

**SAN DIEGUITO PLANNING GROUP**  
**P.O. Box 2789, Rancho Santa Fe, CA, 92067**  
**April 11<sup>th</sup>, 2019**  
**FINAL Meeting Minutes**

**Place of Meeting:** RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California.

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

1. CALL TO ORDER: 7:04 pm - PLEDGE OF ALLEGIANCE  
*Present:* D. Dill, D. Willis, N. Christenfeld, B. Nelson, S. Williams, P. Fisch, R. Laffer, L. Lemarie  
*Absent:* J. Zagara, T. Parillo, S. Thomas
  
2. AGENDA REVIEW
  
3. APPROVAL OF MINUTES: March 2019 Meeting Minutes circulated to members during meeting for initials/comments.
  
4. OPEN FORUM
  - A. *Don Willis* – Sun Valley HOA still negotiating on enforcing its accessory/guest house building regulations with a current Sun Valley resident.
  - B. *Nicholas Christenfeld* – Community member inquired about pedestrian access through the Rancho Santa Fe Zumaque Street Gate where it transitions to Artesian Road at San Dieguito River/Lusardi Creek confluence. The group consensus is to communicate to that community member to obey all posted no access/no trespassing signage.
  - C. *Susan Williams* – Soon expecting new crosswalk installation on Country Club and Country Living Way in Harmony Grove Village.
  - D. *Doug Dill* – Recent Escondido City Council meeting had a Valiano related agenda item. The developers (Integral Communities) of Valiano, the BOS approved ~390 dwelling unit subdivision in rural Eden Valley, have been negotiating with the City of Escondido Waste Water Division for a connection. The Council was asked to approve the letter of understanding between Integral Communities and the City. The Council postponed the vote, asking for more information based on public testimony. Requests to postpone came from: 1.) Rincon del Diablo Municipal Water (and Waste Water) District that serves Eden Valley. 2.) Eden Valley residences concerned about the hookup cost to existing homes and higher DU density development pressure on the rest of the valley. 3a.) EF/HG Town Council's current litigation with the developer may change the entire scope of the Valiano project. 3b.) This could turn out to be a model for developer end-run around City of Escondido's Prop-S restrictions.
  
5. GENERAL PLANNING ITEMS:
  - A. **RSF Village Business District – Storefront Backlit Window Sign Regulation.** Discuss RSFA enforcement of evening/nighttime restriction of backlit storefront window signage in RSF Village. Presentation by RSFA enforcement officer and possible motion preparation. SDPG Member(s): Parillo/Lemarie.  
  
Discussion: Concerns: 1.) percentage of store front window that can be covered by flat panel displays. Some flat panel installations totally obscure visibility into the store from the side walk. 2.) increased night time illumination caused by high concentrations of flat panels in store front windows.

MOTION: (Lamarie) Ask County to interpret how to apply RSF Village 'D' designator to electronic flat panel

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display signs installed in store front windows.  
VOTE: 8 – yes, 0 – no, 0 – abstain, 5 absent/vacant

- B. **Fifth District Planning/Sponsor Group Chairs Meeting with Supervisor Jim Desmond.** Provide report on Tuesday, March 19th District 5 Planning Group Chairs meeting with Supervisor Desmond. SDPG Member: Doug Dill

*Doug Dill* - Provided overview of first Planning Group Chair meeting with new District 5 Supervisor Desmond. As Supervisor, participates on the boards of SANDAG, NCTD, SDWA, and LAFCO. Priorities; homeless issues, behavior health, resolve constituent issues 'bogged down' with County Staff. Looking to incorporate un-represented areas into existing Planning Groups; as an example, the North County Metro area. Initiated round-table discussion with each District 5 Planning Group representative at the meeting concerning planning group area issues.

- C. **PLDO Update by Parks and Recreation Department.** Marcus Lubich, Senior Project Manager will present on current and proposed future activities utilizing Planning Group Area PLDO funds. 1.) Four Gee Park Concept Plans and results of public outreach. 2.) Respond to PLDO Priority Inquiry regarding acquisition of Harmony Grove (Country Club Drive) vacant parcels south of Escondido Creek. 3.) Update on Harmony Grove Village Parks. 4.) Update on San Dieguito Playground. 5.) Request recommendation by SDPG on using PLDO funding for rehabilitation of 4S Ranch hockey arena.

