

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, July 13, 2023
MEETING MINUTES

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

1. CALL TO ORDER/ROLL CALL: 7:03 pm
Present: Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Nicholas Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Don Willis (1)
Vacancies: VACANT (8), VACANT (10), VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting, hardcopy sign-off during meeting.
June 8, 2023 Meeting Minutes
4. OPEN FORUM

L. Lemarie: Seeking status on RSF Roundabouts; will reach out to Cynthia Curtis, Project Manager of Capital Improvements Program. Previous status was centered around seeking available funding, unable to determine construction start date. If the proposed RSF roundabout single-lane intersections were to be built as traffic light intersection, would require 4-lane width intersections to meet County standards. Cal Fire/RSFFPD fire hazard zone map issued as a draft in November 2022. Not finalized yet.

P. Fisch: Belmont Village retirement project goes before the County Planning Commission tomorrow. It has been approximately one-year since our planning group recommended approval (with conditions) of the project. The County, the Lakes agreement/conditions match the SDPG recommendations.

Jim Whalen (audience): Has client looking to purchase a residential property to operate a women's 'Post Crisis' home. Looking to learn the process of allowing such an operation in a residential area and what the concerns of neighbors would be.

S. Williams: A similar type of 'rehab' home operates in Harmony Grove village neighborhood. It is generally well received by the neighbors; not aware of any specific complaints.

D. Dill: At least one or two 'drug rehab' homes have operated over the years in Elfin Forest with mixed results. As a rural community with septic systems, the amount of people occupying a single house puts a strain on such systems causing overflow and runoff of septic waste to adjoining properties. Increased traffic, parked vehicles, visitors, pedestrians, and 'home' employee(s) activities disrupts the neighborhood normally used to single residential family activity. The neighborhood has many large animal keeping at residences. There have been reports of theft of large animal medications from horse barns and the like from barns near or adjoining the 'rehab' home properties.
5. GENERAL PLANNING ITEMS:
 - A. **DPW transportation improvement projects on county-maintained road network in San Dieguito.** The San Diego County Department of Public Works requests identifying a prioritized list.
Project types:
 - 1.) Road Reconstruction/Reconfiguration/New Road
 - 2.) Bridges Repair/Reconstruction
 - 3.) Sidewalk/Pathways/Pedestrian Access Ramps
 - 4.) Drainage

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

5.) Traffic Signals

6.) Intersections

Draft list to be reviewed and discussed with possible vote. DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.

Continue to August 2023 SDPG Meeting

- B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22nd DAA Horse Park. SDPG Lead: Beth Nelson.

B. Nelson: First hearing of 'Surf Cup' lawsuit scheduled for November 2023 at the San Diego County Superior Court in Vista. City of San Diego requesting a delay, wishing for a different courthouse venue closer to the City of San Diego (judge shopping?), having their legal fees paid for by plaintiff.

- C. **Inclusionary Housing Study and Ordinance Development Update.** Presentation by the County about the Inclusionary Housing Study and Ordinance Development. The purpose of this project is to assess feasible options for requiring housing projects to provide affordable housing, and develop an Inclusionary Housing Ordinance that addresses the County's housing needs. The overall goal is to expand the supply of affordable housing for households of lower- and moderate-income. Presenter: Ben Larson, PDS Planner, 619-323-7905.

Continue to August 2023 SDPG Meeting

- D. **Housing Zoning Ordinance Update.** Presentation by the County on the 2023 Housing Zoning Ordinance Update. The Update will align the County's zoning regulations with new state housing laws intended to make housing more affordable and accessible. The Update will address changes in state housing laws for the following topics: Accessory Dwelling Units (ADUs), Supportive Housing, Low Barrier Navigation Centers, Emergency Shelter and Transitional Housing, Affordable Housing Development Incentives, and other Housing Related Laws. Presenter: Ben Larson, PDS Planner, 619-323-7905.

Continue to August 2023 SDPG Meeting

- E. **Solaris Business Park Specific Plan Update.** This proposed business park project includes with up to 500,000 square feet of building space. Located at the north edge of Eden Valley, on the south and east side of Country Club Lane, approximately 1 mile west of Interstate 15 and State Route (SR-78) interchange, within the unincorporated San Diego County, California 92029, (Assessor's Parcel Numbers 228-400-14, -15, -16, -22, -23 and 232-030-15). Update to be provided by Jim Whalen of J. Whalen Associates (Project Applicant Representative).

Jim Whalen: It was April 2020 that the City Council voted to allow the annexation process to start. The subject County parcels are in the City of Escondido's sphere of influence. Waiting on the City of Escondido to release the Solaris Park Specific Plan, followed by an EIR that should have a public comment period in the 3rd quarter of 2023. It is anticipated that the City Council will approve the final annexation in about a year. Following the City approval, LAFCO finalizes the annexation.

The development will be Build-to-Suit marketing to the adjoining Palomar Hospital campus related medical services. The current conditions on the undeveloped property required modifications to prevent stormwater run-off (mud/silt) from flooding County Club Drive and adjoining residents. Once future development grading starts, most exposed boulders will be buried rather than removal.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

No new updates at this time.

