

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, November 10, 2022

MEETING MINUTES

1. CALL TO ORDER: - 7:08 pm
Present: D. Dill, S. Fogg, P. Fisch, D. Willis, J. Callow, L. Lemarie, S. Williams, J. Zagara,
N. Christenfeld (@8 pm)
Absent: B. Nelson
Vacancies: 3
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
October 2022 Meeting Minutes
MOTION (D. Dill): Approve as presented
Second: S. Williams
VOTE: Yes – 6; No – 0; Abstain – 2 (Fisch, Fogg); Absent – 2 (Nelson, Christenfeld); Vacancies - 3
4. OPEN FORUM
D. Dill/S. Williams: AES Clean Energy/AES Corporation is evaluating the Kimball Equestrian Property parcels in Eden Valley for a battery electrical storage industrial site. Don Willis and Eden Valley resident, Bill Osborn have submitted comments/questions to the AES Sr. Analyst, Stakeholder Relations, Anna Douglas. The Planning Group will place this item on the next agenda to monitor the developments on this proposed major repurposing of established rural residential neighborhood parcels.
J. Zagara: Recent Beer Festival at the Surf Cup Soccer facility created a significant disruption to the surrounding residential neighborhood with traffic congestion, noise, and light pollution. The facility operators continue to violate the land use restrictions on the 'Del Mar Polo Grounds' properties.
J. Strang (audience): Board of Supervisors have approved a public program to address the Fentanyl drug crisis. They have established funding to cover an education program in the County's Public Schools. Ms. Strang express concern about Cannabis business activity enforcement historically handled by the County Sheriff's Department is being transferred to the Planning and Land Use Department by Board of Supervisor's directive. With illegal activity associated with the Cannabis industry, the concern is PDS does not have the tools or enforcement experience for such as role.
5. GENERAL PLANNING ITEMS:
 - A. **LAFCO Governance Study of Consolidation of City of Escondido and Rincon del Diablo Municipal Water Districts.** LAFCO is conducting a preliminary "Municipal Service Review on Escondido Region" which includes the annexation of the Rincon del Diablo Municipal Water District (which serves Harmony Grove Village (HGV) and surrounding unincorporated County areas of Harmony Grove and Eden Valley) into the City of Escondido Water District. HGV residents are concerned that the *financially stable* Rincon del Diablo Municipal Water District being consolidated into the *financially unstable* City of Escondido Municipal Water District. HGV residents are concerned the City of Escondido Water District's significant financial liabilities could burden/impact the Rincon Water District rate payers. Rincon Water District Representative: Clint R. Baze (GM), 760-745-5522; SDPG Member: Susan Williams, 760-212-3280.
S. Williams: No immediate action necessary; awaiting further communication from Rincon del Diablo Municipal Water District. Continue to next meeting.
 - 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

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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 December 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.
D. *Willis*: Unpermitted parking and related traffic activity continue on the adjacent 'Milan' property.
'Temporary' very bright lighting regularly/routinely used by Surf Cup operators, expanding activities into evening hours.
- D. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue. SDPG Planner: Sharon Fogg, 858-945-6856
S. *Fogg*: SANDAG temporarily voted down the proposed VMT taxation measure. May resurface after the elections.
- 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: Riley DeWitt-Rickards, 619.695.6010; SDPG Member: Doug Dill, 760.420.7909
Riley DeWitt-Rickards (Parks and Recreation Department): Here to answer questions and provide other PLDO related information.
L. *Lemarie*: Add Chino Farms as possible future parkland acquisition. Restore equestrian trail through San Dieguito County Park.
S. *Williams*: HGV park facility upgrades and improvements.
D. *Willis*: Status of Sun Valley Road equestrian trail status, dedicated or not?
J. *Callow*: Install fencing or shrubs at north portion of 4S Heritage Park to isolate it from the streets fronting park.
P. *Fisch*: What is the status of construction of the new Four Gee Park? Answer: One Year.
D. *Dill*: Possible future parkland acquisition; former Kimbal Equestrian Facility, three parcels (now closed), in Eden Valley.
MOTION (D. Dill): Prepared PLDO list incorporating above suggestions as presented and send into PAR Dept.
Second: Don Willis
VOTE: Yes - 9; No - 0; Abstain - 0; Absent - 1; Vacancies - 3

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 December 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-

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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.

