1. **CALL TO ORDER:** - 7:04 PM  
   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.  
      [Continue to July 2022 SDPG Meeting]

   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]
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.**
   **SECON: B. 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.**
   **SECON: 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.**
   **SECON: 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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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;
SDPG Member: Joe Zagara, 858-756-4211.

**Continue to July 2022 SDPG Meeting**


**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**


**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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