

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, September 12, 2024

MEETING AGENDA

Place of Meeting: RSFFPD Station Number 4, Training 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/PLEDGE OF ALLEGIANCE (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), Thomas Velky (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. **Board of Supervisors District 2 (4S Ranch/Santa Fe Valley) Briefing** – Representative from Supervisor Joel Anderson office will make a brief update of activities in District 2.
 - B. **New Stop Sign at Rancho Santa Fe Farms Road and Rancho Santa Fe Farms Drive** – A stop control is to be placed facing northbound traffic on Rancho Santa Fe Farms Road. DPW Traffic Engineering request SDPG sign-off letter of support/approval for installing new stop sign in Rancho Santa Fe Farms area.
 - C. **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 September 2024 SDPG Meeting
 - D. **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 September 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.
Continue to September 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 September 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. 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-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 September 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 September 2024 SDPG Meeting
- G. **PDS2024-TM-5575TER Valiano Tentative Map.** Update only, no action schedule. 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),

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619-895-7177; SDPG Member(s) Doug Dill and Susan Williams.

Continue to October 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 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 October 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 County announcement of 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.
- J. PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** Applicant requests preliminary feedback on proposed project before formal submittal to 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.
- K. PDS2024-STP-24-010 4628 Sun Valley Road ADU.** Realignment of existing driveway and construction of proposed new 2-bedroom accessory dwelling unit (1,200 SF plus 575 SF attached on a 1.06 acre residential lot with an existing single family home. Located at 4628 Sun Valley Road ADU, Del Mar, CA 92014; APN: 302-202-02-00. Applicant: Darryl Abramson, 858-882-7803; Applicant (Contact) Representative: Pablo Collin, 619-997-1944; PDS Planner: Andrew Holtz, 619-458-2038; SDPG member: Don Willis.
- L. PDS2024-MUP-24-005 HGV Yoz Community Center.** Status update (if any), no action or vote planned. 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 October 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:
 - 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.

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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 10/10/2024 11/14/2024 12/12/2024 01/09/2025 02/13/2025 03/13/2025

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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