

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

7:00 pm, Thursday, May 9, 2024

MEETING AGENDA

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 #):
Don Willis (1), 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), VACANT (10), Douglas Dill (Chair) (11), Beth Nelson (12), 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.
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
 - A. **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.
Continue to June 2024 SDPG Meeting
 - B. **RSF Village Signage Permitting Process.** Determine permit policy for commercial signs in the RSF Village Historic District as compared to signage outside of the Covenant. SDPG Member: Beth Nelson.
Continue to June 2024 SDPG Meeting
 - C. **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 County Zoning Desk permitting of private sports courts in the San Dieguito Planning Area. SDPG Member: Beth Nelson.
Continue to June 2024 SDPG Meeting
 - D. **Solaris Business Park Annexation Update.** Unincorporated County parcels being annexed into the City of Escondido at the north end of Eden Valley, located on the south and east side of Country Club Lane, approximately 1 mile west of Interstate 15 and State Route (SR-78) interchange, within the unincorporated San Diego County, California 92029, (Assessor's Parcel Numbers 228-400-14, -15, -16, -22, -23 and 232-

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030-15). Applicant Representative: Jim Whalen, 619-683-5544.

- E. **PDS2020-TM-5643 San Elijo Hills ‘Questhaven’ Subdivision.** Updates concerning this 76 dwelling-unit ‘in-fill’ project between SEH and Copper Creek subdivision located on San Elijo Hill Road. The SDPG provided project comments to the County in September 2022. County Planner: Sean Oberbauer.
- F. **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. **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.
Continue to May 2024 SDPG Meeting
- B. **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 May 2024 SDPG Meeting
- C. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. AES announced community out-reach program with the last of three separate workshops:
May 7, 2024 - San Marcos Community Center, 3 Civic Center Drive, San Marcos, CA 92069
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 June 2024 SDPG Meeting
- D. **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 June 2024 SDPG Meeting

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- E. **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 June 2024 SDPG Meeting
- F. **PDS2024-STP-24-002 Rancho Reposo 2nd 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 May 2024 SDPG Meeting
- G. **PDS2023-MUP-23-018 Helen Woodward Cel 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 May 2024 SDPG Meeting
- H. **PDS2024-TM-5575TER Valiano Tentative Map.** No action/vote to be taken. 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 May 2024 SDPG Meeting
- I. **PDS2024-AD-24-006 Felix Oversized Barn Santa Fe Valley.** Proposed 1296 sq. ft. oversized accessory use barn. Located at 8120 Artesian Road, San Diego, CA 92127; APN: 267-147-07-00. Applicant/Contact: Kelly & Alison Felix, 760-688-8984; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Phil Fisch.
- J. **PDS2024-MUP-24-007 Fuhrman Oasis Santa Fe Valley Major Use Permit.** Fuhrman Oasis - existing single-family residence conversion to a weight loss and health management facility with up to 13 live-in residents and up to 10 on-site staff. Location: 16413 Rio Vista Road, San Diego, CA 92127; APN: 267-148-02-00. Applicant: Joel Fuhrman, MD and Lisa Fuhrman; Applicant's Representative /Contact: Michael E. Robinson, MER Architect, 760-728-5380; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Phil Fisch.
- K. **PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units.** 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing original proposed strip-mall style, multi-tenant commercial development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. Closest cross street: Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Adian Pulley, 619-972-8234; SDPG Member: Susan Williams.
Continue to June 2024 SDPG Meeting
- L. **PDS2024-MUP-24-005 HGV Yoz Community Center.** 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

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building with 99 parking spaces. The project has been designed as a three-story building at a 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 of 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@bosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.

Continue to June 2024 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 #4 training room.
- D. Prospective & returning Planning Group members:
 - Processing Planning Group candidate - Dr. Thomas Velky Jr. application through ROV, PDS and District 2 BOS staff.
 - SDPG member L. Kent is now secretary as of March 2024 SPDG Meeting.
 - SDPG member seats #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has ONE vacancy; 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 06/13/2024 07/11/2024 08/08/2024 09/12/2024 10/10/2024 11/14/2024

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Lorraine Kent Secretary e-mail: rsfkent@gmail.com

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