

**SAN DIEGUITO PLANNING GROUP**  
**P.O. Box 2789, Rancho Santa Fe, CA, 92067**  
**7:00 pm, Thursday, November 14, 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 #):  
**Present:** Don Willis (1), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Nicholas Christenfeld (9), Thomas Velky (10)  
**Absent:** Sharon Fogg (2), Susan Williams (7), Lorraine Kent (8), 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. **Draft minutes were sent to county pending next meeting's formal approval due to absence of members. Will circulate again at the Dec. 12<sup>th</sup> meeting.**
4. OPEN FORUM
  - A. L. Lemarie (4) – Welcomed audience members Brownyn Brown (PDS Planner), with whom she had worked on previous projects and Bruce Liska (former SDPG chair)
  - B. T. Velky (10) – Informed the SDPG members of EDCO's manure waste program for greater RSF. The purpose being to divert manure waste from landfills for recycling.
  - C. Audience member, Bruce Liska – Shared concern over grading being done without benefit of water trucks on 5-7 acres behind Horizon Prep. He witnessed purple piping being installed. Community unaware of the project's purpose. Possible sports field for Horizon Prep? SDPG had not received any information from the county previous to the meeting. L. Lemarie (4) mentioned that county permit is required if moving 200-cu. yd. of soil. B. Brown (PDS Planner) recommends contacting Conor McGee from PDS, Code Compliance.
5. GENERAL PLANNING ITEMS:
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 December 2024 SDPG Meeting**
  - B. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status updates (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

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member(s): Susan Williams; and Doug Dill.

**Continue to December 2024 SDPG Meeting**

- C. **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 December 2024 SDPG Meeting**
- D. **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 December 2024 SDPG Meeting**
- E. **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 December 2024 SDPG Meeting**
- F. **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.  
**Continue to December 2024 SDPG Meeting**
- G. **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.

**Presentation of plans given by Pablo Collin (architect)** seeking approval of plans as presented.

**Comments:** D. Willis proposed approval as presented as the applicant has a right to build an ADU and the topography dictates that realigning the existing driveway according to the plan is the best course.

**Public Comments:** Applicant, Darryl Abramson and wife present. Abramson stated his neighbor, Jennifer, was concerned her view will be affected and her privacy compromised. Neighbor's desire is for the ADU to be located further north. Abramson pointed out his neighbor does not have an "ocean view" and her property already has trees higher than the ADU would be built. Applicant stated that due to the topography, they have had water issues, thus the best place to build is on the southeastern side, next to the neighbor's property. Collin indicated the house is designed with high level windows to ensure neighbor's privacy and that the neighbor does not have an actual western view from her home. Abramson desires harmonious relations with his neighbor and is willing to make sensible accommodations.

**MOTION** (J. Zagara): Approve with recommended conditions – work with neighbor to make adjustments to window for her privacy; plantings to screen the ADU from the neighbor's property.

**SECOND** (L. Lermarie)

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**VOTE: 7-yes; 0-no; 0-abstain; 5-absent; 1-vacant**

- H. **PDS2024-HLP-24-001 Honarvar Residence and Equestrian Pad Habitat Loss Permit.** Proposal to grade 10.9 acres into two pads, one for a future single-family residence, and one for a future equestrian facility. No building permits associated with this application. There will be two biofiltration basins, tree wells, and an AC paved driveway leading up to the house pad. Located on Via De Las Flores, APN: 264-110-30-00. Applicant: John Honarvar, 512-771-9039; Applicant's Contact: William A. Snipes, 619-697-9234 Ext. 303; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member(s): Thomas Velky/Laurel Lemarie.  
**Continue to December 2024 SDPG Meeting**
- I. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** New construction of 2 story type V single family residence (15,165sf) and attached 3 car garage (965sf) and attached 8 car garage (3,515sf) on 12.46 acres. New construction of type V Horse Keeping Facility (3,345sf), Accessory Structure (1,740sf). Site scope to include connection to sewer, utilities, foundation, soil stabilization and cart path connection between upper and lower lot areas conforming to Minor Deviation from plot plan Major Use Permit P83-047WM dated 2/14/96. Location: 5872 Rancho Diegueno Road, Del Mar, CA 92014 (at Rancho Valencia Road); APN: 302-303-16-00. Applicant Name: Robert Walker and Lola Tram, 858-234-3399; Applicant Rep/Contact: Erika Gretler, (858) 232-7793; PDS Planner: Benjamin Cereceres, (619) 539-6135; SDPG Member: Joe Zagara.  
**Continue to December 2024 SDPG Meeting**
- J. **PDS2022-MUP-22-007 - Kid Ventures Major Use Permit.** Updated MUP information, additional activities proposed, to be presented by County staff. First heard and recommended approval of the original MUP at the September 2022 SDPG meeting. Kid Ventures/Grace All-Star Academy indoor family recreation center for children ages 1-8 existing facility/operations conversion to a pre-school ages 2-5. Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Bronwyn Brown, 619-309-9949; SDPG Member: Jennifer Callow.

**Correction to Project Description:**

**PDS2022-MUP-22-007 - Kid Ventures Major Use Permit.** Updated MUP information presented by Darren Solomon (owner). First heard and recommended approval of the original MUP at the September 2022 SDPG meeting. Applicant is requesting MUP to authorize three uses within the building: Kid Ventures (childcare center), My Kids Place (child development and therapy support), and Amazing Grace All Star Academy (small private school). Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Bronwyn Brown, 619-309-9949; SDPG Member: Jennifer Callow.

**Presentation of plans given by Darren Solomon (owner)** seeking approval of plans as presented. There are no changes to the exterior or interior of the building.

**Comments:** J. Callow recommended approval as presented. Kid Ventures/ My Kids Place/ Grace All Star Academy provide childcare, therapy, and educational services that the growing community needs. It is located in a non-residential area, surrounded by other businesses that cater to families and children's enrichment programs. On site traffic flow observation made – noted ease of traffic with parking available.

**Public Comments:** B. Brown (PDS Planner) present to answer questions. Brown indicated student pick-up schedule is staggered and the academy provides shuttle service to pick students up from public schools, thus reducing the need for parking spaces.

**MOTION** (J.Callow): Approve without conditions.

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**SECOND** (N. Christenfeld)

**VOTE: 7-yes; 0-no; 0-abstain; 5-absent; 1-vacant**

7. ADMINISTRATIVE MATTERS:

**A.** Community Reports

**N. Christenfeld** – Looking for \$1 Billion to build new Lake Hodges dam.

**L. Lemarie** – Silvergate (Via De La Valle and Calzada Del Bosque) may come up for MUP in the future; BESS meeting was announced only two days ago, and it was scheduled the same day as our SDPG meeting.

**P. Fisch** – The new 4G park is being frequently used with 2-3 cars parked regularly; There are no changes to the Chinese Bible Church.

**J. Zagara** – Potholes everywhere in RSF. Incident of a pothole causing a flat tire at Calzada Del Bosque. 1-800-Pothole is out of funds.

**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.

**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** 12/12/2024 01/09/2025 02/13/2025 03/13/2025 04/10/2025 05/08/2025

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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