

# PUBLIC NOTICE

## **SAN DIEGUITO PLANNING GROUP**

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

**7:00 pm, Thursday, December 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. **Request EF and HG Roads 5 MPH Speed Reduction.** Based on suggestions from County DPW engineering, request from TAC to implement California Assembly Bill (AB) 43 speed reduction on Elfin Forest and Harmony Grove Roads at approaches to 90-degree transition 'off-ramp' curve as well as the narrow-lane segments. AB43 can be implemented to reduce speed limits based on safety, land uses, and pedestrian and bicyclist concentrations. Goal to reduce excessive speeding, minimize unscheduled vehicles exiting travel lanes and provide safer pedestrian and equestrian sharing of the road. SDPG Member: Doug Dill
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 January 2025 SDPG Meeting**

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- 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 member(s): Susan Williams; and Doug Dill.  
**Continue to January 2025 SDPG Meeting**
- C. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Review final site plans and 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.  
**Continued from November 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.  
**Continued from November 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 January 2025 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 January 2025 SDPG Meeting**
- G. **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.  
**Continued from November 2024 SDPG Meeting**
- 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.  
**Continued to January 2025 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.

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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 January 2025 SDPG Meeting**

- J. **PDS2024-STP-24-017 Sawtooth Residence Site Plan.** New two-story single-family residence with attached junior ADU, attached covered patio, and attached garage; detached garage and ADU; swimming pool, and spa; site grading and landscaping, entry gate. Location: 4832 Linea Del Cielo near Paseo Primero, Rancho Santa Fe, CA 92067, APN: 268-220-18-00. Applicant: Shane Felker, 858-299-3505; Applicant Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.

**Continue to January 2025 SDPG Meeting**

- K. **PDS2024-TPM-21468 - Seligman Discretionary Permit.** Existing lot (3.298 acres) is proposed to be split into 3-lots, one existing lot and two new lots. Pad grading for DU and ADU are proposed on the two new lots. New concrete driveways and retaining walls, along with various hardscape/landscaping typical to residential construction. Location: 7028 Carmel Valley Road, San Diego, CA 92130 at Via Abertura; APN: 305-020-32-00. Applicant: Jan Seligman, 760-402-0559; Applicant Contact: John A. Van Ryn, 858-521-8100; County Planner: Brandon Nehl, 858-694-3010; SDPG Member: Beth Nelson

**Continue to January 2025 SDPG Meeting.**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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**    01/09/2025    02/13/2025    03/13/2025    04/10/2025    05/08/2025    06/12/2025

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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