

# SAN DIEGUITO PLANNING GROUP

## Regular Meeting Minutes

Thursday, January 9, 2025, 7:00 P.M.  
Meeting Location:

RSFFPD Station Number 4, Training Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

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 – Chair asked for a Moment of Silence for the death of our 39<sup>th</sup> President Jimmy Carter.
3. APPROVAL OF MINUTES: Circulated to members during meeting for initials/comments. Vote called at meeting. Vote for the Dec. 2024 meeting:  
**VOTE:** Aye: 11 No: 0 Abstain:     Absent: 1
4. OPEN FORUM:  
**D. Willis-** Request a Building Moratorium on all buildings on the next agenda to discuss what happened in Los Angeles regarding fires, ADU builds, and large Building project permits without adequate water supply.  
**J. Callow** – Request a speed limit reduction on Camino del Sur to recommend a request to TAC.
5. GENERAL PLANNING ITEMS: (None)
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 February 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 is 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.  
member(s): Susan Williams; and Doug Dill.  
**UPDATE:** (D.Dill) Palomar Hospital rejected an easement (letter 01-02-25) and concerns regarding proximity to campus and two major battery fires recently in Escondido. The county Fire Department had recommended that any battery storage project have a minimum 100-foot setback from any property lines.
  - C. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Possible discussion and follow-up on outside lighting indicated on final site plans not conforming to dark sky policy. SDPG recommendation vote was already done at the December 2024 meeting. 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-

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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.

**UPDATE:** (S.Fogg) Lighting concerns by SDPG members will be addressed by the applicant when the lighting plan is submitted and forwarded to SDPG for "Information Only" review.

- D. **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600; PDS2015-MUP-15-00 Harmony Grove Village South.** Update discussion if any; no vote scheduled. 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. **UPDATE:** (D.Dill): Delayed in getting approvals from County Supervisors due to an empty seat on their Board. Community members want to lobby the RSF Fire Department to reassess their decision, allowing only a single access point for over 450 housing units surrounded by open space.
- E. **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. **UPDATE:** (T. Velky): Originally submitted as a Habitat loss Permit and grading plan. County staff approved the Habit Loss permit last month without SDPG input. The county usually doesn't go through SDPG for grading. The new grading plan was to correct an unpermitted 20-year-old grading issue by previous owners. The applicant has 2 acres of undisturbed coastal sage. They are donating their 2 acres for the mitigation plan to fund the maintenance of an adjacent parcel (33 acres) for approximately \$ 600,000.
- MOTION** (D. Willis): Move for County to provide Habitat Loss Permits recommendations early to SDPG so we can comment in the future.
- SECOND:**(S. Williams)
- VOTE:** Aye:   12   No:   0   Abstain:   0   Absent:   0
- F. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** New construction of 2-story type V single family residence (15,165sf) and attached three car garage (965sf) and attached eight-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 February 2025 SDPG Meeting**
- G. **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 February 2025 SDPG Meeting**
- H. **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

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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: T. Velky  
**Continued to February 2025 SDPG Meeting**

- I. **PDS2024-STP-89-050 2 non-illuminated wall signs.** Merrill, Bank of America signs have been proposed for a financial services building located at 6006 El Tordo, Suite 100, RSF Village, CA 92067, APN: 266-182-29-00. 12"x29" signs for a minor deviation recommendation. Applicant: Western Sign & Awning, Tiffany Del Gatto, 760-736-6070; PDS Planner: Jason Neagles, 858-495-5201; SDPG member: Beth Nelson.  
**Project Review Comments:** (B.Nelson) The historic district building in RSF Village requires a minor deviation permit to change signage: The new sign is the same size and location with a new business name.

**MOTION** (B.Nelson): **Move to approve the replacement of 2 signs presented.**

**SECOND:**(D.Dill)

**VOTE:** Aye: \_12\_ No: \_0\_ Abstain: \_0\_ Absent: \_0\_

7. ADMINISTRATIVE MATTERS:

**A. Community Reports**

B. Nelson- 1)Reporting on Scenic Hwy: Two new unpermitted signs are a Sports Bar Sign and a Banner. 2) Posed a question on what type of projects or criteria come to the planning group (is there a county list)? What structures are considered Historic in our planning areas? 3) Can Meeting Notices reflect what will be heard earlier so the public can read in the newspaper before our meetings?

**B. Consideration and comments on circulation mail (none)**

**C. Future agenda items and planning: (See Open Forum comments)**

**D. Prospective & returning Planning Group members:**

Vote for 2025 SDPG officers: chair, vice-chair, secretary.

**MOTION** (N. Christenfeld): Move to approve Douglas Dill as Chair

**SECOND:**(D.Willis)

**VOTE:** Aye: \_11\_ No: \_0\_ Abstain: \_1\_ Absent: \_0\_

**MOTION** (N. Christenfeld): Move to approve Phil Fisch as Vice-Chair

**SECOND:**(D.Willis)

**VOTE:** Aye: \_11\_ No: \_0\_ Abstain: \_1\_ Absent: \_0\_

**MOTION** (N. Christenfeld): Move to approve Lorraine Kent as Secretary

**SECOND:**(D.Willis)

**VOTE:** Aye: \_11\_ No: \_0\_ Abstain: \_1\_ Absent: \_0\_

**E. GROUP BUSINESS:** Supply orders and reimbursement of expenses. (none)

**F. ADJOURNMENT – 8:04 P.M.**

**Purpose of Planning and Sponsor Groups:**

Advise the County on discretionary projects as well as on planning and land use matters proposed within their respective community planning or sponsor group area.

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