

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, June 13, 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: 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), Nicko Christenfeld (9), Candidate: Dr. Thomas Velky Jr. (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
Phil Fisch – SDPG may see Mr. Feliz’s oversized garage/Barn back on the agenda per county planner regarding new additional information.
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. Project is 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. Current activity of trailer removal from Polo Fields
Continue to July 2024 SDPG Meeting
 - B. **RSF Village Signage Permitting Process.** SDPG Member: Beth Nelson. Sean Oberbauer, County of SD PDS, explained the permit policy for any new commercial signs (in RSF Village Historical District) are based on 3 types of criteria 1) “D” designator criteria, 2) “B” designator criteria-basic generic, 3) Zoning on whether SDPG weighs in is required. Check zoning before calling Code Enforcement. To verify Zoning requirements, contact Mike Johnson or Sean Oberbauer. If determined code enforcement is required contact Brent Panas or Conor McGee. Review Code 7609D section. All signs in the “right of way” for sight distance issues need to contact Public Works. Staff works with Businesses on code compliance issues.
 - C. **San Dieguito Community Plan Dark Sky Policy.** SDPG Member: Beth Nelson. Tennis Court lighting not in compliance with San Dieguito Planning area Dark Sky policy is being approved at the County zoning desk. Discussion with Mike Johnson highlighted the problem is only 2 types of permits go to SDPG; 1)Discretionary - i.e., in the setback or 2) Variance modifications. Tennis court approvals that don’t need above permits get automatically approved. The solution requires an amendment to the County Ordinance, which would require staff time thus requiring a request and approval from Board of Supervisors for an amended county ordinance. Suggestion: write a letter to the county supervisor, Lawson-Remer requesting the amendment to the zoning ordinance to comply with the San Dieguito Dark Sky policy.
Continue to July 2024 SDPG Meeting
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2024-MUP-01-005W1M8 – Stretch Zone Sign Permit.** Presentation given by Jessica from Swain Sign. Internally illuminated channel letter and logo signage. Located at 16621 Dove Canyon Road, Suite 111, San

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Diego, CA 92127, APN: 678-600-04-00. Project Manager: Jessica Jimenez (Swain Sign, Inc.), 909-460-2530, x104; Permit Consultant: Tim Seaman, 619-993-8846; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Jennifer Callow

MOTION: (J. Callow): Recommend approval as presented.

SECOND: (L. Lemarie)

VOTE: 11-Yes; 0-No; 0-Abstain; 0-Absent; 2-Vacant

- 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.
Continue to August 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 July 2024 SDPG Meeting
- D. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** 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. Status update; no action or vote. A necessary Palomar Hospital easement required for AES was denied by Palomar Hospital. The County Board of Supervisors' added to new budget a provision to develop a Battery Ordinance.
Continue to July 2024 SDPG Meeting
- E. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** 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 July 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 July 2024 SDPG Meeting
- 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.

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SDPG hearing was pending outcome of the RSFA Art Jury approval (AJ approval 2-yes;1-no, 1-Abstain). However, there are conditions for the Art Jury approval: 1) RSF Historical Society review, 2) County Historical Site Board review, then back to Art Jury to send to RSFA Board of Directors for final Association Board approval.

SDPG member comments: N. Nicholas: regarding parking was not addressed, if plan changed in capacity, it could impact project.

D. Willis: appears premature since RSFA Board needs to approve before planning group can weigh in. (A non-project coming before us).

S. Williams: inquired on community comments, It appears this application requires add'l Art Jury review after historical application reviews from RSF Historical Society and County Historical Site Board input.

L. Lemarie: Inquired on history of ownership (possible plan changes after approvals), no off-street parking & awaiting county parking analysis, Sound concerns for neighborhood from roof top noise, Lighting concerns and CCRs prohibition alcohol sales (bars)

D. Dill: Ownership in question-does the MUP become null and void when limitations were not discussed.

P. Fisch: Lease sign brings up more questions, Art Jury requirements with historical weigh-in, parking and sound concerns.

J. Zagara; Addressing parking maybe prejudice, approval of Art Jury was conditional, then our planner and Planning group decision is conditional too.

B. Nelson: Use of space in question (sale vs lease), an important community aspect for the project was Market benefits as a condition for the whole project, concern on historical preservation and maintaining historical integrity.

Public comments: Kelli Hillard (Art Jury Vice President) commented as a 13 yr. resident she loved the Mkt Space concept, however maintaining the Lillian Rice architecture is important to maintain preservation, defining feature needs to stay significant, entire village is historic, architecture details obscured if altered silhouettes.

