

JULIAN COMMUNITY PLANNING GROUP

****FINAL AGENDA****

**MONDAY SEPTEMBER 14, 2026 – 6:00
PM**

JULIAN LIBRARY, 1850 HWY 78, JULIAN CA 92036

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES of August 10, 2026

D. APPROVAL OF THE AGENDA

E. 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.

F. ACTION ITEMS (POTENTIAL VOTING ITEMS)

1. Jean Duffy, Public Health Advocate with *Community Action, Service & Advocacy (CASA) for Safe & Healthy Neighborhoods*, will discuss the economic, environmental and health benefits of a Smoke-free Outdoor Public Places (SFOPP) policy for unincorporated San Diego County.
2. Consider comment on the Golden Pacific Powerlink, a 500-kilovolt transmission line planned to run from the Imperial Valley across San Diego County and north toward Orange County. The current alignment cuts through much of North County and runs straight through Anza-Borrego Desert State Park.
3. Discussion with representative from the ARB regarding inaction by Code Enforcement. Potential measures the Planning Group could take to help resolve situation.
4. Consider a support letter to the San Diego County Board of Supervisors for Short Term Rental registration

G. UPDATES AND REPORTS (INFORMATION ONLY)

1. **ARCHITECTURAL REVIEW BOARD (ARB) REPORT** – Pat Brown
2. **ASSOCIATION OF COUNTY PLANNING GROUP REPORT** – Rom Smith
3. **Updates or concerns from members**

H. GROUP BUSINESS

1. Next Meeting – October 12, 2026

I. 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, -, Richard Loomis Secretary

Members: Pat Brown, Eric Jones, Brandon Fender, Rebecca Morales, Kenny Mushet,

Rudy Rikansrud, Romulus Smith; Kiki Skagen-Munshi

JULIAN COMMUNITY PLANNING GROUP - MINUTES

MONDAY - AUGUST 10, 2026 - 6:00 PM

Meeting called to order at 6:00 p.m.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Present: Katy Moretti, Bill Everett, Rudy Rickansrud, Pat Brown, Brandon Fender, Richard Loomis, Rebecca Morales, Eric Jones, Romulus Smith.

Absent and excused: Kenny Mushet, Kiki Skagen-Munshi.

Public in attendance: Jean Duffy, Mike Charlonne, Becky Rapp, Suzanne Fay.

C. APPROVAL OF MINUTES of July 13, 2026

Minutes approved with minor corrections to names. Morales moved, Rickansrud seconded; unanimous.

D. APPROVAL OF THE AGENDA

Bill Everett moved, Pat Brown seconded; unanimous.

E. PUBLIC COMMUNICATION

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

Jean Duffy, Mike Charlonne, and Becky Rapp spoke during public communication.

Jean Duffy spoke about establishing a non-smoking policy for the Julian Townsite. She has contacted the San Diego County Department of Public Health regarding smoke-free public places in the unincorporated areas. She has also spoken with Supervisor Joel Anderson and Andrew Hayes. It was recommended that the matter be placed on the Planning Group agenda as an action item. Duffy will email Moretti to request placement on the September agenda.

Becky Rapp reported that the County Board of Supervisors would take comments the following week on the Socially Equitable Cannabis Program. She expressed concern about the program coming to unincorporated areas and identified potential impacts including odor, traffic, noise, water use, and fire. She stated that the discussion among supervisors has focused primarily on equity rather than the effects of cannabis operations. Proposed uses include retail, delivery, cultivation, manufacturing, distribution, microbusinesses, consumption lounges, on-site consumption, and temporary events. Rapp encouraged interested residents to attend the August 19 meeting either in person or virtually. She stated that the proposal is not being driven by a state mandate, but by the County of San Diego.

Mike Charlonne asked about people living in vehicles and abandoned vehicles, noting that three people were living in vehicles on Coleman Circle. He said he had contacted the Sheriff's Department and discussed the 72-hour requirement before law enforcement action can be taken. He asked what rules apply to living in vehicles within the historic district. Everett indicated that it sounded like a land-use issue. Morales noted that overnight parking is not allowed and suggested contacting the County. Coleman Circle is County-maintained. Everett suggested placing the matter on a future agenda as an action item after Charlonne conducts additional research. Fender asked whether there are locations where parking is prohibited for 72 hours.

F. ACTION ITEMS (POTENTIAL VOTING ITEMS)

1. Appointment of Secretary to fill the remaining term of Kiki Skagen-Munshi

Richard Loomis was nominated to fill the remaining term of Skagen-Munshi. Everett made the motion; Jones seconded. Unanimous.

