

JULIAN COMMUNITY PLANNING GROUP

****FINAL AGENDA****

MONDAY, FEBRUARY 9, 2026

JULIAN LIBRARY, 1850 HWY 78, JULIAN CA 92036

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES of August 2025, September 2025, October 2025, December 2025, and January 2026 (attachment)

D. PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Groups jurisdiction that is not on the posted agenda. A two (2) minute time limit is allowed per speaker.

E. ACTION ITEMS (POTENTIAL VOTING ITEMS)

1. **DISCRETIONARY PERMIT PDS2025-AD-019** 177850 Harrison Park Dr., Julian CA. Structure exceeds allowable square footage. Proposed 12,000 SF “Barndominium” (attachment)
2. **2nd STREET PRESENTATION:** Keith Kezer, CIP Project Manager, Ben Mehtlan, CIP Senior Civil Engineer and Barra Manaseer, Traffic Civil Engineer, San Diego County Department of Public Works on updated proposal, including sign-based approach for 2nd Street. (attachment)
3. **C STREET** Request from Paul Nelson for support requesting San Diego County Department of Public Works to consider improving C Street for the portion that is County owned by not maintained
4. **REIMBURSEMENT:** Request for San Diego Planning & Development Services to reimburse Katherine Moretti for payment of one year Post Office Box rental and one extra key total \$155.50 (attachment)

F. UPDATES AND REPORTS (INFORMATION ONLY)

1. **ARCITECTURAL REVIEW BOARD (ARB) REPORT** – Pat Brown
2. **ASSOCIATION OF COUNTY PLANNING GROUP (SANDAG) REPORT** – Kiki Skagen Munshi
3. **SOCIALLY EQUITABLE CANNABIS PROGRAM-** The Board of Supervisors gave direction at the January 14, 2026, meeting for Staff to finalize the draft Zoning Ordinance, draft Regulatory Code and Final Program Environmental Impact Report (PEIR). Staff will return to the Planning Commission in Spring 2026 for a formal recommendation on the Zoning Ordinance amendments and the Final PIER. Following the Commission’s recommendation, staff will

return to the Board for consideration of the entire SECP including the Zoning Ordinance and Regulatory Code amendments, the Final PEIR any associated permitting and licensing fees and codification of the Social Equity Program

4. **SHORT TERM RENTAL UPDATE:** San Diego County has implemented a new, streamlined Transient Occupancy registration and reporting portal. The county is actively working to ensure all short-term rentals, including those in unincorporated areas, properly register and pay the 8% TOT (Transient Occupancy Tax) rate, to ensure fair taxation of lodging service.

G. GROUP BUSINESS

1. Community Planning Group and Sponsor Group Training (CPSG) is required annually for all members.
2. Form 700 due April 1, 2026
3. Filling Vacancy for Seat 10 (previously held by Buddy Siefert)
4. Requirements for email archives
5. **NEXT MEETING MARCH 9, 2026**

H. ADJOURNMENT

The Julian Community Planning Group (JCPG) is not empowered by ordinance or policy to render a decision of any kind on behalf of the County of San Diego, or it's elected or appointed officials. The function of JCPG is to advise and assist the County of San Diego officials in manners of planning and land use affecting the group's area.

Katy Moretti, Chair – William Everett, Vice Chair, -Kiki Skagen-Munshi, Secretary
Members: Pat Brown, Eric Jones, Richard Loomis, Rebecca Morales, Kenny Mushet, Rudy Rikensrud,
Romulus Smith



County of San Diego, Planning & Development Services
DISCRETIONARY PERMIT APPLICATION
ZONING DIVISION

RECORD ID(S): PDS2025-AD-25-0198 PDS2025-ER-25-10-002

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES	<u>4133</u>	+	<u>1300</u>	+	
DEPOSITS		+	<u>1475</u>	+	
TOTAL FEES AND INITIAL DEPOSIT: \$ <u>6916</u>					