No vote taken at this time due to unknowns, pending Art Jury conditions, and county historical review results. Continue to July meeting when applicant representatives and county planner provide more details:

Continue to July 2024 SDPG Meeting

- H. **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 July 2024 SDPG Meeting
- I. **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.
Pulled from Agenda
- J. **PDS2024-TM-5575TER Valiano Tentative Map.** 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.
No action/vote was taken. Resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 334 du) located in Eden Valley. Discussion regarding stop lights: 243 units does not require a Stop Light (300-unit threshold).
Continue to July 2024 SDPG Meeting
- 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

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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 July 2024 SDPG Meeting

- L. **PDS2020-TM-5643 San Elijo Hills 'CR Questhaven, LLC' Subdivision Draft EIR Public Review.** 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. No vote or recommendation taken, informational and feedback only. Presentation by Emilie Colwell (T&B Planning, Inc.) and Mike Levin (Excel Engineering) Location is between San Elijo Hills and Copper Creek. Aerial photo depicted SDG&E right of way and Fig Farm. Proposed 76 single-family dwellings units, a park, and open space (63.9 acres) of 89.2-acre project site. Two access driveways with a single traffic signal at San Elijo driveway. and no noise walls. AB 2345 "Density Bonus Law" allowances with 7 units to low-income households, Title 24 part 6 Energy requirement for on-site solar energy generation, installation of EV chargers, No natural gas connections, and planting of 299 new trees. Trails and Parking: 10 public parking stalls for trail access (10-ft wide trails connection to existing Copper Creek Trail" south of site. On-going coordination between county of SD and city of San Marcos on trail access and ownership. Project is 100% compliant. EIR available on SD County Website.
- SDPG member comments:** N. Christenfeld: comments on fire barrier SDG&E corridor in middle of site and land management.
T. Velky Jr.: Open space enhancements should use native materials.
D. Willis: Conservation easement of open space held by another entity to maintain, not fully dedicated open space, has 55 yr. open space requirement.
J. Callow: concerns over fire safety on EV Chargers, vetted fire plan reviewed by RSF Fire details in E.I.R.
S. Williams: Trail questions on usage (people, horses) and access.
L. Lemarie: questions on Stop lights, project did not meet threshold for a study.
D. Dill: questions on open space owner "Center of Land Management", Historical access on easement of an old private road and public use of trail to get to open space through SDG&E easements.
P. Fisch: Timing questions on comment E.I.R timing and timing of recommendations (Vote: Sept. 2024 for SDPG).
J. Zagara: Parking by fire lane concerns and Conservation deed to preserve open spaces.
D. Willis: Wanted to see all building setbacks with no D & B designators for the buildings.
B. Nelson: Clarify density bonus increases and criteria for low income, be sensitive to biological resources considerations.
- Public comments:** Denise Rainey: Major fire evacuation concerns, 400 homes next door at 'Oak creek Ranch' where she lives and 5 interagency sharing of fire responsibilities, along with San Marcos School District impact, and signal by Eden Park.
Camille Perkins: Lives south of project; has concerns on impact to Copper Creek with Storm Water and creek overflow/drainage issues. Mr. Levin commented a complete hydro modification analysis was conducted and within county guidelines. Second concern was Copper Creek trail has never been permitted and safety issues regarding mine shaft, overnight stays, habitat erosion and area not patrolled. Major concern is trail leads to private property, leading to owner liability, not safe, not legal or permitted. Lastly, concerns over fire evacuations since there is evidence of bonfires in the area.
Although 2 community members spoke, 9 members were in attendance supporting the 2 members who spoke regarding negative impacts dwelling-unit 'in-fill' project between SEH and Copper Creek subdivisions located on San Elijo Hill Road.
- Continue to July 2024 SDPG Meeting**
- M. **PDS2024-TPM-21463 Elfin Forest Lot Split.** Discussion on a proposed lot split at 1735 Rancho Summit Drive just south of the existing 28-dwelling unit One Oak subdivision in the City of Encinitas (Olivenhain) ensued. APN: 264-450-08; 9.87 acre lot split to two lots, Lot 1 - 4.93 acres, Lot 2 - 4.94 acres. Applicant

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Contact: Michael Hada, 760-744-0011; County PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Doug Dill.

MOTION (D. Dill): Recommend for approval as presented.

SECOND: S. Williams

VOTE: 10 - Yes; 0 - No; 1 – Abstain (not present when presented) B. Nelson; 0 - Absent; 2 - Vacant

- N. **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 July 2024 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
N. *Christenfeld* – Del Dios Highway resurfacing.
S. Williams – Citracado road work almost complete
L. Lemarie – Del Mar looking at affordable housing
P. Fisch – New 4-S Park in use, cars and dog owners appreciate new park
- 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 seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

8. ADJOURNMENT: 9:45 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 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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