

SAN DIEGUITO PLANNING GROUP

Regular Meeting Minutes

Thursday, February 13, 2025, 7:05 P.M.
Meeting Location:

RSFFPD Station Number 4, Training Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Sharon Fogg (2), Phil Fisch (Vice-Chair), (3), Laurel Lemarie (4), Joe Zagara (5), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), VACANT (13)
Absent: Don Willis (1), Jennifer Callow (6), Beth Nelson (12),
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting. Vote for the Jan. 2025 meeting minutes:
VOTE: Aye: 9 No: 0 Abstain: Absent: 3
4. OPEN FORUM – No Comments
5. GENERAL PLANNING ITEMS:

A. Lake Hodges Deteriorating Condition. The state order to lower water levels for reservoirs with poorly maintained dams has created an environmental crisis at Lake Hodges. Lake Hodges birds have had to go elsewhere for their rookeries, and there is a fish die-off. As the water levels drop lower, the lake stench increases as the surrounding organic debris in the lake decomposes and cannot circulate and break down properly. The dam is in the City of San Diego, but it impacts the county residents of the planning group.
Presenter: Robert Dudley, Citizens Advisory Council of The San Dieguito River Park, JPA. We all share the concern of the impacts of the decision by the State to lower the dam to 280 feet. The elevation of the water is at 16 percent capacity. Over the last 6-7 years, there has been a release of approx. 15 billion gallons of water downstream into the ocean could have been used elsewhere. Another factor is DSOD (Div. of safety of Dams), a state organization under the water dept in Sacramento, born in 1929. DSOD only looks downstream, which is their only responsibility. Its only concern is if there is a 7.0 earthquake, the dam will collapse. It measures only downstream PLL (Potential loss of life). History of lack of dam maintenance, and is currently in a lawsuit because of that. There is no mention of upstream consequences of draining the lake or impact to wildlife or PLL of fire upstream. We want the planning group to ask the right questions: Where are the engineering studies? What are the risk ratios between fire and a dam collapse? When will construction begin or be completed? Why is there no upstream evaluation? And what is the highway impact between here and Escondido during construction? The decision to lower the lake levels lacks common sense, and poor economics on all levels. It is estimated 10-15 years before the dam is completed. Invite the DSOD, City of San Diego, and Water Authority to understand the plan. **Paul Bernstein**, a long-time resident and member of the Citizens Advisory group, San Dieguito River Park, discusses the impacts of wildfires. Reviewed Cal Fire maps and the lake before and after Lake Hodges water release. Increased Brush Exposures, Elevated Fire Risks, and Fire Zone Trends. The risk ratio of earthquake 7.0 consequences is that 500 homes would be waterlogged, whereas 10,000 homes would be at risk of fire loss. At 293, we can launch power in 26,000 homes still under the spillway. Contact our state representatives, the city or county won't talk to us due to litigation. **Dr. John Anshus** – with "Raise Lake Hodges" speaking about ignoring the upstream factors and their effect on more fuel to burn. First-hand saw the impact of **Brian Caldwell** – Del Dops Town Council, adversely affected wildlife. The bird count numbers are down, which impacts birds'

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mating since the fish vegetation is inadequate. The number of wetlands is decreasing throughout California. Less water in Lake Hodges affects bird migrations. **Kevin Kidd** – Del Dios town Council. Lateral cracks on the dam are common, but we want to evaluate the upstream and make a solid evaluation with solid facts and probability.

SDPG Comments: Possible smell may get the county out to evaluate. Request to contact elected officials for an upstream assessment; see website: www.raiselakehodes.org for details. Planning group will continue to March for a Planning group response.