The submitted Initial Deposit is estimated to cover only the initial project review (Scoping). Additional monies will be required. A project specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES ☐ NO ☒ If yes, Planner's Name _____

Is this project the subject of a code violation? YES ☐ NO ☒ If yes, provide a copy of the Warning/Citation/Violation Notice

Are there any related, open applications such as DEH permits, Grading permits, etc? YES ☐ NO ☒

If yes, list permits _____

Is there an existing Trust Account on any of the open records related to this proposed project? YES ☐ NO ☒

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) _____

The Financially Responsible Party is responsible for all costs related to this application (See form PDS-126)

Assessor's Parcel No. (APN) 293-031-02

Owner's Name Jessica Manning Owner's Phone 619-432-9940

Owner's Address 17550 Harrison Park Road Julian CA 92036

Owner's email bjmanning@gmail.com Owner's Fax _____

Applicant's Name _____ Applicant's Phone _____

Applicant's Address _____

Applicant's email _____ Applicant's Fax _____

Engineer's Name Value Engineering Engineer's Phone 619-952-7255

Engineer's Address 7373 Central Avenue Lemon Grove CA 91945

Engineer's email asandoval@value-engineer.org Engineer's Fax _____

Project Contact Person Alberto Sandoval Phone 619-952-7255

Address 7373 Central Avenue Lemon Grove CA 91945

Project Contact's email asandoval@value-engineer.org Project Contact's Fax _____

Project Name 17550 Harrison Park Drive, Julian, CA 92036

Project Address & Nearest Cross Street 17550 Harrison Park Road, Iron Springs Road

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

***REQUIRED: an Authorized Agent signing below must attach a signed Letter of Authorization.**

Jessica Manning
Signature of Owner or ***Authorized Agent**

Jessica Manning 8-20-25
Print Signator's Name Date

OFFICIAL USE ONLY

SDC PDS RCVD 10-23-25
AD25-019



FOR DEPARTMENT USE ONLY

General Plan Designation _____ Existing _____ Proposed _____
Regional Category _____

For Administrative Permits and Use Permits

Describe use:

AD-OVERSIZED ACCESSORY STRUCTURE

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback	
	Open Space	
SPECIAL AREA REGULATIONS		

Thomas Guide (Page/Grid) _____

Tax Rate Area _____

Total Acres _____ No. of lots _____

Planning Group JULIAN

Community Plan JULIAN

Supervisor District _____

Within: Rural Village Boundaries? ☐ YES ☐ NO Village Boundaries? ☐ YES ☐ NO Special Study Area? ☐ YES ☐ NO
Project is within a Specific Plan? ☐ YES ☐ NO If yes, name of Specific Plan _____
Related Records/Permits? ☐ YES ☐ NO If yes, list _____

Project is subject to the County Groundwater Ordinance? ☐ YES ☐ NO FP-2 ☐ YES ☐ NO

Project is within 1/2 mile of a Regional Park? ☐ YES ☐ NO
Project is within 1 mile of a Highway? ☐ YES ☐ NO
Project is within 1 mile of a City? ☐ YES ☐ NO If yes, name of City _____
Project is proposed for Septic? ☐ YES ☐ NO
Project is proposed for Sewer? ☐ YES ☐ NO
Project is a Violation Case? ☐ YES ☐ NO
Military Notice is required? ☐ YES ☐ NO
Project is within 150' of the International Border? ☐ YES ☐ NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.

