

SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, September 8, 2022

MEETING MINUTES

1. CALL TO ORDER: - 7:04pm
Attendees: D. Dill, P. Fisch, J. Zagara, S. Fogg, J. Callow, L. Lemarie, D. Willis, B. Nelson, S. Williams (joined 8:04pm)
Absent: N. Christenfeld
Vacant Seats: 3
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: August 11, 2022 Meeting Minutes.
MOTION (D. Dill): Approve as Presented
Second: L. Lemarie
VOTE: Yes – 7, No – 0, Abstain – 1 (S. Fogg), 2 – Absent – 2 (S. Williams, N. Christenfeld)
4. OPEN FORUM
Michael Johnson, Planning Manager, PDS Planning Department - TM-5447; Map15938 Quantum Estates Improvement Agreement Extension. Project is for 7 single-family dwellings on 39.4 acres, and the Board approved the final map in 2013, but the applicant has not started work. The applicant is now requesting a two-year extension on their improvement agreements. If approved, the extension would allow the applicants to have two additional years to complete the improvements required by their permits (road improvement, utility improvements, etc.). This action would not change any condition or the design of the project.
L. Lemarie: Described the location; south side of Paseo Delicias and Del Dios Hwy at the intersection of El Camino Del Norte.
D.Dill: No issues or concerns raised about the TM-5447 extension.
Rebecca Smith, Policy Advisor, Supervisor Terra Lawson Remer – District 3: Provided updates on reducing homelessness, and expanding access to mental health services for people in crisis. Most recent efforts include surveying all County homeless, recording names of all homeless individuals. More psychiatric beds assigned at Alvarado Hospital.
B. Nelson: Continued concern about expanding County Cannabis program into unincorporated County areas. As Cannabis products are of much greater potency, establishing retail Cannabis 'lounge' businesses in rural and backcountry areas would likely have serious safety issues with cannabis consumers driving under the influence on windy, narrow rural roads. Expansion of cannabis use contributes to the problems of homelessness and mental health which the County programs just mentioned by Ms. Smith are directed at helping, thus we are encouraging our own problems.
J. Strang (audience): Described recent Los Angeles Times article series on the California Cannabis program's unintended consequences harming public safety at multiple levels including parent support to reduce risk of exposure to children.
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>

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- 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: Grading and code compliance issues continue with additional problems now on the adjoining 'Milan' property caused by Surf Cup activities.
- C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue. SDPG Planner: Sharon Fogg, 858-945-6856
Continue to October 2022 SDPG Meeting
- D. **San Dieguito Road Pathway Project.** San Dieguito River Park JPA requests the support of the SDPG for the San Dieguito Road Pathway Project. The project connects the Osuna trail segment with the CTC Trail to the existing Black Mountain Trail staging area. Draft SDPG letter to County PAR to be discussed and voted on by SDPG members. San Dieguito River Park JPA representative: Shawna Anderson, Executive Director, SDPG Member: Doug Dill, 760.420.7909.
Shawna Anderson, Executive Director: Presented introduction and description of the subject trail segment. As the trail pathway along San Dieguito Road is in the County Right-of-Way, the trail width is subject to County trail width standards and would be maintained by the County.
MOTION (D. Dill): Support recommendation to the County Parks and Recreation Department to make this project a priority.
Second: B. Nelson
VOTE: Yes – 8; No -0; Absent – 2 (N. Christenfeld, S. Williams); Vacancy - 3
- E. **Multi-jurisdictional Fire Evacuation Study.** SDPG vote on letter to BOS urging them to support and fund a regional fire evacuation study to be prepared by the Rancho Santa Fe (RSF) Fire District and the Cities of Encinitas, Solana Beach, and Del Mar Fire Protection District(s). Study Advocate: Holly Manion, 858-395-5287; SDPG Member: Doug Dill, 760.420.7909.
MOTION (D. Dill): Approve letter as presented.
Second: S. Williams
VOTE: Yes – 9; No -0; Absent – 1 (N. Christenfeld); Vacancy - 3
- F. **FY2022-23 PLDO Priority List.** Annual Park Land Dedication Ordinance (PLDO) Priority List requested by the County Department of Parks and Recreation by November 30, 2022. County PAR Representative: Stephanie Kopplin, 858.401.0417; SDPG Member: Doug Dill, 760.420.7909
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- G. **Solaris (Eden Valley) Business Park Project.** Located approximately 1 mile west of the Interstate 15 (I-15)/State Route (SR) 78 Freeway Interchange along Country Club Drive, APN: 228-400-06, -14, -15, -16, 22, -23 and 232-030-15; is a proposed Specific Plan which would provide for development of a business park with a range of allowable uses comprising up to 500,000 square feet of building space. Allowable uses would include light industrial, indoor manufacturing, storage, commercial office, medical office, and automobile dealership (indoor storage only). The project components include the Specific Plan, a Rezone, Tentative Tract Map, Development Plan/Precise Planned Development Plan, Annexation from the County to the City of Escondido, and an Environmental Impact Report with the City of Escondido as the Lead Agency. The project site consists of a 45.4-acres, mostly undeveloped property and abuts the City of Escondido limits on its eastern and northern edges. It is surrounded by development on all sides – the Palomar Medical Center to the southeast, single family residential development immediately to the south, east and north, commercial/light industrial business park uses to the west and an equestrian center and lower density residential development to the southwest. The project site has undergone alteration in the past and was previously cleared under a Habitat Loss Permit issued by the County of San Diego, with mitigation provided in the form of mitigation bank credits. Applicant Representative: James Whalen, (619) 683-5544; SDPG Member: Doug Dill, 760-420-7909.

