

# **PUBLIC NOTICE**

## **SAN DIEGUITO PLANNING GROUP**

**P.O. Box 2789, Rancho Santa Fe, CA, 92067**

**March 14<sup>th</sup>, 2019**

### **FINAL Agenda --- REGULAR MEETING**

**Place of Meeting:** RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. TBM 1168-D3, (El Fuego intersects Linea del Cielo at the west end of the village). You can access the County's digital document search engine by visiting <http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html> Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER: 7:00 pm - PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: [Circulated to members during meeting for initials/comments]
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
  - A. **Planning & Development Services - Zoning Ordinance Clean-Up.** Follow-up to last month's agenda item to determine if there are any SDPG member comments. Background: Most recent Zoning Ordinance Clean-Up that was originally adopted in 1978. The amendments are organized into five categories: a) Zoning Ordinance Amendments – Definitions; b) Zoning Ordinance Amendments – Animal Regulations; c) Zoning Ordinance Amendments – Development Regulations; d) Zoning Ordinance Amendments – General Regulations; and e) County Code Amendments. Please reference last month's agenda Attachment A.
  - B. **RSF Village Business District – Storefront Backlit Window Sign Regulation.** Discuss RSFA enforcement of evening/nighttime restriction of backlit storefront window signage in RSF Village. Possible invite RSFA enforcement officer and motion preparation at April meeting.
  - C. **Fifth District Planning/Sponsor Group Chairs Meeting with Supervisor Jim Desmond.** Solicit SDPG member topic suggestions for upcoming Chair meeting with Supervisor Desmond on Tuesday, March 19th.
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **PDS2018-VAC-18-003 Vacation - Open Space.** 4.66 acre lot with an existing residence at 20445 Fortuna del Sur, Elfin Forest, CA 92029, APN: 679-090-19, closest cross street: Sequest Trail. Owner: Todd Frank, 760-822-4360; Applicant's Representative: Rob Russell (Accurate Land Survey), 619-445-0110; County PDS Planner: Nicolas Gustafson, 858-495-5351; SDPG Member: Doug Dill, 760-420-7909.
  - B. **PDS2019-MUP03-093W1-SD55XC037-4S Ranch Sprint Site Upgrade.** Upgrade site is an Olivenhain Municipal Water District storage tank. Located at 10590 W. Ocean Air Drive, Suite 300, San Diego. CA

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92130; APN: 678-242-05-00. Modify existing Sprint wireless telecom facility; including replacement (6) antennas, (6) Remote Radio Head (RRH), add (1) single pole, Modcell top hat, junction box, and (2) AMOB. Sprint Carrier Agent: Carie Thao, 858-799-7850; PDS Planner: Denise Russell, 858-694-20191; SDPG Member: Don Willis, 858-481-6922.

- 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).** SDPG Member: Phil Fisch, 858-592-6758 will provide an update to the Planning Commission and BOS review and vote on this project. No motion or vote.

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:  
Confirm resignation of Shannon Bisantz (Seat 2). Shannon wishes to nominate Sharon Fogg, board member on the Whispering Palms Community Council as a replacement representative for Whispering Palms community on the SDPG.  
Still no SDPG member to fill Secretary position. Seat #13 vacant.
- E. Supply orders and reimbursement of expenses.

**NOTE: The San Dieguito Planning Group currently has two vacancies, Seat #2 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:** 04/11/19 05/09/19 06/13/19 07/11/19 08/08/19 09/12/19

Doug Dill, Chair 760-420-7909 e-mail: [theddills@att.net](mailto:theddills@att.net)  
Tim Parillo, Vice-Chair 415-238-6961 e-mail: [tparillo@gmail.com](mailto:tparillo@gmail.com)  
Secretary (OPEN)

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## February 2019 SDPG Agenda Attachment A: Zoning Ordinance Amendments Summary

