The trail crossing is slightly east

of 5550/5572 Linea del Cielo. Slip resistant material on crossings requested (similar to Olivenhain horse crossings)

MOTION (D. Dill): To Approve Capital Improvement Project requests as submitted by Rancho Santa Fe Association for County recommendations.

SECOND: (L. Lemarie)

VOTE: Yes - 9; No - 0; Abstain - 0; Absent – 2 (S. Williams stepped out); Vacancies - 2
DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill..

- 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.
Continue to the May 2024 SDPG Meeting
- C. **RSF Village Signage Permitting Process.** Further discussions to continue in determining the permit policy for commercial signs in the RSF Village Historic District compared to signage outside the Covenant. SDPG Member: Beth Nelson
Continue to the May 2024 SDPG Meeting
- D. **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. SDPG Member: Beth Nelson The topic was continued due to county staff shortages, which is increasing response time on this topic.
Continue to May 2024 SDPG Meeting
- E. **Options for Streamlining Affordable and Attainable Housing.** The County is currently exploring three draft housing programs aimed at enhancing housing production across all income levels. The programs are:
- Small Lot Subdivision Program to help increase homeownership opportunities through encouraging the construction of smaller homes.
 - Senior and Assisted Living Housing Program to incentivize and encourage building more senior and assisted living housing facilities
 - County By-Right Program to provide streamlined project approvals for specific housing developments, including those in mixed-use and commercial areas, if at least 20% of the units are used for affordable housing.
- Input and feedback received will be beneficial in refining the draft program options before presenting to the board later this year. County Planner: Morgan Angulo, 619-980-6342
Continue to May 2024 SDPG Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Reconsideration of March 2024 SDPG vote (4-4-1-2-2) to achieve a majority up or down vote. Reviewed SDPG appeal of the County PDS administrative permit decision vote which failed to confirm or affirm Appeal to County. 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 Discussion ensued regarding the March 2024 vote. Permit Appeal:
MOTION (D. Dill): Reconsider the March 14, 2024 vote on Item 6A, PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.
SECOND: (N. Christenfeld)
VOTE: Yes - 9; No - 1; Abstain - 0; Absent - 1; Vacancies – 2
The result of the vote to restated previous motion.
MOTION (D. Dill): 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: (S. Williams)
VOTE: Yes - 9; No - 1; Abstain - 0; Absent - 1; Vacancies - 2
The result of the vote was to Affirm the 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 May 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.
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- 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.
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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. **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 awaiting RSFA Art Jury approval. Applicant contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG member: Joe Zagara. Discussion on the request from the County to weigh in on the project by the San Dieguito Planning Group.
Motion: (J. Zagara) While we broadly support the concept of the project, we are voting to continue pending further input from the RSFA Art Jury and broader community.
Second: (N. Christenfeld)
VOTE: Yes - 10; No - 0; Abstain - 0; Absent - 1; Vacancies - 2
- H. **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.

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- I. **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.
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- J. **PDS2024-TM-5575TER Valiano Tentative Map.** Project is 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.

Presentation by Gil Miltenberger of the resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 326 lots) located in Eden Valley. Summary of presentation: 239 acres with 243 lots in 5 districts, district 5 reduced to 25 lots, increased open space by 7.4 acres, the E.I.R. is certified with addendum and no change to conditions. Fire emergency access was addressed, elimination of waste water treatment plant, increased notification to 72 hrs. notice on rock blasting with Veterinary services available, no natural gas (only electric) for project, full solar on all homes and exterior fire sprinklers. There was an audience of 16 community members to hear and comment on the resubmittal plan. SDPG members and community members commented on : Time table for grading, final engineering plans, and review of vertical structural plans. Concerns on sewage disposal and no natural gas, emergency access and updates to current road conditions/requirements for both county and city standards, including Left turn pockets and the number of roads in and out of project for evacuation. Audience member comments: (Houston) Sewer, main entrance signage, Stop signs or lights, types and height of community barriers. (A. Cooper) concerns re: Mt Whitney Rd line of sight, unsafe stop signs, existing county road deterioration, and changing private roads to public roads. (T.Velky) during construction addressing high fire risk. (J. Dunkin) concerns on evacuation of horses and trailers, road width and traffic on connector roads. (N. Sestina) Light pollution, access roads, and Hill Valley road. (C.Grippo) blasting notice and dust & dirt impacts. (K.Grippo) Stop signs and no stop lights. (R.Clpka) Impacts on Hill Valley Dr (24 ft pave vs 20 ft pave). (Andrew) 4-way entrance to fix and road improvements. (M.Shelton) Rock crushing and widen roads. (S. King) Entrance and fire safety concerns, electric doesn't make wild life safe and turn lane concerns. (A.Said) Mt Whitney road, roadway alignment, lines of sight, ingress and egress issues. (J.Lalkaka) Impact of value of homes with proposed battery storage plant.

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- K. **PDS2024-MUP-01-005W1M9 Hakumaru Sushi Restaurant Sign Permit.** Located in 4S Ranch Village Shopping Center at 16625 Dove Canyon Road Suite 108, San Diego, CA 92127, APN 678-600-02-00. Applicant Contact: Don Pearson (Sign-ology), 619-623-4300; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Jennifer Callow.
Presentation by Don Pearson from Sign ology on the illuminated Wall Sign: 20.00" x 136.00" = 18.89 SF. Discussion ensued regarding the look of the sign during the day and night.
MOTION (J. Callow): Recommendation for the approval of the Hakumaru Sushi Restaurant Sign as presented by Sign-ology, Don Pearson.
SECOND: (N. Christenfeld)
VOTE: Yes - 10; No - 0; Absent - 1; Vacancies -2

- L. **PDS2024-MUP-24-005 HGV Yoz Community Center.** The HOZCCC project located on a 1.85-acre site for a non-profit educational, cultural center providing religious services for the Muslim community. The project includes a 20,245 square foot building with 99 parking spaces. The project has been designed as a three-story building at the maximum height of 40-feet. A height exception is requested for three proposed towers that are 46-feet pursuant Zoning Ordinance Section 4620(g). The project will include 116 tulip flower shaped turbines (4 turbines od 6-ft high blades and 112 turbines of 3-ft high blades) that would be proposed on the roof of the building. These turbines would vary between 5 ft and 20 ft in height. The site is in the harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Brice Bossler, brice@brosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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 Registrar 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: 10:05 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: 05/09/2024 06/13/2024 07/11/2024 08/08/24 09/12/24

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