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J. Whalen: These County parcels are in City of Escondido Sphere of Influence and identified in the City's General Plan. LAFCO board members include Supervisors Desmond and Anderson, and City of Escondido Mayor. Developer is seeking (without success) an easement directly to the Palomar Hospital campus. Fire and Police protection will be provided by the City of Escondido. The County process includes a physical impact analysis and cost of services study. The County and City negotiates a financial agreement that covers the County's possible revenue losses due to annexation identified in the analysis and studies.

S. Williams: The greatest community concern is with safe northbound evacuation via Country Club Drive during a major emergency event such as a wildfire. During the last wildfire event, before the 760-home Harmony Grove Village buildout, it took over two and half hours via Country Club to evacuate the existing Eden Valley residents and their large animal population.

D. Dill: SDPG will have a special meeting at 7:00pm, Thursday September 22nd to review and approve a Comment Letter in response to the City of Escondido's Notice of Preparation of an EIR for this annexation.

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.

Delete/withdraw from SDPG Meeting Agenda

- 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 October 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 October 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

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- 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.

J. Callow: Kid Ventures has been asset to the 4S Ranch and Rancho Bernardo families with their existing business. They provide a safe and secure environment for children learning while playing.

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Darron Solomon (applicant): No physical change to structure. New operation will reduce children population from ~200 (Play Business) to ~50 (Private School). Operational hours will be 8am to 6pm with different drop-off and pickup times throughout the day. Private school child ages 5 – 12 years of age.

Jae Roland-Chase: No major issues identified.

L. Lemarie: Student population for the play business has a greater age range of 1 to 12 years of age.

P. Fisch: Good location as traffic is light in that business park neighborhood.

MOTION (J. Callow): Recommend approval as presented.

Second: D.Dill

VOTE: Yes – 8; No – 0; Absent – 2 (N. Christenfeld, S. Williams); 3 - Vacancy

- 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.

MOTION (B. Nelson): Recommend approval as presented.

Second: D. Willis

VOTE: Yes – 9; No – 0; Absent – 1 (N. Christenfeld); 3 - Vacancy

- G. **PDS2022-Sunbelt Rentals Sign D Designator.** Proposed signage on an existing commercial structure located at 203 South RSF Rd., Encinitas, CA 92024, APN: 259-191-26-00, 3.92 acre parcel. Applicant: Complete Signs, 888-823-9005; PDS Planner: Devan Benchetrit, 858-495-5346; Beth Nelson, 858-765-2322.

MOTION (B. Nelson): Recommend approval as presented.

Motion Comment: No additional backlight (internal) illumination or external illumination.

Second: D. Willis

VOTE: Yes – 8; No – 1; Absent – 1 (N. Christenfeld); 3 - Vacancy

- H. **PDS2022-STP-21-038 - Coastal Administrative Permit for retaining wall.** Construction of a County Standard Type V Retaining Wall approximately 150' length, with a maximum height of 8'. 4592 Vista De La Patria, Del Mar, CA 92014, APN(s): 302-170-70-00, 302-170-71-00 & 302-170-72-00. Owner: Sequoia West Properties, J. Purdy, (858) 735-1683; Applicant Contact: David B. Parot (Sr. Engineer), 619-884-1765; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922.

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- I. **PDS2022-MUP-03-087M22 - Sweetgreen Signage - 4S Commons Shopping Center.** New business location: 10562 Craftsman Way, #192, San Diego, CA 92127, APN: 678-670-01-00. Applicant Representative: Janie Schaumburg, 847-219-1513; PDS Planner(s): Angelica Truong, 619-323-8950; Polina Mitcheom, (619) 942-1376; SDPG Member: Jennifer Callow, 760-271-9600.

MOTION (J. Callow): Recommend approval as presented.

Second: B. Nelson

VOTE: Yes – 8; No – 0; Absent – 2 (N. Christenfeld, S. Williams); Vacancy - 3

- J. **PDS2022-MUP-03-087W1M20 Signage Major Use Permit.** Mayweather Boxing and Fitness Signage. Install one new illuminated exterior wall sign. Site Address: 10436 Craftsman Way, San Diego, CA 92127, APN? Applicant Representative: Ryan Ybarra, Stellar Electrical Sign Contractors, rybarra@stellarininstalls.com; SDPG Planner: Angelica Truong, 619-323-8950; SDPG Member: Jennifer Callow, 760-271-9600.

J. Callow: Presented plan drawings. Located across from Ralph's supermarket.

MOTION (J. Callow): Recommend approval as presented.

Second: B. Nelson

VOTE: Yes – 8; No – 0; Absent – 2 (N. Christenfeld, S. Williams); Vacancy - 3

- K. **PDS2022-MUP-11-018W1 Dish Wireless Major Use Permit – Modification.** Dish Wireless Cell site antenna replacement on existing faux tree and upgrade ground equipment in existing enclosure at an

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OMWD Water Tank site. Location: 17299 Four Gee Road, San Diego, CA 92127, APN: 678-060-03-00.
Applicant (Agent) Contact: Chris Vuong, 858-205-4150; PDS Planner: Polina Mitcheom, 619-942-1376;
SDPG Member: Phil Fisch, 858-592-6758.

Continued to November 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A.** Community Reports
- B.** Consideration and comments on circulation mail
- C.** Future agenda items and planning
Discussed possible meeting 'live' again at the Cielo Fire Station. It was decided to continue ZOOM meetings for the remainder of the flu and Omicron variant season. Discuss (again) live meetings in 1st quarter 2023.
- D.** Prospective & returning Planning Group members:
Kathy Johnson, Jeff Dugdale – possible new members.
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E.** Supply orders and reimbursement of expenses.

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: 10/13/2022 11/10/2022 12/08/2022 01/12/2022 02/09/2023 03/09/2023

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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