If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES ☐ NO ☐ **IF NO, DO NOT ACCEPT THE APPLICATION.**

Is there a different owner of mineral rights than the owner of real property? YES ☐ NO ☐

If yes, identify name and address: _____

FOR PLANNER ASSIGNMENT - PLEASE CALL (858) 694-3292

Technician Initials: P. Bouchette Date: 10/17/2025 Technician's comments: _____



County of San Diego, Planning & Development Services
SUPPLEMENTAL APPLICATION
ZONING DIVISION

Type of permit requested: ☐ Major Use Permit ☐ Modification
(Check ALL that apply) ☐ Minor Use Permit ☐ Minor/Administrative Deviation
☒ Administrative Permit ☐ Time Extension
☐ Site Plan
☐ Others _____

Waivers or exceptions:

(e.g., height or setbacks with Major Use Permit) associated with the application:

Structure exceeding allowable square footage

Description of proposed use:

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets if needed.

Proposed 12,000 SF barndominium

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 10-23-25
AD25-019

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>





County of San Diego, PDS, Zoning Division
Continued

Complete the following table if the project proposes to create ANY new dwelling units or lots.

Number of Subdivision Lots/Parcels proposed:

Gross Lots

Net Lots

Dwelling Units (gross)

Dwelling Units (net)

Total Residential Lots

Total Commercial Lots

Total Industrial Lots

Total Civic Lots

Definitions

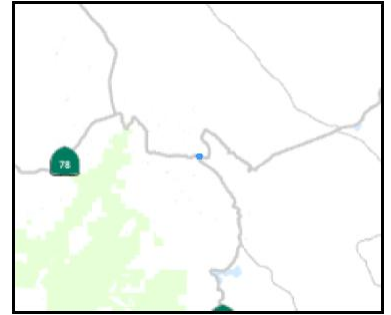
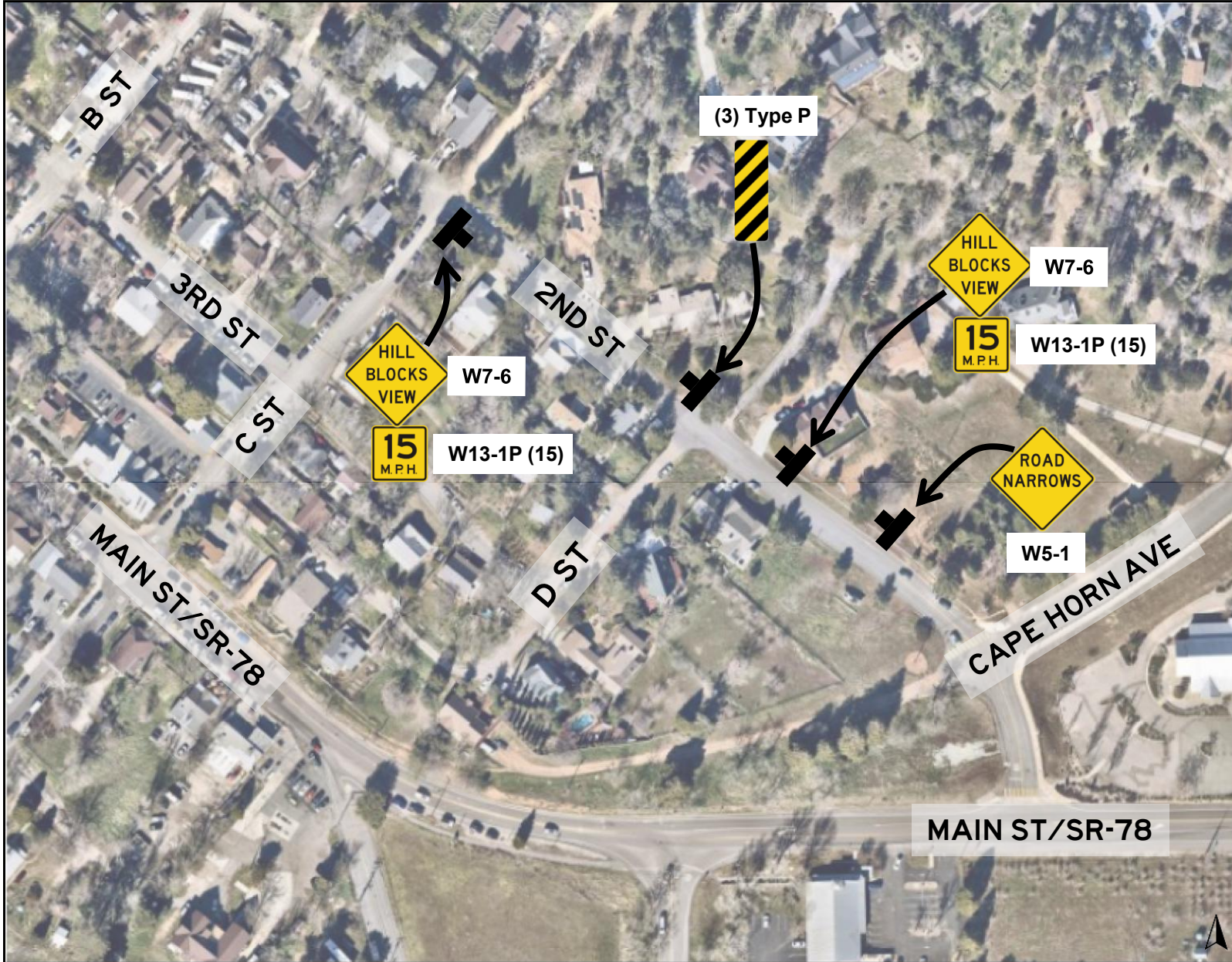
Gross Lots: Number of lots that would potentially exist after project buildout.

