

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, January 13, 2022
'VIRTUAL' MEETING MINUTES

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

1. **CALL TO ORDER**: - 7:04 PM
Attendance: D. Willis, D. Dill, S. Fogg, N. Christenfeld, L. Lemarie, P. Fisch, S. Williams, J. Callow, J. Zagara, B. Nelson
Absent: None
Vacant: 3

2. **AGENDA REVIEW**

3. **APPROVAL OF MINUTES**: December 9, 2021 SDPG Meeting Minutes circulated to members in advance of meeting for initials/comments.
MOTION (D. Dill): Vote to approve.
Second: S. Williams
VOTE: 9 - Yes; 0 – No; 1 – Abstain (B. Nelson); 3 - Vacant

4. **OPEN FORUM**
D. Dill – Read *B. Liska*'s communication to Todd Voorhees at SDG&E regarding power pole undergrounding along Via de la Valle: "As a retired SDG&E employee and San Dieguito Planning Group member I was pleased to see that the VDLV UG project has FINALLY begun. For the last decade we have eagerly anticipated the project only to see new OH lines be installed along the road as part of lagoon restoration. I hope that many of the old and newer pole lines will be removed. The recent article in the *Rancho Santa Fe Review* explained the three phases, but without a map/diagram it is hard to picture just what is happening and where.
Could you please send me a drawing of what pole lines are coming down, where anymore new poles will be installed, what circuits are involved (we recently lost ten circuits out of Del Mar Sub for over two hours, cause unknown.)
Thanks for the additional info and good luck to you and Kelli for a safe and successful project!" [end message]
J. Zagara – After the recent rains, a great deal more potholes are appearing on RSF Roads.
L. Lemarie – Will follow-up with the RSF Association and the County concerning road repair.
B. Nelson – Described the recent BoS redistricting boundaries that now puts RSF in Terra Lawson-Remer's District 3.
Judi Strang (audience) – City of San Diego Police Department reported on increased burglary/home invasion activity in the residential neighborhoods of North City San Diego. It was described as a team of 4 burglars breaking-in to homes in Del Mar Heights, Poway, and Rancho Santa Fe.
Recent BoS meeting continues with discussions on the implementation of a future cannabis ordinance. Supervisor Nathan Fletcher continues for a second year as the Chair of the BoS. This is apparently an unprecedented action, as rotation of the 'Chair' has historically always changed each year.
Amanda Berry – introduced herself to the SDPG members as a policy advisor to BoS Terra Lawson-Remer that will be sitting in on SDPG meetings, schedule permitting.

5. **GENERAL PLANNING ITEMS**:

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- A. **Rancho Santa Fe Fire Protection District Presentation** – RSFFPD will present an update on relevant information concerning California SB 9 and its impact on the Fire Protection District area including RSF, Elfin Forest, Harmony Grove, and other portions of the Planning Group area. The presentation will include other building code and legislative updates. RSFFPD Presenter: Conor Lenehan, Deputy Fire Marshal; SDPG Member: Beth Nelson, 858-765-2322.
C. Lenehan – delivered a thorough PowerPoint Presentation to SDPG members/audience. PPT later distributed to all members. New RSFFPD landscaping guidelines recommend fire safe vegetation of 6” to 18” height next to residential structures. Most of the fire district is exempted or ‘grandfathered’ from conforming to California Housing Opportunity and More Efficiency (HOME) Act (SB 9) as many of the San Dieguito rural residential communities are classified as being in high-fire hazard regions with limited infrastructure to support increased density. Residential solar ‘power-wall’ batteries are considered high-fire hazard equipment that needs special consideration and inspection from the RSFFPD.
- B. **Surf Cup/Polo Fields/Horse Park** – Any updates to current Surf Cup (over use) activities/status not in compliance with property title usage overlay and related developments with adjacent 22nd DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.
B. Nelson: 22nd DAA has selected an operator for the Horse Park that will continue the facility as an equestrian park.
- C. **NOP for El Camino Real Assisted Living Facility EIR in City of San Diego** – Brief update to recent notice from the City of San Diego concerning a proposed senior assisted living facility, includes a pool area, pet area, and recreation area. Located at St. John Garabed Armenian Church, 13860 El Camino Real, San Diego, CA 92130, APN: 304-650-3700. SDPG Planner: Sharon Neben-Fogg, 858-945-6856.
S. Fogg – a controversial proposed project since it will add considerable land use intensity next to existing equestrian neighborhood just north of City of San Diego single-family neighborhoods of Del Mar Heights and Carmel Valley. The local City of San Diego Carmel Valley Planning Group is opposed to the project as it would be co-located with the existing Armenian Church. Ironically, assisted living facilities are in high-demand and generally do not generate a lot of additional daily trips on local roads. No action taken by SDPG.

