

# SAN DIEGUITO PLANNING GROUP

7:06 pm, Thursday, December 12, 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), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Jennifer Callow (6), Susan Williams (7) arrived at 7:09 pm, Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12)  
**Absent:** Joe Zagara (5)  
**Vacant:** #13
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members for initials/comments during the meeting.
4. OPEN FORUM – No Comments
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 and the narrow-lane segments. AB43 can be implemented to reduce speed limits based on safety, land uses, and pedestrian and bicyclist concentrations. The goal is to reduce excessive speeding, minimize unscheduled vehicles exiting travel lanes, and provide safer pedestrian and equestrian road sharing. SDPG Member: Doug Dill  
**SDPG Comments:** D.Dill reviewed the input from community members requesting to suggest to TAC that the speed of the "dead man's curve be reduced."  
  
**MOTION** (D. Dill): Move to request the Planning Group to recommend that TAC implement speed reduction on the road segment of Elfin Forrest Road transition to Harmony Grove Road based on AB 43.  
**SECOND** (N. Christenfeld)  
**VOTE: 10-yes; 0-no; 0-abstain; 1-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.  
**Continued to January 2025 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.

**Continued 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.
- SDPG Member – Sharon Fogg Project Review:** At the August 2024 SDPG meeting, Drawings and drive-thru congregation and parking plans were presented (See meeting notes from 08-12-2024) with a vote of 10-yes; 1 no, in strong support for the proposed use and design pending seeing final plans submitted to the County. (The final project plans were sent to all SDPG members as an email attachment before this SGPG meeting for review.)
- Presentation Review from Atlantis Group/Page Architecture/ Chabad representatives Ted Shaw and Jim Shelton:** Per the last SDPG meeting, we presented the shared vision with strong support for the use, the site plan, and massing materials with the look and feel of the project pending submitted plan details to the County (heights, set-backs, coverage). The plans have been submitted to the County, and we are not asking for any relief from any requirements. Site plans and elevations are presented. With the drive-thru road by ordinance, we only need 45 parking spaces, but due to traffic concerns, we include 62 parking spaces in the plan to help relieve any traffic off Via de la Valle.
- SDPG Comments:**
- S. Williams** – Height question (answer: all portions under 30 feet, the tallest 2-story part of one building is 29 feet (1-foot buffer), with the majority of buildings 24 ft. -26 ft. with an average of 25 feet) 2<sup>nd</sup> question on the Look of buildings (answer: color hasn't changed, stone and white plaster, intent on Spanish tile roof however it may be too costly, plan depicts less costly gray roof) Comment on Signage.
- L. Lemarie** – Reminder on lighting to be Dark Sky Compliant with downward lights that do not show bulbs. (answer: The applicant meets all county lighting requirements, and the site is not in zone 4 "Dark Sky"; however, they plan to comply with Dark Sky, going beyond what is required) 2<sup>nd</sup> question on gate meeting fire requirements (Waiting for the Fire dept plan check), comment on widening road and safety on Via de la Valle and center turn lane (Transportation Group meeting to discuss, current turn lane exists) Recommend a turn out where a delivery truck can make a 3 point turnaround.
- D. Dill** – Phase building question (No phasing is planned; we are keeping the existing three candle shop buildings with no structural changes) Gate access questions (A security guard will monitor gates when in high use and key card or code access in low use, waiting for Plan Check with Fire dept. and will follow their recommendations) Comment on making a priority to keep shielded landscaping in front of road.
- P. Fisch** -Security plan question for entrance and entire lot (answer: the property is completely fenced and gated)
- B. Nelson** – Request a turnaround at the gate for deliveries. Question on square feet (answer: 11,500 sq feet): What is square footage demolished or removed? (answer: unknown, the lot coverage is 20 %, under 600 sq ft of 20% requirement), Height question (limit is 30 feet or two-story), School days of operation questions (Child Care M-F, # up to 50 kids, After School for older kids: # 5-10 kids 1-2x per week) Roof comments Contemporary vs. Spanish look. Concerns about road safety enhancements, speed, crossing the street with the dark sky, and no street lights (increased parking to address safety, waiting on local mobility requirements from the county and will comply). Dumpster question: 40 ft road easement, setback on road widening (no real opportunity to widen), preference for a mix of landscapes to look natural vs. a line of trees. Parking landscape screening in cooperation with neighbors. (there is a landscaping buffer)
- S. Fogg** – Comment on Trees remaining for landscape screening from the road.
- D. Willis** – I recommend adding an extended turning lane to any motion. Recommend to maintain trees or consider asking DPW to lower the speed on the road.
- T. Velky** – I recommend adding a red roof; it is not currently required.
- PDS Planner: Cathleen Phan Comments:** Currently, the project is under 2<sup>nd</sup> review iteration. The remaining reviews are Transportation, Cultural, Planner review, and land development. Questions on turning lanes, public safety, and roadways will continue to be reviewed. Any recommendations will be relayed to reviewers. Application is in progress to move forward as soon as all comments are addressed.

