

**SAN DIEGUITO PLANNING GROUP**  
**P.O. Box 2789, Rancho Santa Fe, CA, 92067**  
**May 9<sup>th</sup>, 2019**  
**FINAL Meeting Minutes**

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

1. **CALL TO ORDER:** 7:03 pm - PLEDGE OF ALLEGIANCE  
*Present:* D. Dill, D. Willis, N. Christenfeld, B. Nelson, S. Williams, P. Fisch, J. Zagara, T. Parillo  
*Absent:* L. Lemarie, S. Thomas, R. Laffer
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** April 11<sup>th</sup> meeting minutes circulated to members during meeting for approval/initials/comments.
4. **OPEN FORUM**  
*Susan Williams:* All-Way Stop installed at Country Club and Country Living Way in Harmony Grove Village. New HG fire station scheduled to break ground June 15<sup>th</sup> (?).
5. **GENERAL PLANNING ITEMS:**
  - A. **PDS2013-POD-13-009; PDS2016-REZ-16-007 - Local Coastal Program Implementation Plan** - Public Workshop: To obtain comments by the San Dieguito Community Planning Group and the public on the proposed Unincorporated County Implementation Plan. PDS Planner: Dennis Campbell, 805-505-6380.  
  
*D. Campbell* – Public comment period ends May 29, 2019. Currently the County and Coastal Commission review projects in the SDPG area coastal zone. This program is funded with a \$52k grant from the Coastal Commission to integrate the local jurisdictions. With the adoption of the Local Coastal Program, the County will handle all processing, streamlining the applicant process. Full implementation scheduled for end-of-the-year or 1<sup>st</sup> quarter 2020.  
*T. Parillo* – Coastal Commission ‘outsourcing’ administration of permitting process to County though Coastal Commission holds final authority over ‘special circumstance’ projects.  
*D. Willis* – An improvement to handover this ‘step child’ process to the County, making applicant process move quicker.  
*D. Dill* – Any expansion at San Dieguito County Park would fall under this process as it falls under this Coastal Zone.  
*P. Fisch* – San Dieguito is the only area of unincorporated County that falls under this process.
  - B. **RSF Village Business District – Storefront Backlit Window Sign Regulation.** Follow-up discussion on last month’s motion to study County ordinances to incorporate digital flat panel displays in store front windows. SDPG Member(s): Parillo/Lemarie. -**Continue to June Meeting**
  - C. **Signage Along Del Dios Highway** – Discuss signage types/concerns along the Del Dios (Scenic) Highway corridor between Via Rancho Parkway and El Camino Del Norte. SDPG Member: Laurel Lemarie. -**Continue to June Meeting**
  - D. **PLDO Project Ideas** – Follow-up discussion from last’s month’s meeting agenda item where Marcus Lubich, Senior Project Manager for County Parks and Recreation presented a PLDO status and proposal to upgrade 4S Hockey Park. SDPG members to suggest other Park Land Development Ordinance funds usage

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within the San Dieguito Planning Area at existing or planned PAR facilities.

P. Fisch - #1 request from the 4S Ranch HOA Board is for a Dog Park.

D. Willis – Makes sense, although many parks in 4S Ranch, no Dog Parks exist. Surrounding subdivisions (Savenna, Salviatti, La Vina, Rosemary Lane, Travata, etc.) in the area of the proposed 4S Park on Four Gee Road would be well served.

## 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 June Meeting**
- B. **PDS2019-STP-19-007 Lennar Wellington (formerly McCrink Ranch)** Previously recorded/approved County Map 16031;30-lot McCrink Unit 6 subdivision with each lot averaging .25-acres; APN 267-061-01 through 30 (Lots #395 - #424). This site has a V-Designator for setbacks which calls for a use permit to determine all setbacks on each lot and that is the entirety of this specific project scope. The V Designator was determined by the Santa Fe Valley Specific Plan - <https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/specificplans/Santa-Fe-Valley-Specific-Plan.pdf>. The project proposal is strictly limited to establishing setbacks over the property and includes no changes to the previously approved use, access, or density. Applicant: Lennar Home of California, Arnie White, 619-742-2991; PDS Planner: Karishma Shamdasani, 858-495-5427; SDPG Member: Laurel Lemarie, 858-756-2835. - **Continue to June Meeting**
- 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 site is located in the 4S Ranch area, on Four Gee Road north of Camino del Sur across the street from the RSFFPD station, (APN 678-060-27-00 and 678-422-03-00) in San Diego, 92127. SDPG Member: Phil Fisch, 858-592-6758 will provide an update to the Planning Commission and BOS review, previous and future vote(s), as well as possible changes to the project by the applicant. No SDPG motion or vote at this meeting.

P. Fisch – Last week's BOS meeting announced the request to add to the next BOS agenda the Chinese Bible Church open space easement vacation. The next BOS meeting is June 26<sup>th</sup> which will have this agenda item. Previously the Planning Commission recommended denial of the project. The applicant has attempted to incorporate revisions to their proposal that takes into account the Planning Commissions comments. Those include: reducing the overall height (~54' to ~40") of the steeple towers to match the Fire Station tower across the street. Reduce the amount of outdoor events permitted per year. Restrict outer parking areas next to existing residential neighborhoods. HOA comments included: 1.) traffic impacts on 4 Gee Road. 2.) Fire Station operational egress. 3.) Noise concerns.

S. Williams – What is the outer Parking Lot Surface?

P. Fisch – Don't know; non-pavement like DG, Dirt, Gravel; unknown.

T. Parillo – Do Changes get reviewed by the Planning Commission again?

P. Fisch – No, the changes proposed by the applicant hopefully satisfied any BOS concerns over the Planning Commissions previous negative recommendation. The chair of the Planning Commission is usually present at the BOS meeting.

## 7. ADMINISTRATIVE MATTERS:

### A. Community Reports

D. Willis – Very loud music heard throughout the Sun Valley neighborhood, coming from the Surf Cup Soccer Saturday events held at the former Del Mar/San Diego Polo Fields in the City of San

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Diego. Compliant filed with Surf Cup 'hot line' and the San Diego Police Department.  
B. Nelson – the activity at the Surf Cup has exacerbated the chronic traffic congestion on Via De La Valle and El Camino Real. Noise generated by the Surf Cup is a reoccurring problem for all the surrounding residential neighborhoods including Whispering Palms.  
Staffing shortage at RSF Association has reduced the effectiveness of Association Code Enforcement.

- B. Consideration and comments on circulation mail – None.
- C. Future agenda items and planning – No comments.
- D. Prospective & returning Planning Group members:  
Sharon Fogg, board member on the Whispering Palms Community Council to be voted on (recommendation) as a member SDPG (Seat #2). She has attended three SDPG meetings, provided a CV and answered all member questions satisfactory.  
MOTION: D. Dill – Recommend S. Fogg for Seat #2 of SDPG  
Second: Don Willis  
VOTE: 8 – Yes, 0 – No, 0 – Abstain, 5 – Absent or Vacant  
Still no SDPG member to fill Secretary position. Seat #13 continues to be 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:** 07/11/19 08/08/19 09/12/19 10/10/19 11/14/19 12/12/19

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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