

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
August 9th, 2018
MEETING MINUTES

1. **CALL TO ORDER:** 7:03 pm PLEDGE OF ALLEGIANCE
Present: D. Willis, N. Christenfeld, S. Williams (7:12pm), L. Lemarie, D. Dill, T. Parillo, J. Zargara, P. Fisch, S. Thomas, S. Biszantz
Absent: J. Arsivaud-Benjamin
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members during meeting for initials/comments
4. **OPEN FORUM:**
Laurel Lamarie: Coordinating with Planning Group (even number) incumbents to sign up with Registrar of Voters for 2018 election. Actively recruiting new candidates for #12 and #13 open seats.
Susan Williams: Reported on a recent Eden Valley fire involving a vehicle on Country Club Drive.

Audience:

Ali Shapour (Shapouri & Associates): Briefed the SDPG on an upcoming major revision to the original 47-lot Shaw Tentative Map (PDS2016-TM5081). There will be an increase to 62 dwelling units but clustering on the very southern portion of the parcel, freeing up a significant amount of the higher elevation to a mitigation land bank open space and adding an emergency secondary access.

5. **GENERAL PLANNING ITEMS:**
 - A. **Sun Valley Dark Sky Policy Enforcement.** Discuss the Dark Sky Restrictions on home owners in Sun Valley, referencing the Sun Valley Community Plan and San Dieguito Community Plan and how to address specific violation of said policy. Possible review and vote on letter from SDPG member to specific homeowner who has not followed HOA communications about a dark sky policy infringement. SDPG Member: Don Willis, 858-481-6922.

Don Willis described the current situation with a Sun Valley resident that has been unresponsive to HOA feedback to reduce their exterior lighting to conform with existing community dark sky policies. Reviewed SDPG draft letter to Sun Valley resident supporting community/HOA dark sky policies. Minor comments /edits incorporated.

MOTION: Submitted by D. Willis, seconded by T. Parillo. Approve (with member comments and edits) letter.
Vote: Ayes = 10 Nos = 0 Abstain = 0 Absent/Vacant = 3

- B. **Local Coastal Program Update.** 10-minute discussion on status and update on the LCP Land Use Plan. Presenter: Dennis Campbell, PDS Land Use/Environmental Planner, 858.505.6380.

Dennis Campbell/Camille Eastland presented an update on Local Coastal Program Land Use Plan. Initially presented to the SDPG in the Summer of 2016 with a vote at the Board of Supervisors in January 2017. Subsequent comments from other environmental agencies required additional changes to the plan.

- Limit/restrict trails in environmentally sensitive areas
 - Appeals concerning specific trail easements and alignments are directed to the Coastal Commission
 - Further clarification in how to measure building height measurements in coastal zone
- Local Coastal Program Land Use Plan updated tentatively scheduled to be presented at the September 12th

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Board of Supervisors meeting. Public comment/review is scheduled for late 2018 or early 2019.

Planning Group Comments:

D. Willis/L. Lemarie: Make sure existing San Dieguito trails documented on the County trails map are preserved/carried over to the Local Coastal Program Land Use Plan.

Incorporate sea level rise affect.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2018-MUP-94-022W3 Del Dios East BUN.** Minor use permit for a Tier 3 modification cell site upgrade/improvements in Del Dios, located at the corner of Date Lane and Del Dios Hwy, APN 238-050-02. Owner: Del Dios Mutual Water Company, 760-580-5805; Applicant: Michael Blackwell, 714-396-8227; PDS Planner: Angelica Truong, 858-495-5421; SDPG Member(s): Don Willis, 858-481-6922, Nicholas Christenfeld, 760-741-1953. **Continued to September 13th**
- B. **PDS2018-TPM-21266 Fortuna Ranch Road Lot Split.** Located at 3615 Fortuna Ranch Road, APN 264-101-50, 2-lot split from a 4.98-acre lot with existing residential house, guest house and farm house. Owner: dasMOD, LLC, 714-507-0799; Applicant's Representative: Christopher Miller, 858-436-5386; PDS Planner: Lori Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-420-7909. **Continued to September 13th**
- C. **Chinese Bible Church, PDS2014-SPA-14-001 (SPA), PDS2010-3300-10-037 (MUP), PDS2012-3940-12-002 (VAC), Log No. PDS2014-3910-95-08-007 (ER).** The project is a Specific Plan Amendment, Major Use Permit, and Open Space Vacation to construct and operate a church complex on 9.1 acres. The Project would construct five buildings in two phases totaling 89,234 SF of usable space. The buildings would consist of a sanctuary/administration building (43,500 SF), education building (12,934 SF), meeting building (5,932 SF), fellowship hall (13,812 SF) and learning center (13,056 SF). Parking would be provided for 417 vehicles, including 406 standard spaces and 11 handicap-accessible spaces. Project facilities would operate from 8 AM to 10 PM seven days a week. Ongoing activities during the week would consist primarily of administrative activities, pastoral services, recreational fellowship, Bible study, as well as the operation of a bookstore and café to serve church members. Access to the site would be along a private easement connecting to Four Gee Road. The project is located along the east side of Four Gee Road, north of Camino Del Norte. Applicant Contact: Ron Harper Jr., 858-449-4425; PDS Contact: Marisa Smith, 858-694-2621; SDPG Member: Phillip Fisch, 858-592-6758.

Ron Harper (representing CBC) presented an update since we last heard this proposed SPA. DEIR comments have been processed including County required changes.

- Biological open space setback increased by 50 feet
- Decomposed granite material incorporated into the area of the parking lot that borders existing residential neighborhoods
- Solar power and green house gas emissions criteria incorporated
- adjusted exterior lighting on property edges to reduce impact on existing residential neighborhoods
- changes in landscape plan to add Citrus trees bordering existing residential neighborhoods

After the September SDPG meeting vote, CBC will proceed with Planning Commission and Board of Supervisors vote.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports: No Community Reports other than the 4S Ranch Industrial Park street parking moratorium is proceeding through the DPW for implementation.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members; Mr. Chris Lauderback from Hacienda Santa Fe

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- has been sitting in the audience.
- E. Supply orders and reimbursement of expenses

NOTE: The San Dieguito Planning Group currently has two vacancies. 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: 9/13/1 10/11/18 11/8/18 12/13/18 1/10/19 2/14/19

Doug Dill, Chair 760-736-4333 FAX 760-736-4333 e-mail: theddills@att.net
Tim Parillo, Vice-Chair 415-238-6961 e-mail: tparillo@gmail.com

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