#	Section / Title	Change	Purpose
1	1006 - Applicability of the Zoning Ordinance	Add Zoning Ordinance exemptions for County libraries, Sheriff Stations, Fire Stations, and state-owned public lands	Expedite development of County facilities
2a	1100 - Definitions	Update definition of Public Passive Park/ Recreation Area	Expand definition to allow for additional DPR facilities and trails and trail staging areas
2b	1100 - Definitions	Update definition of Trailer Coach	Distinguish between trailer coach and mobile home definitions
3	1265 – Group Residential	Allow separate kitchens for Group Residential (group quarters) that are authorized by permit, or restricted to seniors	Enable group residential units to have separate kitchens to facilitate independent living
4	3125 – Racing Pigeons	Add nuisance regulations for racing pigeons	Provide additional administrative authority to follow up with code complaints
5	4010 – Specific Plans	Update regulations to make specific plans applicable to properties that are covered by an adopted and currently valid specific plan	Correct inconsistencies with the development regulations to allow all adopted and not expired specific plans to prevail over the zoning ordinance
6	4011 & 6903 – Legal Lots with Split Zoning	Add parking requirements for commercial and residential split zoned properties	Allow for parking on split-zone property without processing a rezone or GPA
7	4115 – Computation of Permitted Number of Dwelling Units	Allow for rounding up of residential units in Village areas	Encourage development of maximum allowed densities in village areas
8	4315 – Exemptions for Building Type Schedules	Update building type designator to allow all types of residential buildings in Village areas, not just single-family dwellings	Correct building type designator to allow condominium projects to be processed without a rezone
9	6118 – Health Care Trailers	Clarify intent of health care trailer ordinance, add specificity to permit requirements and health care trailer approval requirements, and allow for second opinions	Add specificity to ensure health care trailers are temporary and for the provision of health services for mentally or physically impaired persons
10a	6156 – Accessory Dwelling Unit Regulation	Update ADU regulations to be consistent with new state laws	Streamline regulations and approval process for ADUs to encourage development
10b	6156 – Junior Accessory Dwelling Unit Regulations	Adopt new Junior Accessory Dwelling Unit regulations	Provide greater flexibility and lower cost option

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#	Section / Title	Change	Purpose
10c	6156 – Residential and Agricultural Uses (Guest Living Quarters)	Update Guest Living quarters regulations	Clarify that ADUs, and JADUs are not allowed on same lot as Guest Living Quarters
10d	6156 – Residential and Agricultural Uses (Ministerial Permits)	Update requirements to allow for ministerial approval of guest living quarters, and additional height/story	Streamline approval process for certain Administrative permits
11	6157 – Farm Employee Housing	Remove Administrative Permit requirements for Farm Employee Housing	Comply with the California Employee Housing Act (EHA) which does not allow County to require discretionary permits for farm employee housing
12	6350, 6360 & 7400 – Density Bonus	Density Bonus – Incentive increases	Encourage use of existing density bonus program
13	6787 – Location of Parking	Edit spelling error	Edit spelling error
14	6910 – Wholesale Limited, Boutique and Small Wineries	Update provisions related to Alcohol and Tobacco tax and Trade Bureau bonds, and emergency response standard requirements	Only require bonds if required by Federal law; Clarify applicable emergency response standards
15	6980 - Federal Communications Commission (FCC) Small Wireless Facilities	Update regulations to establish process and regulations for small scale wireless facilities	Update to be in compliance with new FCC Small Cell Wireless Regulations
16	N/A	183-074-04-00 – Update inconsistent zoning on specific property	Current General Plan designation (VR-7) and zoning (RR) are inconsistent; minimum lot size is inconsistent with adjacent properties

### County Code Amendments Summary

#	Section / Title	Change	Purpose
1	Light Pollution (Title 5, Chapter 2, Section 51.210)	Expand the Dark Skies Community to include the Julian Community Plan area	Reduce lighting impacts within the Julian Community Plan area
2	Ex Parte Communications (Section 375):	Update filing requirements for County staff and other members	Update requirements to be consistent with recent case law

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