

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, March 10, 2022
MEETING MINUTES

1. CALL TO ORDER: - 7:06 PM
Attendees: P. Fisch, S. Fogg, J. Callow, L. Lemarie, N. Christenfeld (joined at 7:23pm), S. Williams, B. Nelson, J. Zagara, D. Willis
Absent: D. Dill. Three vacant seats.

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: February 10, 2022 SDPG Meeting Minutes circulated to members in advance of meeting for initials/comments.
MOTION (J. Zagara): Vote to approve.
Second: D. Willis
VOTE: 8 - Yes; 0 – No; 0 – Abstain; 2 – Absent (D. Dill, N. Christenfeld); 3 - Vacant

4. OPEN FORUM
Rebecca Smith, MCP, Policy Advisory, Supervisor Terra Lawson-Remer, District 3 – The Supervisor welcomes the opening of the new 9-mile HOV lane traffic improvements on the I-5 North and South bound lanes. This is a great enhancement for quality of life, reducing emissions, saving time. Community enhancement funds are available for Covid relief for non-profits, as well as neighborhood reinvestment funds and small business grants. There will be an upcoming grant webinar on April 7th at 1:00pm.

Mariko Nakawatase, Community Outreach Coordinator, Supervisor Joel Anderson, District 2 – She is working with the Registrar of Voters to get us a detailed map of the new San Dieguito Planning Group coverage area in District 2 in response to the questions following redistricting. Supervisors Anderson and Vargas collaborated on a policy to allow for microenterprise home kitchens (MEHKO) last Fall. They are now accepting applications for these small businesses. Specialists are available to help anyone interested in starting the program. Direct MEHKO public inquiries to the dedicated program email FHDMEHKO@sdcounty.ca.gov and the food program duty specialist can be reached via phone at (858) 505-6900. Supervisor Anderson’s office has an internship program and a community recognition program. Please reach out to nominate someone who is doing good in the community.
D. Willis – Will the health department inspect and rate home kitchens like they do restaurants?
M. Nakawatase – The website has more information on this, and it is evolving. She can find out more for us. <https://www.sandiegocounty.gov/content/sdc/deh/fhd/food/homekitchenoperations.html>

D. Willis – Sun Valley resident started ADU construction against Sun Valley HOA ADU position.
B. Nelson – Signature campaign for non-partisan, state-wide, ballot initiative to overturn SB9 for November 2022 has been suspended. It will be retooled, and efforts restarted for the 2024 election instead.
P. Fisch – Introduced resident Jeff Dugdale who observed the meeting and is interested in becoming a member of the Planning Group.
Judi Strang (audience) – Provided a Capital Improvement Needs Assessment document with estimated funding plan from the March 1, 2022 Board of Supervisors meeting, which includes some projects in the San Dieguito plan area.

5. GENERAL PLANNING ITEMS:

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- A. **Board of Supervisors VMT Implementation Analysis in Unincorporated Region** – review, discuss and formulate comments for submitting SDPG response to the BOS. Link below to maps indicating unincorporated County TAZs which meet infill definition and TAZs Adjacent to Infill Areas including the San Dieguito Planning area.
BOS VMT Options Memorandum:
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e7a3>
BOS VMT Options Infill Area Maps:
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e79e>
Continue to April 2022 SDPG Meeting
- B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22nd DAA Horse Park. Possible review and vote on SDPG letter supporting Fairbanks Polo Club efforts to bring Surf Cup field activities in compliance with property Grant Deed restrictions. SDPG Lead: Beth Nelson, 858-765-2322. Draft SDPG letter distributed in advance and reviewed at the meeting.
MOTION (B. Nelson): Recommend approval of SDPG letter as presented, with additional organizations/persons copied as discussed.
SECOND: D. Willis
VOTE: 9 -Yes; 0 - No; 0 - Abstain; 1 – Absent (D. Dill); 3 – Vacant
- C. **County ADU, JADU, GLQ and State SB-9 Guidelines** –discussion on current Accessory Dwelling Unit (ADU), Junior Accessory Dwelling Unit (JADU), Guest Living Quarters (GLQ), and CA State Bill 9 zoning laws as it applies to unincorporated SDPG rural residential and master plan community areas. Possible County Staff presentation. SDPG member: Don Willis, 858-481-6922
Presentation by Souphalak Sakdarak, County Planner, and Dag Bunnemeyer, County Planning Manager on addition of two residential units on a parcel zoned for 1 home or a lot split of a parcel zoned for 1 home. There are some restrictions for a property to qualify. Most of San Dieguito area is a designated State Landmark and ineligible for SB-9. RSF Covenant is a Historic District, so it does not qualify for SB-9. Areas in high fire severity zones also do not qualify for SB-9. Dag demonstrated an SB-9 web app created with various overlays that can be used to determine if a property address is subject to SB-9. It can be found at gis-portal.sandiegocounty.gov/arcgis/apps/webappviewer/index.html?id=087045b76abd43299f5a288fa2f594ff
S. Fogg – Are HOA’s exempt from SB-9?
D. Bunnemeyer – The county does not get involved with enforcing HOA restrictions. It would be up to the HOA or an individual to take civil action.
- D. **AB-2705 Housing: fire safety standards** – discussion and possible vote on a SDPG position for this State Assembly Bill now working its way through the CA State Capitol. Bill introduces “Discretionary Entitlements” allowing high-density, master-planned communities in severe high-fire hazard areas, such as portions of the San Dieguito Planning Group area. SDPG Member: Susan Williams, 760-212-3280.
S. Williams read the letter from Dan Silver, Executive Director of the Endangered Habitats League regarding AB-2705 in its entirety.
MOTION (S. Williams): Recommend that the SDPG endorse the EHL position letter to the State Assembly in opposition of AB-2705 as written.
SECOND: N. Christenfeld
VOTE: 9 -Yes; 0 - No; 0 - Abstain; 1 – Absent (D. Dill); 3 – Vacant
- E. **RSF Village D-Designator Signage Permit** – Replace existing window vinyl and reface existing 2-sided blade signage. Located at Country Squire Building, First Citizens Bank & Trust, 6009 Paseo Delicas, Rancho Santa Fe, CA 92067, APN: 266-285-02-00. Applicant’s Representative: Anne Ash, 714-520-9144, PDS Planner: Rob Makoske, 858-694-2601, SDPG Member: Laurel Lemarie, 858-922-8866.
Continue to April 2022 SDPG Meeting