Community Comments: This is a good time since there is a flurry of executive orders surrounding the Los Angeles fires, a timely opportunity to reach out to elected local and state representatives to expedite response and recovery, and a good time to tag team on that effort. Need data that supported the decision to lower the water.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to the later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
Continue to March 2025 SDPG Meeting
- B. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Possible discussion and follow-up on outside lighting indicated on final site plans not conforming to dark sky policy. SDPG recommendation vote was already done at the December 2024 meeting. Proposed Chabad Center on two lots zoned single-family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant Contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
Continue to March 2025 SDPG Meeting
- C. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** New construction of 2 story type V single family residence (15,165sf) and attached 3 car garage (965sf) and attached 8 car garage (3,515sf) on 12.46 acres. New construction of type V Horse Keeping Facility (3,345sf), Accessory Structure (1,740sf). Site scope to include connection to sewer, utilities, foundation, soil stabilization and cart path connection between upper and lower lot areas conforming to Minor Deviation from plot plan Major Use Permit P83-047WM dated 2/14/96. Location: 5872 Rancho Diegueno Road, Del Mar, CA 92014 (at Rancho Valencia Road); APN: 302-303-16-00. Applicant Name: Robert Walker and Lola Tram, 858-234-3399; Applicant Rep/Contact: Erika Gretler, (858) 232-7793; PDS Planner: Benjamin Cereceres, (619) 539-6135; SDPG Member: Joe Zagara.
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- D. **PDS2024-STP-24-017 Sawtooth Residence Site Plan.** New two-story single-family residence with attached junior ADU, attached covered patio, and attached garage; detached garage and ADU; swimming pool, spa; site grading and landscaping, entry gate. Location: 4832 Linea Del Cielo near Paseo Primero, Rancho Santa Fe, CA 92067, APN: 268-220-18-00. Applicant: Shane Felker, 858-299-3505; Applicant Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.
Continue to March 2025 SDPG Meeting
- E. **PDS2024-TPM-21468 - Seligman Discretionary Permit.** Existing lot (3.298 acres) is proposed to be split into 3-lots, one existing lot and two new lots. Pad grading for DU and ADU are proposed on the two new

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lots. New concrete driveways and retaining walls, along with various hardscape/landscaping typical to residential construction. Location: 7028 Carmel Valley Road, San Diego, CA 92130 at Via Abertura; APN: 305-020-32-00. Applicant: Jan Seligman, 760-402-0559; Applicant Contact: John A. Van Ryn, 858-521-8100; County Planner: Brandon Nehl, 858-694-3010; SDPG Member: Thomas Velky

Continue to March 2025 SDPG Meeting

- F. **PDS2024-MUP-24-005 HGV Yoz Community Center.** Status update based on previous SDPG feedback, possible vote. A 1.85-acre site for a non-profit educational, cultural center providing religious services for the Muslim community. The project includes a 20,245 square foot building with 99 parking spaces. The project has been designed as a three-story building at a maximum height of 40-feet. The site is in the Harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Masum, Azizi Architects, 949-689-7999; PDS Planners Christopher Jacobs & Daniella Hofreiter, 619-323-8718; SDPG Member: Susan Williams.

Presenter – Sayed Qaderi provided an overview: Non-profit status approved and open to the public to reserve any portion of the community center for themselves or a group by filling out an application. Programs at Yoz include Speeches, classroom activities, cultural programs, language programs, and more. Technical: Zone for Institutional use, 93 parking spaces changed from 95. 3 Floors: bottom is parking with EV charging, the 1st floor entry plaza and reception area. The 2nd floor has a multipurpose room, a few meeting rooms, and a guest and caretaker suite: 3rd floor senior activity room, small book store, gift shop, and more classrooms. **Changes from last review:** Lighting-(dark sky policy compliant), dimmable, pointed downwards, nothing projected outwards, parking garage 3 feet screens, no light facing outwards, and coding on glass for non-glare on windows. Noise compliant - no exterior speakers. A noise study was done, and it was deemed to have no impact on the community. Community Culture fit- updated color scheme, design changes with stone, green changed to earth tone, same as HOA colors. Large event programs are held 2-3 times yearly, and the car pool /shuttle service is highly recommended to reduce street parking. Community benefits include cultural exchange and inclusivity, educational opportunities, social connection, and community bonding.