M. Radford (Applicant Representative): Displayed plan drawings and architectural illustrations. Addressed updates to the Scoping Letter including RSFFPD Approval Letter.

M. Piscitelli (PDS): Originally requested ADU was too large. Reduced in size and scope to meet Guest Living Quarters guidelines. Any future ADU would have to come back to the Planning Group.

M. Johnson (PDS): A future ADU is not by right, reason to come back to the Planning Group.

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

Second: P. Fisch

VOTE: Yes – 7; No – 0; Absent – 2; Vacancies - 3

- 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

M. Johnson (PDS): Owner's 'lawyer letter' does not change County and Fire conditions including fence location, height, and location of gate; community character fence height.

Answers to planning group questions concerning pathway on Sun Valley Road and landscaping awaiting DPW staff response. PDS Director's decision within 30 days. Decision can be appealed by Planning Group.

D. Willis: Based on County decision, Planning Group must review if concerns were addressed, if not an appeal must be planned and prepared within scheduled response timeframe.

L. Lemarie: County trail map identifies an equestrian trail, yet there are many obstructions; landscaping, utility ground boxes, and the 5'-6' Molnar fence. Such trail conditions may suggest a reduction in the Sun Valley Road speed limit.

- 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 December 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.

C. Vuong (Applicant Representative): Merger of Wireless Carriers allow Dish Wireless to takeover vacated wireless site. Showed plan drawings of site.

P. Fisch: Foliage on existing antenna tree needs to be refreshed. Site not visible to homes in the vicinity.

S. Williams: What is the distance to the closest residence? Answer: *C. Vuong* - 1500 feet, and new equipment sound not audible at houses property line.

D. Willis: Are photo sims available? The goal is to not see it or hear it. Answer: *C. Vuong* – No, in 3 weeks.

MOTION (P. Fisch): Conditions for recommendation of approval:

- 1.) Existing antenna tree must be refreshed to new and maintained to new condition on an annual basis.
- 2.) No additional or new sound to be generated by Carrier equipment.
- 3.) Sunset clause – remove all equipment if Carrier abandons site.

Second: S. Fogg

VOTE: Yes – 9; No – 0; Absent – 1; Vacancies - 3

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- 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.

Continued to December 2022 SDPG Meeting

- G. **VAC2022-00058 - Proposed IOD Vacation at the intersection of County Club and Kauana Loa Drive in Eden Valley.** County to vacate Irrevocable Offers of Dedication (IOD) for public highway purposes of SC-550 (Citracado Parkway) and SC-1375 that incumber parcels APN 232-511-31, -32, -33, and -34. County DPW has determined the area offered for future dedication is no longer needed for present or future public use. Both roadways have been removed from the General Plan Mobility Element of the 2011 General Plan Update. County DGS Representative: Tom McCabe, 619-952-6413; SDPG Member: Doug Dill, 760-420-7909.

Wayne Hartley (Eden Valley Resident): Provided background information and IOD history.

MOTION: (D. Dill): Recommend the County vacate Irrevocable Offers of Dedication (IOD) for public highway purposes of SC-550 (Citracado Parkway) and SC-1375 that incumber parcels APN 232-511-31, -32, -33, and -34.

SECOND: N. Christenfeld

VOTE: Yes - 9, No - 0, Abstain - 0, Absent - 1, Vacancies - 3

- H. **PDS2022-AD-22-014 - Halabo Tennis Court Administrative Permit in RSF Farms area.** Construction of new illuminated tennis court at 15242 Caminito Maria, RSF, CA 92067, APN 303-051-35-00. Applicant: Sam Halabo, 619-972-7276; Applicant's Representative: Paul Ferandell, 858-395-7705; County Planner: Bruno Cavalieri, 619-323-8864; SDPG Member: Laurel Lemarie, 858-756-2835.

Continued to December 2022 SDPG Meeting

- I. **PDS2022-Sunbelt Rentals Sign D Designator.** Evaluate revised design drawings submitted to the County for the 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: Justin Woodward (Complete Signs), 334-805-1024; PDS Planner: Devan Benchetrit, 858-495-5346; Doug Dill, 760-420-7909.

MOTION (D. Dill): Rescind previous vote and re-evaluate SunBelt signage project.

SECOND: S. Williams

VOTE: Yes - 9; No - 0; Absent - 1; Vacancies - 3

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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 10:05 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: 12/08/2022 01/12/2022 02/09/2023 03/09/2023

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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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