

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, May 9, 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

1. CALL TO ORDER/ROLL CALL (Seat #): 7:02 PM
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Nicko Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Lorraine Kent (8), VACANT (10), 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
Don Willis – Comment on County/State Accessory Dwelling Unit policies and regulations in respect to density limitations; sewer vs. septic infrastructure.
Laurel Lemarie - There was a recent County meeting about RSF Roundabouts development progress. There is partial funding for the first roundabout to be sited at the intersection of Del Dios Highway and El Camino Del Norte. Earliest start date is anticipated to be 2028.
Jim Whalen (Applicant's Representative) – Pre-application processing has been initiated with the County for the Women's Treatment Center MUP in Elfin Forest.
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.

Jim Whalen (Applicant's Representative) – Reduction in Valiano DU count eliminated Solaris project to provide signalization of Country Club and Progress Place.

- 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. 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. 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.

Enrique Flores (County) – Reference to California State AB803 Subdivision Law.

D. Willis – Already density for lot; price criteria?

Enrique Flores (County) –60% of AMI or lower market price.

S. Williams – Is there lower cost County processing? How is High Severity Fire Risk Zones taken into consideration?

Enrique Flores (County) – Fire zones not identified yet.

J. Whalen (audience) – Any mitigation for VMT fees, setbacks, height restrictions, etc.?

Enrique Flores (County) – Separate decision-making process for projects below eleven DUs being proposed allows for County exemptions and limit parameters.

J. Meckenburg (Audience) – How do you mediate objective design standards, ability to obtain fire insurance, lower constructions costs, subsidies?

B. Nelson – Having overlay zoning allowing senior housing could seriously negatively impact a community where historic very low density and infrastructure was implemented many years ago.

S. Fogg – Concerned about traffic impacts.

J. Zagara – Would senior housing be a 'For Rent' program?

D. Willis – If you reduce parking requirements to reduce construction costs and use of automobiles, do you provide alternative transportation infrastructure (i.e. bicycles)?

Enrique Flores (County) – County-by-Right meets objective standards, RHNA – housing needs require 20% affordability.

Unidentified individual (Audience) – May not be applicable in this planning group area.

S. Williams – we really need the County to define areas where this policy may be applicable.

Enrique Flores (County) – AB 1033 ADUs as Condominiums.

L. Lemarie – Does this policy require an HOA for land and structures?

S. Fogg – HOA is an important component.

Jim Whalen (Audience) – Condo Map Wavier?

B. Nelson – I think the RSF covenant would be exempt based on state law.

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 June 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:

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Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.

Continue to June 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
- 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 June 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 June 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 June 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:

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Kelly & Alison Felix, 760-688-8984; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Phil Fisch.

Jeffery Villa (Applicant's Representative) – Two items on this AD; existing garage has a code violation (requesting variance approval) plus a new proposed accessory structure, a 36' x 36' barn. Project approved by Rancho Santa Fe Fire Protection District.

N. Christenfeld – An additional Accessory Dwelling (barn) and correcting a code enforcement issue regarding an existing oversized garage.

J. Callow – 2-for-One

L. Lemarie – Parcel has Artesian Road access and formerly had outdoor train tracks. Besides the barn elevation drawings, is it possible to get more exterior details, outdoor corrals, vehicle access for operation and maintenance?

B. Nelson – Still has a possible additional ADU to be allowed per state law.

Charlotte Watson (audience) – The parcel has a history of being a 'party house' by previously owner(s). Concerned about possible future uses (and future owners) that may exploit existing commercial grade features located on the property.

John Mecklerburg (audience) – Concern about barn distance from property line, I would characterize the parcel as already 'over-built' with several existing accessory building. The existing over-sized garage has significant electrical service that can support other purposes, theater, gym, etc.

L. Lemarie – What are the fire department requirements for a driveway to support a barn? What are the horse waste provisions?

