

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

7:00 pm, Thursday, April 14, 2022

MEETING MINUTES

1. CALL TO ORDER: - 7:05 pm
In attendance: D. Dill, S. Fogg, D. Willis, S. Williams, L. Lemarie, P. Fisch, B. Nelson, J. Zagara (7:08 pm)
Absent: J. Callow, N. Christenfeld
SDPG Candidate: J. Dugdale
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
March 2022 SDPG Meeting Minutes.
MOTION (B. Nelson): Approve as presented.
Second: S. Fogg
VOTE: 7-yes; 0-no; 1-abstain; 2-absent; 3-vacant seats
4. OPEN FORUM
Rebecca Smith, Land Use & Environment Advisor and Community Representative for Supervisor Terra Lawson-Remer.
"Work for All" recent approved self-sufficiency programs open to expansion.
Supporting BOS Chair Nathan Fletcher's program to open County owned property for low-cost housing with a 10k unit goal.
County Grant programs open for community submissions.
L. Lemarie – Status on planned RSF Round-Abouts; construction to start in the summer of 2023. Entire funding still to be determined. Possible consideration for County Grant program.
Judi Strang (Audience)– At recent SD City Council meeting, the SD City Audit Department handling the 'Surf Cup' lease came up (Item 202), and it was a lively discussion. Nathan Otto, Audit Department staff urgent to audit this lease. Recent BOS meeting – cannabis hearings about 'lifting sessions' to help low-income and former drug felons. Recent sessions held in the City of San Diego; downtown and La Jolla. Appears not to be considering unincorporated County areas.
5. GENERAL PLANNING ITEMS:
 - 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. SDPG Member: Doug Dill, 760-420-7909.
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 May 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. SDPG Lead: Beth Nelson, 858-765-2322.
B. Nelson – Women's soccer team moving to Surf Cup fields. Proposed Milan Senior Living project that has been stalled with the City of San Diego is possibly selling parcel to Surf Cup. SDPG letter to City concerning

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issues with Surf Cup has not had any response from City. Environmental concerns continue with run-off from Surf Cup fields into the San Dieguito River basin, most recently identifying Round-Up type weed killer chemicals.

S. Williams – possibly have concerned parties bring these issues to the attention of local media.

B. Nelson – There have been reports that Surf Cup representatives have been harassing critics of Surf Cup on social media.

S. Fogg – The Surf Cup has been a bad neighbor, so at the May 29th HOA meeting, it is proposed to assess homeowners to construct a fence to separate the golf course from the Surf Cup properties construction sites. It appears the Surf Cup attendee parking is a 'cash' operation shielding the income from the main Surf Cup operations.

D. Willis – City of San Diego appears not care for the surrounding residential neighborhoods severely impacted by the Surf Cup facility hyper activity.

B. Nelson – The City of San Diego Carmel Valley Planning Group has not taken up the Surf Cup operation controversy.

- C. **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.

MOTION (L. Lemarie): Approve as presented.

Second: D. Willis

VOTE: 8-yes; 0-no; 0-abstain; 2-absent; 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: Nathan Kaling, 619-323-5507; SDPG Member: Laurel Lemarie, 858-756-2835

Continue to May 2022 SDPG Meeting

- B. **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 May 2022 SDPG Meeting

- C. **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: Laurel Lemarie, 858-756-2835.

Continued to May 2022 SDPG Meeting

- D. **PDS2022-MUP-22-004 Belmont Village Senior Living Facility.** A proposal to develop a fully licensed residential care facility for the elderly (RCFE) with up to 200 units of independent living, assisted living and memory care with associated site improvements on a 7.1 acre site within the Santa Fe Valley Specific Plan. NW Corner of Camino del Sur & Old Course Road, APN: 267-061-31-00. Applicant Contact: Andrew Gerber, 619-455-9846; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member(s): Phil Fisch, 858-592-6758,

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Jennifer Callow, 760-271-9600.

P. Fisch – described location and that the 200-unit facility is designated as part of the original master planned community (zoned and permitted). Understands that The Lakes HOA has concerns.

Continued to May 2022 SDPG Meeting

- E. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation 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: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922

Continued to May 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. Community Reports

S. Williams – A Harmony Grove Village (HGV) finished parcel at the corner of Harmony Grove Road and HGV Parkway is zoned 'Institutional'. It was recently purchased by a house of worship group to construct a Mosque. The group had a welcoming event on the vacant parcel. The group stated they started the planning process with the County. It was noted a driveway had already been graded and paved from the street to the parcel building pad. It was observed by some residents near the welcome event that it was very noisy, with a complaint to County code enforcement, concerned that applications for the paved driveway and the special event were not submitted to the County.

B. Nelson – The Mabee Property at Via de la Valle and Calzada Del Bosque has been sold. Currently approved for 7 dwelling units, there had been a 55-unit senior residential project proposed for the parcel.

- 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. Adjourned at 8:20 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: 05/12/2022 06/09/2022 07/14/2022 08/11/2022 09/08/2022 10/13/2022

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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