

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, September 10th, 2020
'VIRTUAL' MEETING MINUTES

Place of Meeting: Go to ZOOM Meeting Website (Invitation Link):

<https://us02web.zoom.us/j/81361340963?pwd=TUZ0WkU2dnRuL2lxK0RHQ0pqdUsvZz09>

Meeting Number: **813 6134 0963**

Meeting Password: **107142**

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

1. **CALL TO ORDER:** - 7:01 PM

Present: D.Dill, D. Willis, N. Christenfeld, S. Williams, P. Fisch, J. Zagara, B. Nelson, S. Fogg

Absent: L. Lamarie, S. Thomas

Vacancy: Seat 6, Seat 8, Seat 13

2. **AGENDA REVIEW**

3. **APPROVAL OF MINUTES:** No minutes circulated at meeting for initials/comments.

4. **OPEN FORUM**

Don Willis: In January 2010 the SDPG recommended the rebuilding of a multi-carrier cell site at 8801 Del Dios Highway known as the Crown Castle site. The site was destroyed in the 2008 wildfires. The site was originally constructed in 1994. Some years later an adjoining residential property was sold to the current owners. The current owners are now preparing to resell the same property. In reviewing their previous purchase records, they claim there was not any disclosure of the cell site adjacent to their property. In their effort to resell the property, they will have to disclose the cell site, which they feel will negatively impact the value of the property. This adjacent property owner has initiated a lawsuit with the previous owner(s). As part of the discovery process, the plaintiff is seeking documentation from the County in reference to this cell site approval process, include SDPG agenda and minutes.

Susan Williams: Provided an update to the Harmony Grove Road closure from Country Club to HG Village Parkway. Construction is proceeding with the re-alignment, though the completion date is a moving target, currently set at December 2020. There is also a question as to whether an open space easement vacation is necessary to complete the re-alignment process.

Don Willis: Is seeking clarification on State/County ADU (Accessory Dwelling Unit) regulations. There is concern in the Sun Valley neighborhood, that a specific property owner maybe skirting or ignoring the regulations regarding ADU construction on their property.

5. **GENERAL PLANNING ITEMS:**

- A. **Recommendation for Minor Deviation of Discretionary Permit** - Merrill Lynch Office Building Signage; applicant proposal for replacement exterior signage on parcels, APNs: 266-182-44-00, 266-182-28-00, and 266-182-06-00. Located at 6002 El Tordo, and 5951 La Sendita, Rancho Santa Fe, CA. With the acquisition of Merrill Lynch by Bank of America, the company has changed its name to Merrill, A Bank of America Company. Property Owner: Huntington Hotel Company; Applicant: Champion Permits, Tim Seaman, 619-993-8846; PDS Planner: AJ Morales, 858-694-3036, SDPG Member: Doug Dill, 760-420-7909.

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CONTINUE to October 2020 SDPG Meeting

- B. **PDLO Funds Priority List** - Department of Parks and Recreation (DPR) is seeking San Dieguito Planning Group community's input on the 2020-2021 Park Land Dedication Ordinance (PLDO) and Recreation Programming priorities for the San Dieguito Local Park Planning Area (LPPA). Discussion regarding vacant land acquisition and improvements at existing SDPG area DPR facilities at this month's meeting in preparation to an updated list for the October 2020 SDPG meeting. DPR Contact: Nina Pisano, 858-966-1353.

Doug Dill: Reviewed last year's list for PDLO resubmission. Solicited additional parcels or park improvement suggestions from members. At the October meeting the SDPG will vote to submit the updated list to the Department of Parks and Recreation.

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.

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- B. **PDS202-STP-20-004/ER-20-08-004 Gemmell Matthes Residence** – Proposed single-family residence to be built on vacant lot with evidence of previous (burnt down) home. Lot has split zoning (RR + S80). A percentage of the proposed new home, three parking spaces and portions of a proposed seepage pit falls into the SS80 zone. Parcel located at 20043 2nd Place, Del Dios, CA 92029 (Nearest cross street – Kalmia Lane), APN: 270-087-07-00. Applicant Contact: Nico Wallace, 858-414-1290; PDS Planner: Hunter McDonald, 858-495-5330; SDPG Member: Nicholas Christenfeld, 760-503-4214.