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**Public Comments:**

**Alexander Crum** - Kids attend Hebrew school at Chabad, and this is nothing like the Surf Cup. No long line of cars is trying to get in, packed with kids stressing to get somewhere on time. This is evenly paced traffic; sometimes, you don't see anyone when you drive in beside the security guard. It is a different experience than what is happening across the street. It is an important place to make connections within the community. It is important to my family and a beautiful place, and you can't see the structure from the road.

**Rick Crum** – Attend Chabad and can't say enough about the Rabbi and Devora. They do so much for our community. It has a low impact and preserves the community. I hope you recommend moving forward with this project.

**Devora Raskin** – Rabbi's wife, I am grateful for all your help in our Jewish home. From 18 years ago, we have created a family and community and connections to Rancho Santa Fe. We consider ourselves a boutique Chabad and appreciate your giving us a proper stamp for our home.

**Kim Cantry** – With the Atlantis Group and In support of the project.

**Dr Joel Ross**- This is a place where we can meet and integrate with neighbors and a wonderful organization. I have lived in RSF since 1989 and have been a member for 2 years.

**Jill Stine** – I have lived in RSF since 1988 and attended the first event. This Chabad is welcoming to everyone. Rabbi goes the extra mile, visiting members in the hospital.

**Brian Samuels** – Has been with the organization for 38 years. Most tolerant to serve the community. He considers this place his second home.

**Rabbi Raskin**– 3<sup>rd</sup> time here, and I am thankful for your support. This site has been a commercial property since 1928; we are not recreating a commercial property, and we are leaving 80 % empty and not 20% full.

**Soni B.** – It's a boutique Chabad, I don't think it will add to traffic, a short drive to services, with very few people (20-25 people), adding to the fiber of the community, creating a real home with shared values.

**MOTION** (S. Fogg): I move to approve the plan as presented with a recommendation the County look at the feasibility of extending a turning lane on Via de la Valle and a driveway turn out in front of the Via de la Valle gate.

**SECOND** (S. Williams)

**VOTE: 11-yes; 0-no; 0-abstain; 1-absent; 1-vacant**

~~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**  
Removed from Agenda pending a County update~~

**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.  
**Continued 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.

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**Continued 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**  
**Removed from Agenda pending a County update**
- 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 are 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. 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.  
**Continued 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.  
**Continued 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  
**Continued to January 2025 SDPG Meeting.**

**7. ADMINISTRATIVE MATTERS:**

- A. Community Reports**  
**D. Willis** – Question on when the Planning group will review Roads again.  
**J. Callow** – Concerns on speed and safety on Camino del Norte by 4-S Ranch coming from Rancho Bernardo heading West. Request to add to next Agenda and have staff come to Planning Group.  
**P. Fisch** – Reminder to the group on the mandatory training for the 700 forms and to RSVP online.  
**B. Nelson** – The Silvergate project has been brought before the RSF Association Art Jury.

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- 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:** 8:45 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 before processing your membership application.

**Future Meeting Dates** 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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