J. Zagara – Barn management is not our prevue.

B. Nelson – Another possible addition is a tennis court; would be within compliance.

MOTION (P. Fisch): Recommend denial of Administrative Permit as written. The planning group supports a specific permit for the additional 110 square feet of the oversized as-built RV garage to satisfy code enforcement issues. The planning group is concerned about the significant additional variance for the barn structure.

SECOND: N. Christenfeld

VOTE: 10 - Yes; 0 - No; 0 - Abstain; 1 - Absent; 2 - Vacation

- 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.

Michael Robinson (Architect) – Presented code enforcement issues and described them as "technically Approved".

Dr. Fuhrman (Applicant) – described 5-acre property and business

D. Willis – The MUP should be restricted to this specific property owner and does not carryover to future owners. Also, enforce community Dark Sky Policies.

N. Christenfeld – An approved MUP may encourage increased usage at adjoining parcels.

J. Callow – To confirm; up to 16 live-in residents, 12 bedrooms, up to 10 on-site staff. 20-parking spaces.

S. Williams – Adults only? Compatible activities?

L. Lemarie – Traffic concerns; ADTs, typically 10-trips per household in a residential neighborhood. How are service deliveries handled, FedEx, UPS, etc. Concerned about night-time lighting.

J. Zagara – 10,000 square foot structure with garage.

B. Nelson – Originally 7-bedroom residence built in 2017 and operating as a health facility since 2018? All 'Permitted' structures? MUP application started in 2022? Technically can not operate as a treatment center until County MUP approved.

S. Fogg – It appears mostly 2.5-acre parcels with very few 5 or 6-acre lots.

Dr. Fuhrman (Applicant) – Love to work with weight-loss patients, a labor of love.

J. Osmus (audience) – I am closest to the facility. My concerns are noise, night-time security lighting (on 15-

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20 minutes at various times during the night), walls do not block sound, construction activity against my property line, noisy outdoor activities – pickle ball, basketball.

M. Flerscher (audience) – Support business but not in a residential neighborhood. Could I start a business in my house? What about employee status? Good cause, wrong location.

C. Watson (audience) – Is this level of activity appropriate for a residential neighborhood? All this back and forth of people.

Liping Yao (audience) – I share a property line with subject parcel. I chose to live in a residential area, not next to a major business use.

John and Gwen Mecklenburg (audience) – 20 onsite parking spaces in a residential neighborhood? Processes out of order, the MUP should be the first item to be processed and approved, then building permits, etc. Septic system was done in the December 2021.

David Sider (audience) – Slippery slope to allow business activity. MUP must be limited to the specific use of the business on this property.

David Baker (audience) – I live at the end of the street; it is a beautiful thing to be at the end of the street. Allowing this business in this residential neighborhood is a slippery slope. Business does not fit the neighborhood. There are line-of-sight issues leaving the driveway of subject property. Drivers fail to look left and they pull out to turn right.

Jeff Brand (Construction West – contractor to DR. Fuhrman) – I am a neighbor living on an adjacent 5-acre parcel. I support the project.

- 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. PDS2020-TM-5643 San Elijo Hills ‘Questhaven’ Subdivision Draft EIR Public Review.** County PDS is targeting the public review date for the draft EIR to be May 16th. This proposed 64 dwelling-unit ‘in-fill’ project between SEH and Copper Creek subdivisions located on San Elijo Hill Road. The SDPG provided project pre-EIR comments to the County in September 2022. Applicant: ColRich, Rita Mohoney, 858-490-0264; County Planner: Sean Oberbauer, 619-323-5287.
Continue to June 2024 SDPG Meeting

- M. 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 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**
S. Williams – Valiano - No input from planning group. Changes can be commented on.
B. Nelson – CAC meeting discussed Lake Hodges Dam condition report. Lake water height reduced (280 ft. vs. 290 ft.) to minimize stress on 100-year-old dam structure. A 7.5 magnitude quake will cause enough dam damage to cause 10-15 deaths and extensive property damage.

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- 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.

8. ADJOURNMENT: 11:15 pm

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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