Nicholas Christenfeld: Described the history of inconsistent zoning of parcels in Del Dios. No issues were identified with the proposed merging of lots project.

MOTION (Christenfeld): Recommend approval as submitted. Urge the County to clean-up the inconsistent Del Dios residential zoning to prevent future processing of similar types of lot merging project proposals.

SECOND: Phil Fisch

VOTE: Yes: 8, No: 0, Abstain: 0, Absent: 2, Vacancy: 3

- C. **PDS2020-AD-20-008 Khatibi Garage Addition** – Administrative permit for oversized accessory structure. 680 sf (34x20) of additional garage space. Existing house is 16,386 sf but does not have adequate garage parking given the size. Property owner wishes to add an attached 680sf four car garage. Property is already at 2000 sf limit for attached accessory structures. Site location: 16268 Via Cazadero, Fairbanks Ranch, APN: 269-201-52-00. Owner/Applicant Contact: Reza Shabani, 619-610-8750; PDS Planner: Nathan Kling, Nathan.Kling@sdcounty.ca.gov; SDPG Member: Sharon Neben Fogg, 858-945-6856.

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- D. **PDS2015 TPM 21229 Application for Tentative Parcel Map.** 16.17 acres with four parcels + remainder 2.24-acre parcel located at 7722 Rancho Santa Fe View Court, Rancho Santa Fe. APN #265-380-24. Applicant: Doug Logan for H&J Devco, LLC 760-510-3152; PDS Planner: Rachael Lindebrekke, 858-495-5427; SDPG Member (Open).

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- E. **PDS2020-STP-20-023 Road to Rio Crosby Subdivision House Plot Plan** – New 1-story single family residence with attached garage, pool and landscaping, all on existing pre-graded lot with new retaining wall along new paved driveway. Location: 16582 Road to Rio, San Diego, CA 92127, nearest cross road: Road to Zanzibar, APN: 267-210-29-00. Applicant Contact: Karl Voigtlander, 760-877-8248; PDS Planner: David Cook, 858-505-6429; SDPG Member: Beth Nelson, 858-765-2322.

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7. ADMINISTRATIVE MATTERS:

A. Community Reports

Sharon Fogg/Beth Nelson: Updated group on proposed Homeless Veterans facility to be located at the Del Mar Horse Park. The proposal has been shelved due to wide-spread community opposition. The original NGO that was to build and operate the facility has withdrawn their proposal. There was concern the NGO had no experience in operating such a facility. There is a possibility the project will resurface if the AG District can figure a way to do it. Due to COVID-19, the district is having financial issues related to revenue generating activities.

Beth Nelson: The RSF Association is reviewing and updating their lighting regulations, which will potentially impact the enforcement of the Dark Sky Policy in the area.

Beth Nelson: Supervisor Jim Desmond received BOS approve in the County budget for the \$3 million needed to start the process of construction the roundabouts on Paseo Delicias in RSF (acquiring land, engineering studies, etc. required before construction can begin). More funds will be needed in future budgets to complete construction.

B. Consideration and comments on circulation mail. None.

C. Future agenda items and planning. No discussion.

D. Prospective & returning Planning Group members:

All odd-number positions are up for re-election this November, ROV candidate applications were due August 7, 2020. SDPG Vice-Chair and Secretary positions are open. Seats #6, #8 and #13 are vacant.

E. Supply orders and reimbursement of expenses

8:04 pm: MEETING ADJOURNED

NOTE: The San Dieguito Planning Group currently has THREE vacancies, Seat #6, Seat #8 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: 10/08/2020 11/12/2020 12/10/2020 01/14/2021 02/11/2021 03/11/2021

Doug Dill, Chair 760-420-7909 e-mail: theddills@att.net
Vice-Chair (OPEN)
Secretary (OPEN)

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