G. UPDATES AND REPORTS (INFORMATION ONLY)

1. ARCHITECTURAL REVIEW BOARD (ARB) REPORT - Pat Brown

Brown reported that the ARB continues to have issues with sandwich signs on Main Street and that the County is not enforcing the applicable regulations. The Planning Group previously sent a letter to both Supervisor Joel Anderson's office and Code Enforcement regarding noncompliance with signage requirements in the Julian Historic District. A response was received from Supervisor Anderson's office, but not from Code Enforcement.

There was also discussion regarding business umbrellas and the use of multiple colors. The ARB discussed having a consistent umbrella color. Julian Pie Company was noted as using multiple colors on its umbrellas and leaving its business gate open with a sandwich sign outside. Julian Pie Company had asked the Chamber whether it would support sandwich signs on Main Street.

Lighting was also discussed because Julian is a Dark Sky area. The ARB is working to encourage enforcement of County codes relating to the Julian Historic District.

Romulus Smith and Rudy Rickansrud were scheduled to meet with Andrew Hayes; however, the meeting was canceled due to illness. Rickansrud reported that Supervisor Anderson's office was working to reschedule the meeting for August. Smith reported that there had been limited follow-up from the County.

Rickansrud reported researching restrictions in Riverside County for Idyllwild and Temecula. He stated that Idyllwild has approximately 1,800 homes, a cap of 500 short-term rentals, and a 150-foot separation requirement between short-term rentals. Julian has approximately 1,200 homes and about 200 short-term rentals. Rickansrud also referenced an article in the San Diego Union-Tribune reporting that approximately 40 short-term rentals in the Julian area were not paying the required transient occupancy taxes (TOT).

The Group also discussed a painted fence visible as you come into town on Highway 79 South/78 East. Code Enforcement had reportedly characterized it as a freedom-of-speech issue. In April, the Planning Group sent letters to both Supervisor Anderson's office and Code Enforcement regarding the General Plan provisions specific to the historic district. A response was received from Supervisor Anderson's office, but not from Code Enforcement.

Everett reported that, regarding short-term rentals, he was still waiting for Andrew Hayes to draft a Board Letter directing County staff to examine what would be required to regulate short-term rentals. He indicated that the process would likely take a minimum of six months.

Regarding the ARB, Everett noted that the Planning Group appoints many of its members and that the ARB, like the Planning Group, had not posted meeting minutes. Everett will invite ARB Secretary Matt Kramer to attend a Planning Group meeting.

Brown reported that the ARB wants to update the corner post signs on Main Street to better direct visitors to local businesses. It was also recommended that Tony Romano be invited to a Planning Group meeting.

2. ASSOCIATION OF COUNTY PLANNING GROUP REPORT - Romulus Smith

There was no meeting; therefore, there was nothing to report.

3. UPDATES OR CONCERNS FROM MEMBERS

Moretti distributed handouts regarding data centers and asked members to review the information.

An update was provided on the Planning Group elections. Brandon Fender, Katy Moretti, Suzanne Fay, and Kenny Mushet have submitted their candidate paperwork. Pat Brown has not yet completed his candidate package.

Jean Duffy asked for an update on Park Lands Dedication Ordinance (PLDO) funds. The current balance is believed to be approximately \$83,000, rather than \$193,000. Duffy will try to obtain an accurate balance. The PLDO funds will be placed on the September agenda, at which time the Planning Group will vote on recommendations for the use of the available funds.

NEXT MEETING

October 12, 2026, at 6:00 p.m., Julian Library.

ADJOURNMENT

Rickansrud moved to adjourn; Morales seconded. Unanimous. Meeting adjourned at 6:39 p.m.

RE: Letter of Support for a County Short-Term Rental Policy

Dear Supervisor Anderson,

I, _____, am writing to express support for establishing a County Short-Term Rental (STR) Policy for properties operating in the unincorporated areas of the County of San Diego. Short-term rental platforms such as Airbnb, VRBO, and similar services provide valuable opportunities for property owners to earn supplemental income while contributing to the region's tourism economy. Many hosts operate responsibly. However, the proliferation of unregulated STRs has highlighted the need for greater transparency and compliance with County policies and regulations.

I support requiring STR operators to register with the County before advertising or operating a short-term rental. Such a program would educate property owners about their legal obligations, including Transient Occupancy Tax (TOT) collection and remittance, zoning regulations, occupancy standards, and other County requirements. Registration of STRs would support consistent enforcement of existing laws and the collection of up to \$10 million per year in outstanding TOT revenue.

A STR registration policy will provide the County with a more accurate understanding of where and how short-term rentals operate. This information will help policymakers improve enforcement, encourage TOT compliance, and evaluate policies that balance tourism with preserving neighborhood character and quality of life.

I appreciate Supervisor Anderson's leadership on this issue and respectfully urge the County of San Diego Board of Supervisors to adopt a Short-Term Rental Policy for the unincorporated areas of the County of San Diego.

Thank you for your consideration and service to our County.