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- F. **RSF Village Red Curbing Request to DPW** – Vote to recommend to the Traffic Advisory Committee (TAC) of the Department of Public Works (DPW) the red curbing at the following locations in the Village of RSF to facilitate safe egress from parking lot exit and driveways.
- 1.) 6110 El Tordo - Pacific Western Bank - one space either side of parking lot exit onto Ave. de las Acacias
 - 2.) 6157 El Tordo - Kahn residence - redline length of property from neighbor's sidewalk to driveway
 - 3.) 6136 Paseo Delicias - Madura duplex - redline one space either side of driveway
- SDPG Member: Laurel Lemarie, 858-922-8866.
Concerns were expressed about the SDPG's authority to recommend the red curbing at these 3 locations. It was preferred that we ask the County to study it instead.
MOTION (L. Lemarie): Due to safety concerns, ask the County TAC to study the risks and find solutions for the lack of sidewalk/pedestrian safety at one site (6157 El Tordo) and visibility for vehicle egress at two other sites (6110 El Tordo and 6136 Paseo Delicias).
SECOND: S. Williams
VOTE: 9 -Yes; 0 - No; 0 - Abstain; 1 – Absent (D. Dill); 3 – Vacant

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
MOTION (L. Lemarie): Recommend approval of the new 1,596 sf barn and 1,093 sf ADU, with the following conditions: Since the “Existing Workshop” on applicant’s plans dated 4/5/2021 was reported to be an existing ADU, the new barn and ADU may be constructed if the “Existing Workshop” returns to being a workshop, a recreation room or other such non-habitable space.
SECOND: P. Fisch
Discussion: Two neighbors have reported that the existing workshop is being used as a rental, which would make this property ineligible for an additional habitable structure such as an ADU. County Code Enforcement investigated but was not allowed entry to the structure to inspect. The applicant was not present and available for questions at this meeting. PG members preferred to defer pending further research and information from County Code Enforcement. Motion was withdrawn by L. Lemarie.
Continue to April 2022 SDPG Meeting
- B. **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 Planner: Souphalak Sakdarak, 619-323-4869; SDPG Member: Don Willis, 858-481-6922.
Project complies with all County regulations, setbacks, and codes.
MOTION (D. Willis): Recommend approval as presented.
SECOND: P. Fisch
VOTE: 9 -Yes; 0 - No; 0 - Abstain; 1 – Absent (D. Dill); 3 – Vacant
- C. **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 April 2022 SDPG Meeting
- D. **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

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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; Laurel Lemarie, 858-756-2835

Laurel Lemarie presented as the lead PG member for this project since it is still in early stages of review with the RSF Art Jury. The PDS Planner is now Nathan Kling, 619-323-5507.

The property currently has approximately 400 sf of building encroaching into the FYSB, at 83' from the center line. The proposed project will have approximately 139 sf encroaching into the FYSB at 88'6" from the center line. L. Lemarie presented the findings that must be met for the variance modification and the likelihood that each would be met. Some of them require further research from the County planner who just took over this case. Applicant's representative stated that the plans will be changing from what is currently submitted (patio walls that encroach into the side yard setback will be removed), thus no vote was taken pending revised plans and RSF Art Jury approval.

Continued to April 2022 SDPG Meeting

- E. **PDS2022-MUP-97-003M8 Thornmint Business Park Build Signage Permit** – Two non-electrical building signs, (1) attached to front of building, (1) attached to side of building, and (1) existing monument sign section. Located at 10807 Thornmint Road, San Diego, CA 92127, APN: 678-291-32-00. Applicant: Dan Mayorgas / Golden Holdings LLC, 858-610-0458; Applicant's Representative: Joanna Fox, 858-538-3858; PDS Planner: Jessica Madamba, 619-323-8672; SDPG Member: Phil Fisch, 858-967-5323. Joanna Fox presented images of proposed designs which are within allowable square footage and locations. The 4S Ranch HOA has already given approval.
MOTION (P. Fisch): Recommend approval as presented.
SECOND: N. Christenfeld
VOTE: 9 -Yes; 0 - No; 0 - Abstain; 1 – Absent (D. Dill); 3 – Vacant

7. ADMINISTRATIVE MATTERS:

- A. Community Reports - None
- 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: 10:29 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: 04/10/2022 05/12/2022 06/09/2022 07/14/2022 08/11/2022 09/08/2022

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

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