

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
September 13th, 2018
MEETING MINUTES

1. CALL TO ORDER: 7:06 pm PLEDGE OF ALLEGIANCE
Present: D. Willis, N. Christenfeld, S. Williams, L. Lemarie, D. Dill, T. Parillo, P. Fisch, S. Thomas, S. Biszantz
Absent: J. Arsivaud-Benjamin, J. Zagara

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Circulated to members during meeting for initials/comments

4. OPEN FORUM: No notes.

5. GENERAL PLANNING ITEMS:
 - A. **PLDO Project Priority List.** DPR requests that the SDPG recommend projects eligible for PLDO funding for the 2018-2019 PLDO Priority Project List for the San Dieguito LPPA. Submission to DPR deadline is October 22, 2018. DPR Project Manager: Marcus Lubich, 858-694-3030.

Re-prioritize existing list to include PAR PLDO projects. Follow-up at October meeting with vote and submit to PAR.

 - B. **ENV18-0006 Citracado Business Park Specific Plan.** Located in the City of Escondido at 2207 Harmony Grove Road, APN 235-040-15, APN 235-040-05; consisting of 19.53 acres, the construction of two industrial warehouse/office buildings (145,930SF and 125,930SF) with associated parking and infrastructure bisected by a new segment of the City's Citracado Parkway. Includes re-alignment of Harmony Grove Road at the intersection of Kauana Loa Drive and the new cul-de-sac terminating the west bound remaining portion of Harmony Grove Road. City of Escondido Planner: Darren Parker, 760-839-4553; SDPG Member: Susan Williams, 760-212-3280.

Susan Williams presented Escondido City Site Plans. Susan to prepare and send a written response to the City of Escondido noting concerns about the project:
 - bulk and scale of the proposed warehouse structure located along the frontage of Harmony Grove Road (in County) with rural residential neighbors located directly across the street.
 - lack of landscape barrier/buffer between proposed warehouse structure located along the frontage of Harmony Grove Road

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 Sept. 13th**

 - B. **PDS2018-TPM-21266 Fortuna Ranch Road Lot Split.** Located at 3615 Fortuna Ranch Road, APN 264-

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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 Sept. 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, Applicant's representative: Reviewed project description/scope and modifications made to the eastern portion of the 'Green' parking area to accommodate the privacy and sound impact to residential neighbors that share that property boundary.

SDPG Questions/Applicant Answers:

Building Heights? Building A: 46 ft. with a 54 ft. Tower. Building B: 35 ft. Building C: 35ft. Building D: 40 ft. Building E: 40 ft.

Will Campus Building be finished in muted colors compatible with neighborhood character? Tuscan (various shades of tan) stucco finish.

Will Exterior Light minimize light pollution? Hooded downward projection LEDs.

Describe Church Operating Hours. Gated main (and only) entrance will be open from 7 am to 10 pm. There will be an operational prohibition/curfew from 10 pm to 7 am.

Will there be any overnight staff? There are 3-4 apartment guest quarters proposed. Their activity will follow operational hours.

SDPG additional measures (comments):

To buffer existing residential neighbors on Silver Crest Drive and Silver Crest Lane; on the existing HOA boundary slope, offer to donate additional mature trees and other screening landscaping to shield parking activities from residential neighbors. Restrict DG eastern 'Green' parking area usage to before 6 pm.

Food Service Operation restrictions; no loading or unloading on eastern side of Building D. All loading and unloading must be on western and/or southern side of building where food service is offered facing the campus courtyard.

Outside amplified sound activities; must require additional conditional use permit restrictions and stricter time limits than 7am-10pm.

Use Major Use Permit language to specifically strict 7am-10pm hours of operation in order to assist Code Enforcement of any infractions.

Offer a Neighborhood 'Hotline' to report any infractions/disturbances.

MOTION: By Phil Fisch, Seconded by Laurel Lemarie.

Approve with addition stated Planning Group additional measures - comments (above).

VOTE: Ayes = 8 Nos = 1 (Dill) Abstain = 0 Absent/Vacant = 4

- D. **PDS2018 RSF Village Entry Adjustment D Designator Site Plan Waiver.** Located at the offices of Barry Estates, 6024 Paseo Delicias, Building A, Rancho Santa Fe, 92067. Removal of existing glazing at front office and installation of new entry door in its place. Removal of existing concrete at side-entrance and re-slope with new steps and landing. Applicant Representative: Tim Champion, 619-993-8846; PDS Planner: Lauren Yzaguirre, 858-694-2601; SDPG member, Laurel Lemarie, 858-756-2835.
MOTION: By D. Dill, Seconded by N. Christenfeld.

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Approve as presented.

VOTE: Ayes = 9 Nos = 0 Abstain = 0 Absent/Vacant = 4

- E. **PDS2018-VAR72-093W1 Turner Residence Addition.** Variance request from 100 ft to 60 ft.; same as originally grant by the County in 1972 for the construction of the original house. Located at 15830 Las Planideras, Rancho Santa Fe, APN 268-250-13-00. Applicant Contact: Don Looney, 760-434-7966, PDS Planner: Souphalak Sakdarak, 858-694-3037; Laurel Lamarie, 858-756-2835.

PULL FROM AGENDA: County cancelled request for a SDPG vote. Variance from original Turner residential construction still exists and covers new addition.

- F. **PDS2018-AD-18-017 McCrink Residence Administrative Permit.** For attached oversize garage/basement as part of a new 7483 sq. ft. single family residence on 2.34-acre lot. Located at 16256 Via Del Alba, Rancho Santa Fe, APN 268-151-32-00. Applicant Contact: Don Looney, 760-434-7966; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Joe Zagara, 858-756-4211.

MOTION: By D. Dill, Seconded by N. Christenfeld.

Approve as presented.

VOTE: Ayes = 9 Nos = 0 Abstain = 0 Absent/Vacant = 4

- G. **PDS2016-LDGRMJ-30091, Application by the Rancho Paseana Trust.** Request from the Del Rayo Downs HOA to delay any County action concerning this 'Minor' Use Permit. After further investigation, the HOA believes the subject property's changes should be considered a 'Major' Use Permit. The HOA asks for a SDPG letter to the County requesting the same. SDPG to discuss this matter at meeting.

MOTION: By D. Dill, Seconded by N. Christenfeld.

Approve chair to draft and send email communication to the County in support of Del Rayo Downs HOA request.

VOTE: Ayes = 9 Nos = 0 Abstain = 0 Absent/Vacant = 4

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members
This is to record that on July 25, 2018, effective immediately, Mid Hoppenrath resigned as Secretary and from Seat 12 of the San Dieguito Planning Group.
- E. Supply orders and reimbursement of expenses;

NOTE: The San Dieguito Planning Group currently has two vacancies, Seat #12 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: 10/11/18 11/8/18 12/13/18 1/10/19 2/14/19 3/14/19

Doug Dill, Chair
Tim Parillo, Vice-Chair
Secretary (OPEN)

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