

SAN DIEGUITO PLANNING GROUP

7:01 pm, Thursday, July 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), Nicko Christenfeld (9), Dr. Thomas Velky Jr. (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
Absent: Don Willis (1)

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote called at meeting.

4. OPEN FORUM

Welcome new member: *T. Velky* to planning group.

Speaker *Kayelee Horta* from Supervisor Joel Anderson's office provided Legislative updates:

- The County Supervisors approved an Ad Hoc subcommittee on Artificial Intelligence (AI) & Transformative Technologies co-chaired by Supervisor Anderson/Vargas, on strategies for monitoring and managing advances in transformative technologies and AI.
- The 2024-2025 County budget approved add'l \$4.5 Million dollars to maintain 2,000 miles of roadways in unincorporated areas for a total of \$65.5 million.
- Due to outcome of Supreme Court ruling the County can move forward on crafting a homeless encampment ordinance.
- Other: flyers handed out: 2024 Cool zones, Wildfire Preparedness and Internship Recruitment.

Phil Fisch –Mr. Feliz's oversized garage/Barn application was withdrawn completely. The *Furman Resort Project* resulted in many emails over code compliance issues while the resort continues to operate without proper classification of proposed use. Current zoning is residential, proposed use for transient habitation resort (monthly weight loss treatments) or group residential care. Current MUP does not allow medical.

Beth Nelson – New signs in RSF Village are popping up without prior approvals.

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.
Update: Recent fire in Del Mar had traffic around Sport Field at a standstill for 2 hours. Continued safety concerns on traffic from Surf Cup events and Del Mar Fair traffic having a cumulative effect on surrounding SDPG communities.
Continue to August 2024 SDPG Meeting
- B. **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 August 2024 SDPG Meeting

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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.
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- 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.
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- C. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. 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.
Update: Supervisor Desmond placed a County agenda item to regulate battery storage facilities and includes a moratorium on new applications. The County Board of Supervisors will vote July 17th to authorize county staff to begin working on a Battery Ordinance.
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- D. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Applicant will present updated design plans at this meeting; possible vote. 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.
Presentation given: Atlantis Group/Page Architecture/ Chabad representatives: Ted Shaw, Jim Shelton & Levi Raskin. Concept plans presented with reduced size of project, fire access road changes, driveway moved around site accommodating more parking than required. Synagogue (Shul) reduced in size and bulk. Landscape layout keeps existing trees and screening from road. Architecture in line with RSF look. Lot coverage at 18% (max 20%) Required parking 33 spaces; project has 55 parking spaces. Main Synagogue (12,000 sq. ft.) up to 100 members; projection is capped at 40-60 people. Discussion ensued on site distance for cars exiting facility & County fair and soccer traffic impacts, holding special events, complying with dark sky codes, and safe access and crossing for pedestrians walking to facility.
Public Comments: *Kaylee Horta* – Traffic always an issue, more parking than required, only 2 people walk, project meets all requirements. *Rick Leyva* – concerns on 2 driveways with egress and ingress, parking on street, safety issues for cars/pedestrians. Concerns over # of crashes in middle lane, autos making illegal turns and use of middle lane as alternate lane during high traffic volumes, night time parking on street has no lighting, concerns on space to open door on street parking, speed of traffic, expanded parking on Via de la Valle. *Linda Church* – Attends Synagogue, it's small like a home or very small community. *Lee* – Moved here in 1988, 19 years at RSF school, there were more issues when property was used as a Candle Shop vs. now. They have solved parking and safety issues.
SDPG Comments: T. Velky – impressed with revisions,
N. Christenfeld – Questioned vote without detailed plans presented.
J. Callow – glad to see changes,
S. Williams – liked changes too,
L. Lemarie – liked changes provided, reminded we are here to vote on MUP for religious facility in a Residential area,

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D. Dill – Supports site plan as presented but still needs review of detailed plans with heights and specific details for MUP,
P. Fisch – great improvement no negative comments on parking, ok to vote.
L. Kent - looks nice,
J. Zagara – premature to vote on MUP with only concept plans,
B. Nelson – renderings are great, reviewing details of the project are typical for a vote, questions on multipurpose daycare or school impacts. Traffic analysis would be nice since no sidewalk on that side of street, concern on large event impacts (overflow, size, & safety), Landscaping 5 ft from structures for fire safety could impact the screening, main concern when Surf soccer events and County Fair impacting access to facility and pedestrians crossing busy street with no crosswalk is a huge safety issue that could lead to deaths.

S. Fogg – a congregation of 20-22 people impacts to traffic is negligible. This is a small congregation.
Discussion on motions ensued

MOTION (N. Christenfeld): Recommend strong support for the proposed use and design but defer formal action until we see final plans.

SECOND: (L. Lemarie)

VOTE: 10 - Yes; 1 – No (B. Nelson); 0 – Abstain; 1 - Absent; 1 - Vacant

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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.
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- F. **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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- G. **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.
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- H. **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.
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- I. **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.

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- J. **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600; PDS2015-MUP-15-00 Harmony Grove Village South.** Possible consideration of a comment letter. Proposed development south of Harmony Grove Village and Escondido Creek along Country Club Drive frontage for 453 dwelling unit residential village (39 acres), 72 acres of open space, and trails, currently zoned A70 and RR. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC, 949-300-6742; PDS Planner: Mark Slovak; SDPG Member: Doug Dill. Doug Dill reviewed letter to submit to County on sound land use planning.

MOTION (D. Dill): Submit letter as presented to the County as amended

SECOND: (N. Christenfeld)

VOTE: 11 - Yes; 0 - No; 0 - Abstain; 1 - Absent; 1 - Vacant

- K. **PDS2024-STP-12-007M2 RSFV Banc of California Signage.** Located at 16975 Avenida de Acacias Rancho Santa Fe, APN: 266-283-07-00. Applicant Contact: AKC Permits, Tony Kelley, 951-471-8419; SDPG Member: Beth Nelson.

MOTION (B. Nelson): To approve as presented.

SECOND: (D. Dill)

VOTE: 11 - Yes; 0 - No; 0 - Abstain; 1 - Absent; 1 - Vacant

- 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 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. **Comment:** Kevin Kohler: submit I.C. to County, Santa Fe Hills Artesian road to get recommendations on design guidelines.

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports
(none)
- 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:
Odd number seats on SDPG need to file paperwork by Monday, August 5 for election.
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

8. ADJOURNMENT: 9:40 pm

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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 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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