

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, October 13, 2022

MEETING MINUTES

1. CALL TO ORDER: - 7:03 pm
Present: B. Nelson, D. Dill, L. Lemarie, J. Zagara, D. Willis, S. Williams, J. Callow
Absent: N.Christenfeld, S. Fogg, P. Fisch
Guest Observer: Maryam Babaki
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
September 8, 2022 Meeting Minutes:
MOTION (D. Dill): Approve as presented.
Second: L. Lemarie
VOTE: Yes – 7; No – 0; Absent – 3; Vacancy – 3
September 22, 2022 Special Meeting Minutes:
MOTION (D. Dill): Approve as presented.
Second: L. Lemarie
VOTE: Yes – 6; No – 0; Abstain – 1; Absent – 3; Vacancy – 3
4. OPEN FORUM
No SDPG member comments.
Judi Strang (Audience): Concerned Parents about expanding Cannabis agriculture in the unincorporated county were present at the recent Valley Center Community Planning Group meeting.
Maryam Babaki (Audience): Those concerns include; 1.) lack of community input on licensing of Cannabis agriculture operations. 2.) displacement of other agriculture operations such as large animal grains/grasses production. Significant cost increases of large animal feed have been observed. 3.) Cannabis operations require much more, larger heavy industrial equipment and outdoor lighting to maintain 24-hour operations (in contradiction to dark sky policies). 4.) Very tall security fencing with razor wiring is typically installed for protecting from theft. 5.) Resulting in drawing criminal elements to this expensive street price product.
Judi Strang (Audience): Concerned Parents will be attending the next Board of Supervisors meeting to communicate their concerns on this Cannabis issue.
Bill Osborn (Audience): 1.) Integral, the developer of the proposed Valiano subdivision now postponed due to legal action, is letting vacant properties deteriorate. Specifically, a historic barn that was supposed to be preserved is in a serious state of disrepair. 2.) In Eden Valley, a developer of large-scale battery storage 'farms' is looking to develop such a facility.
Add topics to next month's agenda.
5. GENERAL PLANNING ITEMS:
 - A. **Palomar Medical Center Multi-Story Parking Structure.** Built on the Medical Center property line (City of Escondido) with Eden Valley. As the Medical Center is on high ground, the 24-hour illumination of the structure creates significant light pollution across rural Eden Valley. In the design phase of the Medical Center, the Palomar organization was open to working with the Eden Valley community to contain Medical Center impacts to Eden Valley. Apparently, the design and construction of the multi-story parking structure failed to consider the night-time light pollution impact to Eden Valley. Eden Valley Resident: Bill Osborn; SDPG Member: Susan Williams, 760-212-3280.
Bill Osborn (Audience): At the onset of the hospital campus development, it was designed to meet ISO

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standards for a “Green” structure. The overall Escondido Tech-Center Industrial Park created a two-story high berm along the border of Eden Valley to visually block the industrial park from the community. The exception to isolating the community from the industrial park is the hospital multi-story parking structure. The above ground, open structure is built on the edge of the border between the campus and Eden Valley. The structure is brightly illuminated during night-time hours to discourage vandalism and crime in the structure. Unfortunately, there is no light shielding from the structure to protect the dark sky characteristics of rural Eden Valley. The projection of light emanating from the structure creates a full-moon like illumination over a significant area of Eden Valley.

S. Williams (SDPG): will do further research, attempt to reach-out to the City of Escondido and hospital property management concerning a solution to mask the light pollution emanating from the parking structure.

- B. **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 November 2022 SDPG Meeting
- C. **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: Still on-going regular, major large-scale sporting and leisure events conducted on the Fields. The City did notice the Surf Cup operators to not park vehicles on the adjacent ‘Milan’ property.
- D. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue. SDPG Planner: Sharon Fogg, 858-945-6856
Continue to November 2022 SDPG Meeting
- E. **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
S. Williams: Will provide specifics regarding replacement of worn-out play equipment at Independence Park in Harmony Grove Village.
Continue to November 2022 SDPG Meeting

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

- A. **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
- B. **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,

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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

- C. **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 October 2022 SDPG Meeting

- D. **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.

Continued to November 2022 SDPG Meeting

- E. **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 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

- F. **PDS2022-VAR-22-048 - Akarman Residence Variance** - A new three-car garage on the front of an existing house; goes into the County 100' front yard setback. Fits well within the RSF 60' setback. Property location: 6344 La Valle Plateada, RSF, CA 92067; APN: 266-321-03-00. Owner: Akarman Family; Applicant Representative: Scott Spencer, 858-459-8898; County PDS Planner: Alexandro Barrenechea, 619-323-8709; PDS Member: L. Lemarie, 858-756-2835.

L. Lemarie: Discussed configuration of the existing house and options for locating the new garage addition. Comparing other houses/garages in the immediate neighborhood and if setback exceptions exist. Recommend continuation till November to finish evaluation.

- G. **T-Mobile Store Discretionary Sign Permit – 4S Ranch.** Replacement of illuminated wall sign at existing store to updating corporate identity design. Location: 16615-B Dove Canyon Road, San Diego, CA 92127. APN: 678-600-04-00. Applicant Representative: Peter Lapsiwala, Permits and More, 619-323-4048; PDS Planner: Rob Makoske, 858-694-2601; SDPG Member: Jennifer Callow, 760-271-9600.

J. Callow: Reviewed plan drawing with group.

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

Second: D. Dill

VOTE: Yes – 7; No – 0; Absent – 3; Vacancies - 3

7. ADMINISTRATIVE MATTERS:

A. Community Reports

B. Nelson: AmeriCare Health & Retirement, Inc. is looking into developing the large old equestrian estate parcel(s) at the northeast corner of Calzada Del Bosque and Via De La Valle into a luxury senior living community. The same company has an existing community in Rancho Bernardo, known as Silvergate.

S. Williams: Construction of the missing Citracado Parkway segment in the City of Escondido has created an access nightmare for eastbound travel for Harmony Grove Village, Eden Valley, and

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Elfin Forest. Harmony Grove Road is closed at Kuana Loa into Escondido until January 2024. Travelers must be traverse Harmony Grove Village Parkway to single-lane southeast bound Citracado Parkway to the intersection of West Valley Parkway/Del Dios Highway. That intersection does not have dedicated left or right-hand turn lanes, causing massive backups during rush hour. Within HGV, the two retail commercial parcels owned by New Urban West (original HGV developers) are now for sale. Would recent new state laws allow low-income housing to be built on these two vacant commercially zoned parcels?

- 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. MEETING ADJOURNED: 8:50 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: 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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