*Marcus Lubich* – 1.) with diagrams, described the two concepts for the Four Gee park configuration. Main issues raised by residences were need for dog park, shade and bathrooms. PAR not supportive of bathroom facilities because of the added long-term cost of maintenance. 2.) described the environmental challenges (former dairy) of the Country Club parcels as well as that there are adequate park resources in the area. 3.) estimate Fall 2019 County takeover of HGV parks, depending on developer finishing County PAR requirements. 4.) San Dieguito Park upgrades/improvements underway or near completion. Major long term Upper/Lower playground improvements in very early conceptual planning stage. Plan to use Capital Budget instead of PLDO funds. 5.) 4S Sport Park Hockey Arena built in 2004 requires renovation and upgraded ADA facilities. 50% of estimated cost (\$374,000) from PLDO funds (\$187,000).

MOTION: (D. Dill) Recommend allocating \$187,000 of PLDO funds for 4S Sport Park Hockey Arena required renovation and upgraded ADA facilities.  
Second: S. Williams (encourage PAR to plant more shade trees or structures for protection from sun.)  
VOTE: 8 – yes, 0 – no, 0 – abstain, 5 absent/vacant

## 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: Seaquest 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. **Continue to May meeting**
- B. **PDS2019-MUP03-093W1-SD55XC037-4S Ranch Sprint Site Upgrade.** Discuss any follow-up to SDPG motion of recommendation NOT to approve upgrades as presented at March 2019 meeting. Upgrade site is an Olivenhain Municipal Water District storage tank located at 10590 W. Ocean Air Drive, Suite 300, San Diego. CA 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.

*D. Willis* - No new information from applicant or County Planner concerning our motion from March meeting to NOT recommend approval as presented.

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- C. **PDS2018-COMALT-000392 Wooley Plaza Site Plan Waiver (old grocery store).** Stamp applicant revised design drawings with minor change required by County. Planning Group previously approved site plan waiver for commercial tenant improvements, located at 16950 Via De Santa Fe, APN: 269-071-41-00, in Rancho Santa Fe Village (next to RSF Post Office). The proposed conversion for commercial offices (previously a grocery store) includes some exterior changes to the building. Applicant's Representative Contact: Pete Smith, 619-417-4714; PDS Planner: Aleena Benedito, 858-495-5419; SDPG Member: Doug Dill.

B. Nelson – concern that there is not enough parking to accommodate this type of business. Once the temp office rental business is in full operation, it will squeeze out Post Office patron parking. Most underground parking reserved for Post Office vehicles and employees, so temp office users will occupy limited outside parking shared with the Post Office. This will exacerbate the on-going limited parking in the village.

MOTION: (D. Dill) Recommend approval as presented.

Second: N. Christenfeld

VOTE: 7 – yes, 1 – no (B. Nelson), 0 – abstain, 5 absent/vacant

- D. **PDS2019- MUP03-087 4S Ranch AT&T Store Replacement Sign Permit.** Site location:10550 Craftsman Way, Suite 181, San Diego, CA, APN: 678-670-01-00. Corporate Identity exterior signage replacement; no changes to overall existing signage dimensions. Applicant Contact: Steve Therriault, 619-571-9675; PDS Planner: Chloe Hird, 858-495-5201; SDPG Member: Phil Fisch, 858-592-6758.

MOTION: (D. Dill) Recommend approval as presented.

Second: N. Christenfeld

VOTE: 8 – yes, 0 – no, 0 – abstain, 5 absent/vacant

## 7. ADMINISTRATIVE MATTERS:

- A. Community Reports (covered in Open Forum)
- B. Consideration and comments on circulation mail - None
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:  
Sharon Fogg, board member on the Whispering Palms Community Council is sitting in at SDPG meetings as a replacement representative for Whispering Palms community on the SDPG (Seat #2)  
Still no SDPG member to fill Secretary position. Seat #13 continues to be vacant.
- E. No new 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:** 05/09/19 06/13/19 07/11/19 08/08/19 09/12/19 10/10/19

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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