Net Lots: Number of gross lots minus number of lots that existed prior to project approval. An existing lot is a lot that was created in conformance with the Subdivision Map Act.


Dwelling Units (gross): Number of dwelling units that would exist after project buildout.

Dwelling Units (net): Number of gross dwelling units minus the number of existing dwelling units prior to implementation of this project. An existing dwelling unit is a dwelling unit that has been permitted.

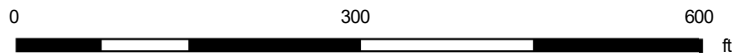
2nd Street Sign Installation



Legend

 Sign (shown facing left)

Notes



Print Date: 12/10/2025

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION







County of San Diego, Planning & Development Services
**REQUEST FOR SUPPLIES AND
REIMBURSEMENT OF AUTHORIZED
EXPENDITURES**

Date: 02 / 09 / 2026

TO: Community Planning/Sponsor Group Liaison, CommunityGroups.LUEG@sdcounty.ca.gov

FROM: *Payee name (print): Katherine Moretti

Payee address: P.O. Box 83, Santa Ysabel CA 92070

The Julian Community Planning Group would like to request the following:
Name of Group

1. Supplies requested: _____

2. Requested Expense Reimbursement:

Amount: \$155.50

Item(s): One year rental for Post Office Box 1497, Julian CA and one additional
post office box key

If you need additional information regarding this request, please contact:

Katy Moretti at 619-994-3228
Name Telephone

The receipts for this expense are attached. The request was approved by the group at the meeting of
02 / 09 / 2026 by a vote of _____

*Signature

**Payee of this claim cannot sign this claim confirming approval by the group.*

Position

Email to:
CommunityGroups.LUEG@sdcounty.ca.gov

Or Mail to:
Planning & Development Services
CPSG Liaison
5510 Overland Ave, Suite 210
San Diego, CA 92123

DO NOT WRITE IN BOX

Approved _____ Denied _____

Date _____ Initial _____

Claim # _____

Date Mailed _____

5510 OVERLAND AVE, SUITE 210, SAN DIEGO, CA 92123 • (858) 505-6445

<http://www.sdcounty.ca.gov/pds>

MINUTES - JULIAN COMMUNITY PLANNING GROUP

Monday, August 11th, 2025, 6:00 p.m.
Julian Library, 1850 Highway 78, Julian, CA 92036

A. Roll Call

Pat Brown (Chairman)(A), William Everett (Vice Chairman), Harry Seifert (Secretary), Eric Jones, Rebecca Morales, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, Romulo Smith
(A = Absent)

B. Approval of Minutes: July 14, 2025

Moved: Moretti
Seconded: Morales
Approved: Unanimous

C. Approval of the Agenda

Moved: Seifert
Seconded: Morales
Approved: Unanimous

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda and those items posted on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

1) Lee Ann Raddatz commented that there were very few Sheriff patrols in Pine Hills, especially after dark. She was advised this was not a land use issue and it was suggested she contact the Sheriff or Supervisor Anderson's office.

