

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, June 9, 2022
MEETING MINUTES

1. **CALL TO ORDER:** - 7:04 PM
Attendees: L. Lemarie, B. Nelson, D. Dill, P. Fisch, J. Callow, J. Zagara, S. Williams
Absent: S. Fogg, N. Christenfeld, D. Willis
Potential New Member: Mark Benjamin
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** May 2022 Meeting Minutes –
MOTION (D. Dill) - approve as presented.
SECOND: L. Lemarie
VOTE: Yes-7, No-0, Absent-3, Vacancy-3
4. **OPEN FORUM**
D. Dill: An Eden Valley project came before the SDPG in 2015, PDS2015-HLP-15-002 Habitat Loss Permit for a "Private Horse Keeping and Grape Planting" facility. The parcels located at the north end of County Club Drive at the boundary with the City of Escondido, APN: 228-400-15, 228-400-16 and 228-400-22. The owner, Brendan Thiessen, Harmony Grove Partners LP is now initiating the annexation process into the City of Escondido for a proposed industrial-business park.
J. Strang (audience) – Provided review of Tuesday and Wednesday Board of Supervisor meetings. Topic of interest at Tuesday's meeting was a BOS proposal for a Cannabis Business Tax.
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 July 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 – The Fairbanks Polo Club HOA is in the process of voting an assessment of members to proceed with a lawsuit against the City of San Diego for not following the Grant Deed Terms. Ag District Horse Park facility's new operator starts in 2023.
 - C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue.
SDPG Planner: Sharon Fogg, 858-945-6856
Continue to July 2022 SDPG Meeting

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- D. **DPW Capital Project List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
MOTION (D.Dill): Recommend submittal as presented.
SECOND: L. Lemarie
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- E. **DPW Road Repaving List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
MOTION (D.Dill): Recommend submittal as presented.
SECOND: B. Nelson
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- F. **Goodson Apartment Proposal in City of Encinitas.** Discuss recent re-affirming SDPG position letter sent to BOS, and State AG and legislators. SDPG Member: Doug Dill, 760-420-7909.
B. Nelson – an insignificantly scaled down project was presented the last night’s Encinitas city Council meeting. The City defended the state mandates requiring high-density housing. No local support. One of the adjacent neighbors, an existing nursery school using the same common driveway concerned that the driveway will not safely support additional apartment complex traffic volume. Fire safety continues to be the primary concern to the surrounding rural residential communities within the City of Encinitas and RSF. At this point, lawsuits appear to be the only recourse.

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
L. Lemarie – there was an existing ADU rental at the main house. The County was unable to confirm that the existing ADU was abandon in order to allow for a new ADU located as part of the new oversized barn.
MOTION (L. Lemarie): Recommend approval only after existing ADU at main house is deemed permanently uninhabitable.
SECOND: B. Nelson
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- 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 July 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 July 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,

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619-455-9846; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member(s): Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.

Tom Harbrecht (Applicant Rep) – introduced family ownership history and its relationship within the approved Santa Fe Valley Specific Plan that allowed a RCFE located on the parcel at the community entry guardhouse located at the southern entrance to The Lakes subdivision (Planning Area III). The SPA EIR specified 39 ft. 3-story structures.

Andrew Gerber (Applicant Rep) – provided project general description, primary access via Old Course Road, new service entrance before Gate House.

SDPG Comments:

P. Fisch – 50 ft tall towers are problematic in terms of height and scale; would recommend a height reduction. Appears view from Camino Del Sur is largely unobstructed.

L. Lemarie – minimize (shielded downward) or eliminate altogether tower exterior lighting. Design all exterior lighting to SFV SPA dark sky policy best practices.

J. Zagara – Recommend restricting tower heights to 39 feet.

D. Dill – Constructed a dedicated left-hand turn lane into the 'new' service entrance before the gate house to encourage most visitor traffic to use driveway before the gate house.

B. Nelson – also concerned about tower height and exterior lighting. Security at service (spur) driveway?

Community Comments:

Paul Lebidine (HOA Rep) – Applicants have been accommodating 'best they can'; primary concern to keep traffic out of the residential neighborhood and provide additional guard gate house resources.

Mikail Lotia – Will there be a security fence along the service easement between the existing residential neighbors and the RCFE project? And a security gate at the neighborhood side spur street after the gate house?

