

# SAN DIEGUITO PLANNING GROUP

7:02 pm, Thursday, October 10, 2024

## MEETING MINUTES

**Place of Meeting:** RSFFPD Station Number 4, Training Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):  
Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Susan Williams (attended at 7:03 pm) (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13) **Absent:** Don Willis (1), Sharon Fogg (2), Joe Zagara (5), 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. **Board of Supervisors District 2 (4S Ranch/Santa Fe Valley) Briefing:** Representative Shereen Matta from Supervisor Joel Anderson's office gave a brief update on District 2's activities:
    - a. **Tech Connect Kits.** Provide \$4.3 million for internet access (Wifi) and devices to 33 libraries.
    - b. **Mental Health and Homelessness.** Significant steps to expand services (CSU) and temporary shelters (storage of personal property for 90 days).
    - c. **Public Safety:** New resources will be allocated to ensure communities are prepared, including additional ambulances, funding for opioid enforcement, cool zones, and more.
    - d. **Economic Development.** Working to support small businesses, non-profits, and community organizations through awarding over \$6 million in County Grants (due by Oct. 2024).
    - e. **Roads.** Increasing the road budget by \$25 million to expand road resurfacing.
  - 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 requests SDPG's sign-off letter of support/approval for installing a new stop sign in the Rancho Santa Fe Farms area.  
**Comments:** No issue with a stop sign; recommendation removing any foliage that may impact sight distance.  
  
**Motion (D. Dill):** To support the stop sign at Rancho Santa Fe Farms Road and Rancho Santa Fe Farms Drive.  
**Second: (S. Williams)**  
**Vote:** 8-yes; 0-no; 4 Absent; 1-vacant
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 November 2024 SDPG Meeting**

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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 , 858-495-5201; SDPG Member: Laurel Lemarie.  
**Presentation of plans given by J. Kavan (architect)** seeking a recommendation for site plan permit processing requirements for "D" special area regulation.  
**Comments:** Discussion on the placement of the barn (Spanish style), horse arenas, side yard and backyard setbacks, barn height, and building color in earth tones. The applicant was reminded of Dark Sky policies for the area. Landscaping will be drought-tolerant species.  
**Public Comments:** None
- MOTION (L. Lemarie):** Recommend approval for a request for exemption from site plan permit processing requirements for "D" special area regulation.  
**SECOND (N. Christenfeld)**  
**VOTE: 8-yes; 0-no; 4-absent; 1-vacant**
- 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 (D. Dill):** The community is working to object to the project. The project needs easements to the SDGE substation to tie into Palomar Health. Palomar Health must allow the easement and encounter voting delays due to the need for public accommodation. The City of Escondido City Council recommended denying the project. San Marcos city council is reconsidering what they will do not to approve the project. The Board of Supervisors is reconsidering the project and asking for battery energy storage regulations. The BOS can't deny the MUP process, which puts more pressure on the fire department.  
**Continue to November 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 November 2024 SDPG Meeting**
- E. **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 November 2024 SDPG Meeting**
- F. **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 November 2024 SDPG Meeting**
- G. **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

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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:** (Chair D. Dill) submitted two correspondence letters per SDPG's request: one letter resubmitted the existing SDPG comments on the EIR, and the second letter included new SDPG comments on the recirculated EIR.

**Continue to November 2024 SDPG Meeting**

- H. **PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** 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.

**Presentation of conceptual phase by K. Kohler for feedback.** Preliminary plans were presented and discussed for a submittal date in early 2025. Plans are for four legal lots (not a subdivision). The county has not yet weighed in on the Storm Management plan.

**Comments:** Discussion on easements widening, existing dirt roads paved, minimizing raised curbs for rural esthetics, concerns on high fire area with one way in and one way out, minimum grading preferred (as not to disturb topography), wildlife corridor fencing preferred (to allow wildlife to pass through), dark sky lighting essential and how to deal with the existing trail from reservoir on to private property.

**Public Comments:** M. Evans- concerns on Artisan trail drainage (500 feet down to valley) terrain runs down to Lusardi Creek, impacts east-west Road when it rains toward the bend dip (where water gets trapped), and can run down to Mr. Evans property due to water flow disturbance. Questions on who owns the easement for the OMWD service road (frequently used by mountain bikers) that runs onto private property.

- I. **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.

**Continue to November 2024 SDPG Meeting**

- J. **Rancho Santa Fe Village 'D' Designator.** Request for exemption from site plan permit processing requirements for "D" special area regulation. Located at 6110 El Tordo, Rancho Santa Fe, CA 92067, APN: 266-262-0900. The project scope is a new use, a sandwich shop in the corner of the commercial bank, new (2) signs, parking space reduction and conversions, and new landscaping, including a rock barrier. Applicant: Chris Miller, 760-289-0074; Architect: Lisa Avent, 619-889-9481; PDS Planner: Jason Neagles, 858-495-5201; SDPG Member: Lorraine Kent

**Applicant C. Miller discussed plans for a new Sandwich Shop.** Mr. Miller supplied RSFA Art Jury approval for two wall signs (1- Sandwich & Creamery, 2- Pioneer Capital Group). The applicant did not provide the required copies of plot plans showing accessible parking changes with a new rock barrier wall, landscaping, and setbacks that needed to be stamped and signed by the Chairperson for the exemption request.

**Comments:** Without a site plan showing plan setbacks or details on parking, it is difficult to review the rock barrier wall design elements, such as landscaping and courtyard impacts. The two signs met SDPG approval. There was discussion on where the property line is, setbacks from the road, parking concerns, rock wall (inconsistent with village design), and missing site plans.

**Public Comments:** None

**MOTION (L. Kent): Recommend denial of a waiver for exemption from site plan permit processing requirements for "D" special area regulation due to a lack of plan details.**

**SECOND (L. Lemarie)**

**VOTE: 5-yes; 3-no; 4-absent; 1-vacant**

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7. **ADMINISTRATIVE MATTERS:**

- A. Community Reports  
**N. Christenfeld** – Del Dios well water falls short of the state requirement to tie into municipal water districts.  
**S. Williams** – Susan Williams was voted in as Harmony Grove Village President.  
**D. Dill** – Will not be at the next meeting in November.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:  
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

8. **ADJOURNMENT:** 9:05 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** 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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