

# SAN DIEGUITO PLANNING GROUP

7:04 pm, Thursday, August 8, 2024

## MEETING MINUTES

**Place of Meeting:** RSFFPD station number 5, 2604 Overlook Point Road, Harmony Grove, CA 92029

1. CALL TO ORDER/ROLL CALL (Seat #): 7:04 PM  
*Present:* Don Willis (1), Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Susan Williams (7), Lorraine Kent (8), Nicko Christenfeld (9), Dr. Thomas Velky Jr. (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13) *Absent:* Phil Fisch (Vice-Chair) (3), Jennifer Callow (6)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members for initials/comments before the meeting. A vote was called at the meeting.
4. OPEN FORUM  
No Comments
5. GENERAL PLANNING ITEMS:
  - A. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (overuse) activities/status. The project does not comply with property lease/deed restrictions and related developments with the adjacent 22<sup>nd</sup> DAA Horse Park and the proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson. **Update:** A recent Rancho Santa Fe Association (RSFA) meeting discussed the proposed Sports Complex and Surf Cup problems with traffic.  
**Continue to September 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 the County Zoning Desk permitting private sports courts in the San Dieguito Planning Area. SDPG Member: Beth Nelson.  
**Continue to September 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 whether to hear this project or continue to a later PG meeting. 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 September 2024 SDPG Meeting**
  - B. **PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** The proposed detached horse barn for personal use (horse keeping) is 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 September 2024 SDPG Meeting**

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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 is 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.  
**Continue to September 2024 SDPG Meeting**
- D. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Update only, no action or vote planned. 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 September 2024 SDPG Meeting**
- E. ~~**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 the interior, including rooftop expansion for restaurant/market use — 4,918 square feet of floor area for 7,742 square feet, including roof deck. MUP is in process. Applicant representative, P. Soutowood, is awaiting RSEFA Art Jury approval. Applicant Contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Joe Zagara.~~ **Removed from Agenda per SDPG member at Meeting**
- F. **PDS2024-STP-24-002 Rancho Reposo 2<sup>nd</sup> 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 September 2024 SDPG Meeting**
- G. **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.  
**Continue to September 2024 SDPG Meeting**
- H. **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 the 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. The closest cross street is 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 September 2024 SDPG Meeting**
- I. **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 regarding the County announcement of a 45-day public comment period for the re-issue of a partial EIR. 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 Members: Doug Dill, Susan Williams.  
**Update / Discussion:** 39 acres with 453 dwelling units, concerns over new fire standards, and dead-end

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roads now requiring secondary access. There was a lawsuit and judgment. The county had to resend disapproved new laws regarding fire safety.

**Continue to September 2024 SDPG Meeting**

- J. **PDS2020-TM-5643 San Elijo Hills 'Questhaven' Subdivision.** County PDS is seeking a planning group vote on this project with an update presented at the June meeting. This proposed 76 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; SDPG Member: Doug Dill.  
**Presentation Given: Emily Colwell's presentation on EIR Review seeks a recommendation on the project.** A critical point is a density bonus law, which allows development for seven low-income homes. Comment letters touched on traffic, light reduction, school being taken into traffic planning, evacuation (the fire department has signed off), trail access, trail connections, ownership of trail access, and other access issues.  
**SDPG Comments:**  
**D. Willis** – commented on Low-income housing, bonus laws, and deed restrictions for 55 years (Heather Riley-Lawyer commented it is a signed agreement with local housing AMI) whether this project was part of the Harmony Grove project or has always been a stand-alone project.  
**L. Lemarie**—There is no way around sale restrictions. A gated community and parking outside of the community are concerns for access to open space in perpetuity.  
**D. Dill**- The project next to the landfill's main entrance and a broken trail next to the trash plant are concerns. I recommend the evaluation of the ownership of trail inherent and chronic problems in the traffic where all these problems already exist—questioned how Copper Creek and other bordering agencies are dealing with the runoff issues.  
**J. Zagara**- Questioned if the Fire Dept. evaluated the shelter-in-place and fire protection plan options. Questioned the long-term viability of the San Diego Housing Commission and County monitoring these special bonus laws.  
**N. Christenfeld** - Commented on the sphere of influence of San Marcos, yet it is a County project, and wanted to know if both were in communication.  
**S. Williams**- The Conception plan has no architectural details other than a gated HOA, which was a concern.  
**Public Comments: R. Banister** – Questions on market price regarding area median income based on year-for-sale range of values, subsidies, grants, and density bonus requirements.  
**Lynn** – Questions on Mello-roos. (This project is considered in-fill development -No Mello-roos.)  
**Bob** – Questions on low-income households and regulations estimates by zoning standards. (All homes are the same size)  
**MOTION (D. DILL): Recommend approval with a stipulation that a legal process for a Trail system be put in place.**  
**SECOND: (N. Christenfeld)**  
**VOTE: 10- yes; 0 -no; 2- Absent; 1-Open**
- K. **PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** The applicant requests preliminary feedback on the proposed project before formal submittal to the County. Location: South of Artesian Road in the Santa Fe Hills, comprised of 4 lots, APN 267-142-16, 267-142-21 (one 10-acre lot), 267-142-20 (5-acre lot), 267-142-37 (5-acre lot), 267-142-38 (5-acre lot). Applicant: Kevin Kohler, 858-649-3025; SDPG Member(s): Phil Fisch, Jennifer Callow.  
**Continue to September 2024 SDPG Meeting**
- L. **PDS2024-MUP-24-005 HGV Yoz Community Center.** A 1.85-acre site for a non-profit educational and 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

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height of 40 feet. A height exception is requested for three proposed towers that are 46 feet pursuant to Zoning.

Ordinance Section 4620(g). The project will include 116 tulip flower-shaped turbines (4 turbines with 6-ft high blades and 112 turbines with 3-ft high blades) that will 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.