E. Action items (JCPG advisory vote may be taken on the following items)

1) Forfeiture of Seat #9 (Munshi) due to unexcused absences.

A motion was made to forgive Munshi's unexcused absences and reinstate her to the Group.

Moved: Everett
Seconded: Moretti
Approved: Unanimous

2) Standing Rules of Order. Establishment of an ad hoc subcommittee to study options for adoption of Group Standing Rules and report back to Group for review.

Vice Chairman Everett established an ad hoc committee to review options for adoption of Standing Rules for the JCPG and appointed Moretti (Chair), Jones, Morales, and Smith as committee members.

Motion to Approve: Smith
Seconded: Munshi
Approved: Unanimous

3) ADU Zoning Ordinance - sewer, water and health care trailers (Chairman Brown)

No action taken due to Chairman's absence.

4) Boutique Wineries zoning changes (Chairman Brown)

No action taken due to Chairman's absence.

F. Updates and Reports (Information Only)

1) Planning Group Vacancy, Seat #1, Nigro

The Group was again advised of the vacancy. Several applications have been received and approved. Vote to be taken at September meeting.

2) Second Street Improvements - legal requirements (Chairman Brown)

No action taken due to Chairman's absence.

3) Report from Architectural Review Board (Chairman Brown)

No action taken due to Chairman's absence.

2) Report from Association of County Planning Groups (SANDAG) (Munshi)

Nothing to report.

G. Group Business - Information and Correspondence

Required training. Several members (Brown, Rikansrud, Munshi, Seifert) are still not current with training.

NEXT MEETING: September 8, 2025

H. Adjournment

Moved: Moretti
Seconded: Munshi
Approved: Unanimous

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JULIAN COMMUNITY PLANNING GROUP

Monday, Sept. 15, 2025

A. Roll Call

Present: Pat Brown, Eric Jones, Rebecca Morales, Katherin Moretti, Rudy Rikansrud, Kiki Skagen Munshi

Absent: William Everett (Excused), Harry Seifert (Unexcused) Kenny Mushet (Unexcuse), Romulus Smith (Excused)

B. Approval of Minutes of August 11, 2025

This item was moved to the next meeting

C. Approval of Agenda

Moved: Eric Jones

Seconded: Rebecca Morales

Approved: Unanimous

D. Public Comments

None

E. Action items (JCPG advisory vote may be taken on the following items)

1. Short Term Rentals

An audience member said that Superintendent Anderson was not interested in this issue. Every other county, however, has some sort of regulations. Morales suggested the item be tabled until Romulus Smith, who has been looking into it, has returned.

2. Draft North County MSCP

Brown is going to put together parts of the previous letter about the reduction in mandated fire clearance around buildings from 5 to 2 acres. A discussion on this topic followed with suggestions for a letter, or to ask that Julian be put back in East County area. The question of an ad hoc committee was raised. Brown will follow up on this subject with the County.

3. Julian Estates 1077 West Cedar Road

It was determined that the question of buildings at this address was not in our province. It is the question of using metal building materials in a way that

appears to contravene the guidelines for Julian Estates. It was suggested that the architect go to the County for an answer on this.

4. SB79—High density building within one half mile of Bus Transit Stop.

Pat will write a letter pointing out that we have no mandated (or allowed) high density areas.

F. Planning Group vacancy seat number 1

Pat will find out from Bill Everett what has been done or if there are any applications. Item to be moved to the next meeting.