6. **MAJOR PROJECTS AND LAND USE ITEMS:**

- A. **PDS2021-AD-21-015 Richmond Residence Barn and Accessory Building Permit.** Proposed new 1,596 sf barn with 1,093 sf accessory dwelling unit. Project location: 5371 La Glorieta, Rancho Santa Fe, CA 92067, Closest cross street: Linea del Cielo; APN: 268-111-13-00. Applicant Representative: Maxwell Wuthrich (B+W Architect) 858-756-1788; PDS Planner: Hunter McDonald, 858-495-5330; SDPG Member: Laurel Lemarie, 858-756-2835
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- B. **PDS2021-LDGRMJ-30331 Major Grading Permit.** Follow-up discussion and updates from last month’s 7-0-0-5 vote to send a comments letter to PDS Director. Major grading plan for the import site with excavation of 19,900 cubic yards, fill of 155,600 cubic yards, and import of 135,700 cubic yards to allow for future construction of an equestrian facility. Location: Country Club Drive, Escondido, CA 92029; APN: 235-011-01, 235-011-02. Applicant: H Grove NK Investors, LLC, Santa Monica, CA; PDS Planner (unknown as of publication); SDPG Member: Susan Williams, 760-212-3280.
D. Dill – Meeting with applicant clarified actual import of fill to ~13k cubic yards. The County has noticed (in error) 135k which was the fill number for the entire Harmony Grove Village development project. As this is a PDS administrative action, no SDPG position or vote necessary.
- C. **PDS2021-STP-21-026/PDS2021-MUP-21-007 Via Monte Residence Site Plan.** Construct a new 4,854 square foot single family residence with an attached 750 square foot accessory dwelling unit and 4-car garage parking on an existing vacant 2.55 net acre parcel within an existing residential neighborhood. Location: 16073 Via Monte (off El Camino Real north of San Dieguito Park), Rancho Santa Fe, CA 92067; APN: 302-180-60-00. Applicant (CWS Via Monte LP) Representative: Guy Oliver, 760-602-6406; PDS

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Planner: Souphalak Sakdarak, 619-323-4869; SDPG Member: Don Willis, 858-481-6922.

Continued to February 2022 SDPG Meeting

- D. **PDS2021-STP-21-034 Niedernhofer Residential Guest House Site Plan.** 600 sq. ft. Guest House with deck. Location: 4733 Vista De La Tierra Del Mar, CA. 92014; APN: 302-032-15-00. Applicant Contact: Jim Dyjak, 619-244-3085; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Don Willis, 858-481-6922.

Continued to February 2022 SDPG Meeting

- E. **PDS2021-VAR-92-001W1 Variance, Fuglesang-Vadakan Residence.** Applicant requesting a reduction in the front yard setback from 100 feet to approximately 96 feet for an addition to an existing single-family dwelling into the front yard setback. The property currently contains a guest house in the front yard setback which will be demolished to allow for an addition to the single-family dwelling. The proposed addition will encroach into the front yard setback less than the existing guest house. Project location: 6605 La Valle Plateada, RSF, CA 92067; APN: 266-320-50-00. Access would be provided via an existing private driveway connected to a private road easement connected to La Valle Plateada. Applicant Representative: Doug Mansfield, 949-218-0408; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Beth Nelson, 858-353-5773.

B. Nelson – Take off agenda.

- F. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Any updates to September 2021 SDPG vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: TBD, 858-495-5418; SDPG Member: Don Willis, 858-481-6922. *D. Willis* – Take off agenda, no additional SDPG actions needed. In the hands of PDS planner management. No enforcement action taken by RSFFPD.

- G. **PDS2021-STP-21-040 Holland Residence Remodel – RSF.** Remodel and addition to existing single-family residence at the very western end of RSF on El Camino Real. Project Address: 16170 El Camino Real, Rancho Santa Fe, CA 92067, APN: 302-180-56-00. Owner: Sydney Holland; Applicant Representative: John P. Jensen, 858-756-2526; PDS Planner: Jessica Madamba, 619-323-8672, Sharon Neben-Fogg, 858-945-6856.

S. Fogg – Minor exterior alterations such as an expanded existing patio off the living room and a 4th bedroom addition. No visual or otherwise impact to surrounding neighborhood.

John Jensen (Applicant Representative) – parcel falls into the 'Coastal Zone' area that requires it be heard by the planning group.

MOTION (*S. Fogg*) – Approve as Presented

SECOND: *N. Christenfeld*

VOTE: Yes – 10; No – 0; Abstain – 0; Vacant - 3

- H. **PDS2021-STP-17-002W1 Sun Residence Site Plan Modification.** Single Family 2-Story Residence with attached garage, driveway and landscape. Detached ADU and BBQ cabana. Site Location: 7417 Artesian Road, San Diego, CA 92127; APN: 269-100-44-00. Applicant: J. Villa & Company (for owner: Mr. Darrick Sun) 760-688-7430; PDS Planner: John Leavitt, 619-323-8674; SDPG Member(s): Philip Fisch, 858-967-5323; Jennifer Callow, 760-271-9600.

Continued to February 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. Community Reports

S. Williams – County Parks and Recreation conducted Cider Tree planting ceremony at the Southwest corner of 4th of July Park in Harmony Grove Village.

B. Nelson – Observed up-lighting of Whispering Palms/Morgan Run trees along the frontage of Via de la Valle. Concern if this conforms with the San Dieguito Community Plan. Will place this topic on

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next month's SDPG agenda for further discussion.

L. Lemarie – County has been installing square curbs along narrow RSF county roads, limiting ability of vehicles and equestrians from partially leaving the road to avoid on-coming traffic. The Association inquired to DPW. The response was drainage requirements necessitated the installation of curbs.

- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

8. MEETING ADJOURNMENT: 8:45 PM

NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 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: 12/09/2021 01/13/2022 02/10/2022 03/10/2022 04/10/2022 05/12/2022

Doug Dill, Chair	760-420-7909	e-mail: theddills@att.net
Phil Fisch Vice-Chair Secretary (OPEN)	858-592-6758	e-mail: philipfisch@gmail.com

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