Mike Johnson – Support height restriction of towers; 50 ft too high.

Sabrina Singh Upal – What is the south gate house connection mitigation?

Andrew Gerber (Applicant Rep) – Need to look into fence and gate questions, no specific renderings not available yet. The service entrance before the gate is intended to minimize drivers using the gate house access. The are functional elements to the towers (such as staircase to roof) that need to be kept into consideration when determining the minimum height of the towers.

P. Fisch – SDPG discussion before motion; main items: 1.) tower height, 2.) exterior lighting, 3.) security fencing - need more plan development referencing these items.

B. Nelson – Tower interior lighting, minimize/restrict exterior spillage.

S. Williams – Lighting question with towers, eliminate lighting that strictly decorates towers.

MOTION (P. Fisch): Recommend approval with following conditions:

Height – The maximum height of 50 feet is well beyond the usual height and above the 35-foot height limit currently allowed on this lot. While the hill on the property will screen the height from most passing vehicles, it will be clearly visible to cars approaching the property from the east and especially visible to surrounding property owners. We are also concerned about light emanating from the highest point of the property and being visible at night. We strongly recommend that the height be lowered and lighting from the peak areas be eliminated.

Security – We recommend that a security analysis be performed and that a fence or other barrier be installed around the property, limiting walking access to the subdivision through Belmont Village

Lighting – We recommend that a lighting study be conducted to ensure that the property complies with the Dark Sky policy in our area and up lighting not be allowed.

Windows on tower – We recommend that the design of the tower be changed to minimize the number of windows.

SECOND: D. Dill

VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy

- E. **PDS2021-AD-21-024 Tree Residence Accessory Building Permit** – Revised plan with 3563 sq. ft. basement removed. Site located at 6415 Primero Izquierdo, Rancho Santa Fe, CA 92091, APN: 265-432-04-00, closest cross street: Lago Vista. Proposed new 6426 sq ft 2-story structure with 2987 sq ft of garage, storage and 576 lobby sq ft on the first floor; 2863 sq ft of guest and rec area on the second floor. Applicant Contact: Mark Radford/Karl Voigtlander, 760-519-9008; PDS Planner: Hunter McDonald, 619-323-8864;

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SDPG Member: Joe Zagara, 858-756-4211.

Continue to July 2022 SDPG Meeting

- F. **PDS2022-MUP-03-087W1M17 New 'Teaspoon' store signs at 4S Towne Center.** Two illuminated wall signs located at 10550 Craftsman Way #183, San Diego, CA 92127, APN: 678-670-01-00. Owner: 4S Regency Partners, 858-847-4600; PDS Planner: Bruno Galvao Cavalieri, 619-323-8950; SDPG Member: Jennifer Callow, 760-271-9600.
MOTION (J. Callow): Recommend approval as presented.
SECOND: D. Dill
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- G. **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
Continue to July 2022 SDPG Meeting
- H. **PDS2021-TPM-20975R - Lang Revised Tentative Parcel Map.** Located at Trailside Road, San Diego 92127 (off Artesian Trail), APN: 267-142-09-00. Applicant: Anthony Lang, 858-337-4933; Applicant's Contact: Carolina Johnson, San Dieguito Engineering, 858-345-1277; PDS Planner: Rachael Lindebekke, 619-323-7872; SDPG Member: Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.
P. Fisch – New owner changing from sewer to septic tank.
MOTION (P. Fisch): Recommend approval as presented.
SECOND: J. Zagara
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- I. **PDS2022-MUP-22-007 Kid Ventures pre-school conversion MUP.** Kid Ventures/Grace All-Star Academy indoor family recreation center for children ages 1-8 existing facility/operations conversion to a pre-school ages 2-5. Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Mary Piscitelli, 619-629-6849; SDPG Member: Jennifer Callow, 760-271-9600.
Continue to July 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
S. Williams – Mysterious order in Harmony Grove Village area. Turns out to be a non-permitted composting operation on Bresa de Loma (off Wilgen Road) catering to restaurant truck waste, that caught fire, spreading the odor. Code enforcement called in.
- 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. 9:50 pm Adjournment

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: 07/14/2022 08/11/2022 09/08/2022 10/13/2022 11/10/2022 12/08/2022

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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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