G. Report on Quarterly chair meeting in August

It was determined that this item together with the following two items could not be addressed as Everett was the point person on all three.

H. Report on arl DeMaio Fire Summit meeting and

I. Ad hoc meeting to address traffic safety issues .

J. Architectural Review Board (Brown)

Nothing to report

K. Report on Association of Planning Groups (Munshi)

Nothing to report—no meetings held since last month

NEXT MEETING: October 13, 2025

L. Adjournment

Move to adjourn—Rikansrud

Second—Morales

Approved: Unanimous

JULIAN COMMUNITY PLANNING GROUP

--MINUTES--

Monday, October 13, 2025

Julian Library, 1850 Highway 78, Julian, CA 92036

A. Roll Call

Present: Brown, Everett, Munshi, Jones, Moreales, Moretti, Mushet, Smith

Absent: Rikansrud, Seifert

B. Approval of Minutes, September 14, 2026

Moved to next meeting

C. Approval of the Agenda

Moved: Morales

Second: Smith

Approved: Unanimous

D. Public Comments Members of the public may address the Planning Group on any topic not on the agenda and those items posted on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to speak form prior to the start of the meeting.

E. Action items (JCPG advisory vote may be taken on the following items):

1) Draft North County MSCP

Not available

2) SB79—High density within one half mile of bus transit stop

In a discussion it was noted that the (a) the bus only ran one time a week, and (b) there are no high density areas in Julian. No action taken

3) Proposed New Emission inventory Fee for 2026

No action taken

4) ADU Regulations: Increase in density per Lot

Discussed but no action taken. Munshi will check on the regulations to see if in place; if not a letter will be drafted.

5) Draft Socially Equitable Cannabis Program

No action taken

6) Site Plan PDS2025-STP-25-022; APN 292-141-40-00; Jill Raugewitz & Eric Smith

(Brown recused himself from this item as he has worked on the survey of the property.) This is an application to build on a lot in Julian Estates.

Move to approve application: Morales

Second: Everett

Approved: Unanimous

F. Updates and Reports (Information Only)

1. Planning Group Vacancy, Seat Number 1

Everett noted that this should have been an action item and needs to be put on next month's agenda as such. There are three applicants.

So moved: Munshi

Second: Smith

Approved: Unanimous

2. Report on Carl DeMaio Fire Summit meeting

Everett attended this in May and reported on it.

3. Ad hoc meeting address traffic/public safety issue

Everett—Nothing to report

4. Report on Architectural Review Board

Brown said the Julian Beer Company was out of compliance with the cones they used to block vehicle entrance/parking to their beer garden and the ARB is sending them a letter to that effect.

G. Group Business—Information and Correspondence.

___ Moretti said the standing rules will be brought up on the next meeting. There was a discussion on short term rentals; Everett said Anderson was unlikely to act on the subject. Water resources in Julian could be a limiting factor—no one knows exactly how much water is available.

Required Planning Group Training Reminder

Moved to adjourn: Moretti

Second: Jones

NEXT MEETING: November 10, 2025

JULIAN COMMUNITY PLANNING GROUP

***** MINUTES*****

Monday, December 8th, 2025, 6:00 p.m.

Julian Library, 1850 Highway 78, Julian, CA 92036

A. Roll Call: Pat Brown, Chair; William Everett, Vice Chair; Kiki Munshi (Secretary) Eric Jones A, Rebecca Morales, Katherine Moretti (A), Kenny MushetA, Rudy Rikansrud, Buddy Seifert, Romulus Smith

**B. Approval of Minutes: October 13th, 2025 (No meeting was held in November)
Moved: No minutes available.**

Seconded:

Approved: Unanimously

C. Approval of the Agenda

Moved: MOrales

Seconded: Rahm

Approved: Unanimously

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda and those items posted on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

A member of the audience said they had received an application to to a "barndomiium" near them. Pat said hadn't received anything other than a permit showing where the building was. No other information. Will send a comment to the County. Pat added that the ARB had received a notice of a large solar panel, but was in the historic district so need to respond to that. It is new construction, something like 4,000 square feet. Adjacent to Whispering Winds.

off Slulmbering Oaks, been on many non-profit boards, now on High School Board, involved in Julian Parks Committee.