- B. PDS2023-STP-22-026 – DISH Rooftop Wireless Facility RSF Village.** Installation of a wireless telecommunication facility on the rooftop of an existing office-commercial building. The project will include the installation of three panel antennas within two faux chimneys enclosures. Installation of RRH and surge suppressor units behind existing parapet walls. Installation of a single cabinet, power, and telco boxes on a roof platform. Install conduits for power and telco from the electrical and telephone equipment room. Location: 6119 La Flecha at the intersection with La Granada, RSF, CA 92067. APN: 266-824-06-00. Applicant Name: Dish Wireless, (949)482-8020; Applicant Contact: Franklin Orozco, (619) 632-2569, PDS Planner: Julia Hill, SDPG Member: Don Willis.
Continue to July 2023 SDPG Meeting
- C. PDS2023-MUP-06-008W1 MUP - Dish Wireless Cell Site - Questhaven Road/San Marcos Area.** DISH Project SDSAN00331B - Questhaven. DISH is replacing previous Sprint equipment housed in an existing CMU structure on-site with three panel antennas, six remote radio units and equipment cabinets all entirely concealed within the existing structure. Project Site Address: 21247 Questhaven Road, San Marcos 92029. APN: 679-040-06-00. Owner/Applicant: Stephen Pike (Property Owner) / Dish Wireless Applicant Contact: Stephanie Whitlock, 858-752-2564, County PDS Planner: Sean Oberbaur, 619-323-5287; SDPG Member: Don Willis.
Continue to August 2023 SDPG Meeting
- D. PDS2023-STP-13-025W1 - Fairbanks Village T-Mobile Cell Site.** Modification of an existing wireless telecommunication facility located on the rooftop at Fairbanks Village Plaza located at 16236 San Dieguito Rd., Rancho Santa Fe, CA 92067, APN: 269-152-13-00. Owner: Fairbanks Village Plaza Co; Applicant Contact: Lorelei Foronda, MD7, LLC obo T-Mobile, 858-754-2151; PDS Planner: JaeRoland-Chase, (619) 380-3130; SDPG Member: Don Willis.
Continue to August 2023 SDPG Meeting
- E. PDS2023-VAR-23-057 - Burningham Residence Variance.** New 5,461 sf main residence w/ 658 sf outdoor living room and 1,989 sf of garage/storage basement. Front of proposed new main residence cuts into the 100' center line front yard setback by 15'. This 2.4-acre (SR-2) parcel is located at 5554 Las Palomas, RSF, CA 92067. APN: 268-300-07-00. Applicant: Steven Burningham, 858-437-2686; Applicant Contact: Maxwell Wuthrich (B&W Architects), 858-756-1788; PDS Planner: Hani Baker, 619-772-1824; SDPG Member: Beth Nelson.
B. Nelson: Property is constrained by upward steep slopes at rear of parcel that limit development footprint. RSF Art Jury approved plan. 7107 requirement findings satisfied.
Maxwell Wuthrich (architect): Presented parcel map, plot, design, landscape, and grading plans.
MOTION (B. Nelson): Recommend approval as presented.
Second: N. Christenfeld
VOTE: Yes – 9; No – 0; Abstain – 0; Absent – 1; Vacancies – 3
- F. PDS2023-LDMAP-00247/TPM20681/PDS2022-CC-22-0103 Parcel Boundary Adjustment.** Discussion only, no motion or vote anticipated. Merge two existing parcels, APN 303-51-49 (1.56 acres) and APN 303-51-50 (2.04 acres) into one parcel. Located on Caminito Maria (Private Street), closest intersection: Las Quintas (Private Street). Owner: Charles and Donna Sher, 619-977-6606; Surveyor: Andrew Karydes, 858-345-1149; PDS Senior Land Surveyor: Gregory Anderson, 619-346-9161; SDPG Member: Laurel Lemarie.
L. Lemarie: FYI only, no action necessary.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports**
B. Nelson: 'Goodson Project' in City of Encinitas – recent court appeal hearing about process was too short for reconsideration for the community to respond, community concerned about exiting in a fire emergency and the remaining illegal orphan lot. Judge instructed lawyers to respond in 2-3

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

weeks.

J. Zagara: Proposed Silvergate retirement facility would have 166 units. The property is comprised of four parcels for a total of 29 acres.

S. Williams: Parcels south of Harmony Grove Village, south of Escondido Creek that is zoned for a proposed equestrian facility is up for sale again.

- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
 - 1.) Returning to live meetings based on the rescinding of the state of emergency (after February 28, 2023) that had allowed for virtual meetings. Regular 'Live' meetings to be held at Cielo Fire Station meeting room.
 - 2.) All members are required to file the 2022-2023 Form 700 within 30 days of assuming office. Finish your annual PDS and (every 2-years) ethics training requirements ASAP.
- D. Prospective & returning Planning Group members:
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

8. MEETING ADJOURNED: 8:45 pm

NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 and 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: 08/10/2023 09/07/2023 10/12/2023 11/09/2023 12/14/2023 01/11/2023

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Secretary (OPEN)

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.