**Presentation Given:** Mr. Azizi Maeum (Project Architect) gave an overview. The property was purchased in 2021, and management plans to donate to center trustee members for oversight. The wind turbines were eliminated from the scope of work. The facility programs will have a variety of uses that fall under civic uses and will not require any county waivers. Buildings are situated high above the street level. The entrance was changed to accommodate fire engine turnaround, and the gate was eliminated due to county requirements. A 2-minute video was shown of the facility. The site will have an on-site caretaker living on the property, electronic monitoring, and property fences compliant with Harmony Grove fences. There will be 96 parking spaces, 17 electrical charging stations, and 12 bicycle lockers. 33 parking spaces will be under the building. The building is three stories with three suites (1 for a caretaker and two guest lecture overnight rooms). The project is 40 feet max height, with solar panels and skylights. Dark sky lighting and concrete pillars and planters were used to stop any potential rolling boulders from the mountain.

**SDPG Comments:**

**D. Willis** – Question if the community center has the same praying as a Mosque. Answer by Mr Maeum: Center hours are 8 am – 10 pm, and call to pray only inside the building. Not viewed as a Mosque, the Center will have regulated functions such as Ramadan. Praying only a few times per year, there may be a religious practice such as a prep room (with a dead body), and then the body is transferred to a mortuary.

**L. Lemarie** – Questioned whether a special county permit is needed to bathe a dead body on the premises.

**T. Velky**—Questions on elevation compliance on towers with stairs screens and additional footage to screen HVAC equipment on the roof to meet the 40-foot limit. The dome looks to be higher than the maximum limit.

**N. Christenfeld**- Parking questions on moving parking under the building to comply with turnaround requirements and site analysis.

**S. Williams**—Concerns about consistency with the Community Character in conformance with site-specific plans based on western farmhouse architecture. This is a D designation. The design presented today does not seem consistent with the Harmony Grove plan. Discussion ensued around pg. 21 of the Specific Plan and page 95 of “J” county zoning. Two concerns: exterior and interior lighting: light spilling from the classrooms and clear windows from the building to neighboring homes across the street (no glare lighting or light pollution from glass walls/windows). Glass reflections can burn grass /melt furniture. The signage needs approval – the current sign glows. Noise concerns from open concept carry over to other areas or bounce off the hill. Discussion ensued around the number of current members (82-120 Members), final capacity, and parking spaces (95 spaces) for 20,500 sq ft. Occupancy seating fixed seating vs. prayer twice a year (religious holidays) 10 continual days for one holiday. No street parking is allowed, so there is concern over where others will park—question on plans for the retention basin.

**D. Dill** – Underground parking at night may create lighting pollution. The staircase color green stands out and may look out of character.

**L. Kent**– Concerns if the plan fits with community character and on capacity overflow parking.

**J. Zagara**—Discussion on the gate and turnaround. Concerns on wind turbines are not allowed by the county.

**B. Nelson**— It doesn't feel compatible with the HG community architecture/aesthetic. It looks more like a business park than a community center. With less than 2 acres, sitting up on the hill at the community entrance, consider reducing visibility/prominence on the front edge of the site by pushing the building development back along the hill (base of slope) with a parking lot in the front, which is easily screened from the road below with landscaping. In the current location, consider a 2-story parking garage and 2-story building vs a 3-story building with parking underneath. The main turnaround element is limited; the County allowed 40 feet max building height, and the top appears to be 6 feet more than the maximum allowance. The same concerns are expressed in lighting and light sheds with walls of glass. Exposed lights in stairwells will be visible. Landscaping can mitigate 1-floor parking car lights.

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**S. Fog-** Less glass windows and functional yet soft window awnings.

**Public Comments:**

**Susan D.-** Out of character with the community. Any homeowner additions are very strict. Concerns over sunsets and the glare of the rock hill create heat effects. Entrance monuments and signage need to reflect a harmonious look and feel. Can you walk up to the property? It appears only driveable. More natural materials would fit in with the community.

**Rick B. –** Use a drone to view down to see where the light goes; the Mosque looks vs. this building looks like a business building. A Community building should look like a community, not a Mosque—concern about the Noise levels for Middle Eastern weddings.

**Jim A.-** Echo previous comments on the Sound, Noise, Lighting, and mostly the fit within the community. The structure doesn't look like it fits within the community. The front entrance sign of the community center and the community area sign don't align and beg the question of what you are driving into here. The land has many building constraints; why don't the Harmony Grove community plan and site-specific plan have nothing to do with the business plans for the community? County zoned for the specific use should benefit the economy and homes in the area.

**Jacob C. –** It appears to be a square peg in a round hole. I echo concerns about lighting, noise, and parking. This community center uses in Harmony Grove Village doesn't feel like it is in the right space.

**Martin D. –** Agrees with others; it is a beautiful building but looks like a community college.

**Marian-** Most community architecture looks like the current community. This building doesn't look like the majority of the community or feel like it serves the majority of the community as a community center. Jahan, we moved here to get away from structures like this (industrial and commercial-looking). Why wasn't the building tucked away in the hill so it's not front and center?

**Continue to September 2024 SDPG Meeting**

7. ADMINISTRATIVE MATTERS:

**A.** Community Reports

**B. Nelson** attended the CIP project meeting in Ramona. The County is holding a CIP meeting in June 2025 at RSF Library to discuss CIP.

**L. Kent** received an email requesting that road repair/resurfacing on **El Acebo Rd** be added to the county's list of much-needed road resurfacing.

**D. Dill** suggested a limit of 20 minutes for presentations to be considered.

**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:

An odd number of 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: 10:31 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 two or three meetings before your membership application is processed.

**Future Meeting Dates**    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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