Richard Loomis, came to work at Wrong Branch, worked in city till 2017, then became involved with Julian. Got dog park, getting basketball court. On Chamber of Commerce. Interested in way Julian is developing.

Buddy moved that we nominate Richard because he has been involved with the Planning Group. Rebecca seconded. Bill explained that we nominate, then County appoints.

E. Action items (JCPG action or advisory vote may be taken on the following items)

1) Planning Group Vacancy Seat #1

Bill said three three candidates, one of whom dropped out, leaves us with two qualified candidates. Both presented selves. First studied Planning Policy at UCI, has been a consultant to public sector companies, working with planners.

2) Forfeiture of Seats #2 (Rikansrud) and #10 (Seifert) due to unexcused absences. Vote to acknowledge forfeiture or excuse absences.

Munshi moved that we excuse these absences. Morales seconded. Rahm said we probably should have a meeting devoted to . Munshi then amended the motion to say that we excuse absences one by one. Called the question to retain Rudy in spite of absences. Unanimous. Called the question to retain Buddy in spite of absences (bill and Rebeccas) Unanimous.

3) Letter of Support for State legislation to include representation of rural areas on SANDAG.

Bill said Anderson staff contacted us about a bill that would have allowed SANDAG to add another seat so someone could represent the Back Country. That died, but Anderson's office asked for a letter of general support for idea. Bill then read a letter asking for it. Buddy moved we send it. Bill seconded. Unanimous.

4) ADU Regulations; Increase in density per lot

Pat wrote letter on this saying that we don't want an increased in density per lot. Bill said we probably can' get anything done on this because it's a state law but probably the availability of services (water, sewer, etc.) will limit it.

5) SB79 - High density within one mile of bus transit

Doesn't apply to us. We don't have regular bus transit.

6) Proposed New Emission Inventory Fee for 2026

Not enough information to act on.

7) Draft Socially Equitable Cannabis Program

Tabled

F. Updates and Reports (Information Only)

1) Harrison Park Barndominium Project

Don't have any information on this.

2) Reminder, Planning Group Officer Elections in January

Pat asked if someone wanted to be chair. Bill put on Agenda because he is unlikely to stay on as Vice Chair, and Pat is probably not going to stay on as Chair. Rahm recommended we table this for a meeting after the holidays to plan the future of the Planning Group. Bill said that can happen, a special meeting can be called, by the Chair.

3) Report from Architectural Review Board (Chairman Brown)

County is not enforcing anything. There is a proliferation of signs on the State highway. The ARB has written letters but the County isn't interested in following up.

4) Report from Association of County Planning Groups (SANDAG) (Kiki Munshi)

Next meeting is in January. Bill would like to get support on.

G. Group Business - Information and Correspondence

1) Planning Group Required Training Reminder

NEXT MEETING: January 12, 2026, 2026

H. Adjournment

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Members: Pat Brown, Chair; William Everett, Vice Chair; Eric Jones, Rebecca Morales, Katherine Moretti, Kenny Mushet, Kiki Munshi, Rudy Rikansrud, Buddy Seifert, Romulus Smith

JULIAN COMMUNITY PLANNING GROUP

***** MINUTES*****

Monday, January 12, 2026, 6:00 p.m.

