

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, July 14, 2022

MEETING MINUTES

1. CALL TO ORDER: - 7:04 pm
In attendance: P. Fisch, D. Dill, S. Fogg, S. Williams, N. Christenfeld, L. Lemarie, J. Callow, B. Nelson, D. Willis, J. Zagara
Absent: 0
Vacancy: 3 Seats
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Review June 2022 SDPG Meeting Minutes. Vote to be called.
MOTION (D.Dill) – Approve as presented.
Second: L. Lemarie
VOTE: 10 – yes; 0 – no, 0 – abstain/absent; 3 – vacant open seats
4. OPEN FORUM
Rebecca Smith (Policy Advisor - Supervisor Terra Lawson-Remer): Regardless of the SCOTUS 'Dobbs' decision, a women's right to choose is supported in the State of California. An initiative is scheduled to go on this November's election ballot to make it law in California. The Board of Supervisors have formalized a public health crisis regarding Fentanyl in the County. The BOS 2022-2023 budget has been recently released. Five roads in the SDPG area are designated for resurfacing this year at their current width, no widening or other alterations are planned.
D. Willis: What is going on with all the grading activity in the San Dieguito River Valley along the I-5 corridor?
B. Nelson: Next phase of the San Dieguito Lagoon restoration, expanding on the wetlands restoration that began over 10 years ago. Planting native species and creating wetland habitat in a portion of the lagoon system located on El Camino Real, south of Via De La Valle. The project is converting approximately 84 acres of degraded land and former agricultural fields into refreshed tidal wetlands.
Holly Manion (audience): A group has formed, Concerned Citizens of Rancho Santa Fe, to initiate a regional wildfire evacuation study. This group and study are driven by the proposed high density multi-family housing project in the City of Encinitas at the intersection of Encinitas Blvd and RSF Road. It is feared that this housing project will create a serious evacuation bottleneck in the event of an area wildfire conflagration. The group requests SDPG letter of support for this regional wildfire study.
Judi Strang (audience): No BOS meeting last week. Ballot measure in preparation for taxing Cannabis sales. The City of San Diego wants to raise the rate from 2% to 6% to cover the real cost of regulation and enforcement. Large billboards along I-5 and I-805 selling/promoting cannabis have been reduced to one from two. The County does not have specific ordinance regulating cannabis sales billboards. City of Encinitas is upgrading its outdoor No Smoking ban to cover all City streets.
L. Lemarie: Still collaborating with the County to remove illegal billboards along Del Dios Hwy scenic corridor. Only one is known to be grandfathered in as it existed before the ban was implemented.
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:

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<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e79e>

Continue to August 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: Surf Cup took down an existing split-rail fence along its property line with the Whispering Palms/Morgan Run Golf Course property and constructed a non-permitted chain-link fence. This instigated an ongoing code enforcement case with the County.

- C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue. SDPG Planner: Sharon Fogg, 858-945-6856

Continue to August 2022 SDPG Meeting

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

- A. **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 August 2022 SDPG Meeting

- B. **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 August 2022 SDPG Meeting

- C. **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.

Continued to August 2022 SDPG Meeting

- D. **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 August 2022 SDPG Meeting

- E. **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.

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Continue to August 2022 SDPG Meeting

- F. **RSF Village US Bank/Union Bank Signage D-Designator Waiver Request.** Re-brand existing bank building from Union to US Bank. Location: 6004 Paseo Delicias, RSF, CA 92067, APN: 266-283-07-00. Applicant Contact: Tim Seaman, Champion Permits, 619-993-8846; PDS Planner: Rob Makoske, 858.694.2601; SDPG Member: Beth Nelson, 858-765-2322.

Continue to August 2022 SDPG Meeting

- G. **PDS2022-MUP-94-022W4 Major Use Permit** – Del Dios Cell Site Modification. Crown Castle requesting an additional 5-year term to meet required Amortization Stealthing Requirements on an existing cell site antenna array located on a water storage tank. Project location: 9885 Orange Lane, Escondido, CA 92029, APN: 238-050-02-00. Owner: Del Dio Mutual Water Company; Applicant: Crown Castle - Justin Robinson, 714-863-4366; PDS Planner: Juliette Orozco, 619-323-7949; SDPG Member: Nicholas Christenfeld, 760-503-4214.

N. Christenfeld: Cell phone operator processing an extension to their existing Major Use Permit for an existing Cell Phone antenna array installation.

MOTION (N. Christenfeld) – Recommend approval as presented.

SECOND: S. Williams

VOTE: 10 – yes; 0 – no; 0 – abstain/absent, 3 – vacant seats

7. **ADMINISTRATIVE MATTERS:**

A. Community Reports

1.) Discuss when (if ever) to re-instate in-person SDPG meetings at the RSFFPD Cielo Fire Station meeting room.

2.) Odd number SDPG members up for re-election this year. Member must process re-election documentation with ROV.

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. **ADJOURN:** 8:30 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: 07/14/2022 08/11/2022 09/08/2022 10/13/2022 11/10/2022

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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