Julian Library, 1850 Highway 78, Julian, CA 92036

- A. Roll Call: Pat Brown, Chair; William Everett, Vice Chair; Kiki Munshi (Secretary) Eric Jones, Rebecca Morales, Katherine Moretti, Kenny Mushet (A), Rudy Rikansrud, Romulus Smith**
- B. Approval of Minutes: December 8, 2025 – NO MINUTES AVAILABLE:**
- C. Approval of the Agenda**

Katie suggested we move Item 7 to Item 1 so Nathan Marsh, and person involved, could leave and approve that as the agenda

Moved: Katie

Seconded: Eric

Approved: Unanimous

D. Public Comments:

Rebecca said she received a call today from a person in the Department of Public works. They would like to be on the agenda for the next meeting to discuss 2nd St. We should make sure residents know.

No further comments

E. Action items (JCPG action or advisory vote may be taken on the following items)

Nathan Marsh brought plant for ground mount solar panels. Pat noted they were in the ARB District. Across swale from Catholic Church. Eric said it wouldn't be visible from town. Pat said this is in the Julian Architectural District and has to go to the ARB. If no visual impact, not an issue.

Katie moved we approve, Rebecca seconded. 7 for 1 opposed, Motion passed.

1. Planning Group Officers Election

The following were elected:

Chair: Kiki moved and Rebecca seconded that Katy be the chair. Katy said she would accept the nomination for one year. Rudy seconded. It was voted that Katie be the Chair. It was suggested that Rebecca be Vice-Chair. Eric asked if Rebecca would be willing to move into the Chair position. She said no. A discussion followed about the positions.

Vice Chair: Kiki Moved that Rebecca be Vice Chair, Rom Smith moved, Rudy seconded that Bill be Vice Chair. It was decided there be a voice vote one by one. The majority voted for Bill as Vice Chair. The vote was 5 for, 3 against.

Secretary: Katy nominated Munshi, Rebecca seconded, Unanimous.

New Officers for 2026 – Katy Moretti, Chair, Bill Everett Vice Chair, Kiki Munshi - Secretary

2. ADU Regulations; Increase in density per lot

Katie said the ADU Regulations didn't appear to be well thought out and title companies said won't insure property that has sold ADUs unless the lot is split. It won't work unless the Subdivision Map Act is changed.

Rebecca asked about the vacant position. Richard is coming up before the Board tomorrow so will have that position filled. We need to notify County that Buddy is no longer going to be on the Board, then we advertise the vacancy. **I WILL NOTIFY COUNTY ABOUT BUDDY.HE HAS SAID HE WILL FILL OUT HIS 700 form and submit it to the County.**

3. Standing Rules of Order

Katy passed out proposed Standing Rules of Order. Bill had been in contact with the County Counsel and passed out a copy of the Standing Rules with County Counsel's remarks on them. A long discussion on what would or would not be excused absences.

Moved: Rebecca moved we adopt standing rules as presented.

Seconded: Eric Jones

Approved: 7 for 1 against

4. Proposed New Emission Inventory Fee for 2026

Pat said County had this but not provided information. Passed on item

5. Harrison Park Barndominium,

Proposing very large building. Location is up against Julian Estates. Decided we don't have enough information to vote. Tabled until next meeting

6. Martha Sanchez, West Incense Cedar Road

Pat said Julian Estates is supposed to have a committee that reviews proposals. Ordinance is that no steel buildings allowed. Decided to postpone until next month. Bill moved we postpone it and suggested we contact County to ask about it. Rahm seconded, Unanimous

F. Updates and Reports (Information Only)

1) Architectural Review Board (Brown)

Nothing to report. Writing letters to County asking them to enforce ARB rules, County not responding

2) Association of County Planning Groups (SANDAG) (Munshi)

Nothing on agenda that had anything to do with us.

G. Group Business—Information and Correspondence

1) Planning Group Required Training

Form 700 was sent out by County.

NEXT MEETING: February 9, 2026

Rebecca moved adjourn, Eric seconded. Unanimous.

F. MEMBERS: Pat Brown, Chair; William Everett, Vice Chair; Kiki Munshi (Secretary) Eric Jones, Rebecca Morales, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, Romulus Sm