SDPG Comments: (response by architect)

L. Lemaire- suggestion to rotate building against the mountain to reduce prominence. Funeral questions on washing body ceremony (*health dept release body, no permit required*) and exterior white stucco color seem bright. Trees screening. See less white. Turn off parking lot lights.

Susan Williams- Request no vote tonight. Concerns about the building so high up with downwards lights spilling down to the bank of homes across the street. (*lights dimmable*) Sounds are spilling from the multipurpose room (*shielded by the kitchen*), and the hours of operation vary from 11 am to 10 pm. Funeral Services- holding gatherings. (*Preparation held elsewhere*), screening and trash pick-up questions (driveways 24 feet wide). I recommend that the applicant present at the HOA meeting to solicit additional community feedback, with an HOA recommending a vote. Plans for water retention basin question. (underground chamber). Question on the landscape on the embankment that the HOA put in, if it was part of the applicant's parcel.

Sharon Fogg: Change the color tan to blend into the mountain, and more vegetation to camouflage the building with greenery to soften the office building look.

Phil Fisch: No comment

Joe Zagara: Scale appears to be a concern for the community. Can the building be close to the hillside? Agree comment on the color palette on the (*mitigation on the hillside to stop boulders and bring building into hillside would limit the building size*)

Lorraine Kent: Question on bright green on top of the building (*architectural color element matches homes in neighborhood*)

Nicholas Christenfeld: No comment

Thomas Velky: Light inside building windows spilling out at night? (*inside blinds close automatically*). Visual footprint of the site plan review. Difficult to rotate buildings, was any consideration for subterranean parking? (can't disturb pad)

Douglas Dill: Question the architectural character of the master plan community, the developer used existing topography, architectural elements, and landscaping. Ridgelines will be seen entering the community daily, impacting the community character with a visual impact. How does this project fit into

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existing topography and geography when the structure sits higher than any existing structure in the development? Future impact to the community with a large three-story building at the entrance to the community. *(site analysis done, limited with circulation for fire truck turnaround, 1/3 property developed).*

County Project planner: Current status on project. The scoping letter was sent to the applicant in December. Since it was resubmitted, this is the second round of review. Street trees on the ground are shown on the plans. Other than noise and lighting, there is a question from the planning group, which is a fundamental comment about the project's redesign. Communication is key and encourage community input. This is a major use permit and goes before the planning commission in a public hearing. They can Approve, Approve w/ Conditions, Deny, or Ask for Continuance, appealable to the board of supervisors.

Audience Comments:

Ali Reza: Look at the building as a home. We desperately need this facility to illuminate "love thy neighbor, your neighbor is your inheritance".

Joseph: I hope this is positive for the community—center to promote culture growth.

David: sees anxiety about change, need to manage expectations, promote other success stories, ISC in Orange County would be helpful. Regarding design, he agrees that it should blend in with the topography. Bring nature into architecture. The website FAQ will help, as well as other success stories, to provide a better comfort level to the whole plan.

Kevin: Other projects have used the hillside color to make the building disappear into the hillside with landscaping, and have been successful.

Samire: lives close to the area and likes that this will be there, and doesn't think the building will be an eyesore.

Lois Jones: The planning group identifies to preserve and protect community character. As we look at the community, even though you are not under the jurisdiction of the HOA, you are a part of the community; therefore, conforming to the HOA's recommendations and jurisdiction will only benefit this project. This project is big in mass and scale. Maybe you don't build so big and it would be more acceptable to the community.

A.J.: There is a project near Del Sur with a similar cultural center (MCC-Muslim Community Center) next to a residential neighborhood. They matched the community expectations and color schemes, and have had no complaints. This building is not as close to residents, but agrees that color schemes and planting more trees can help fit into the community better.

7. **ADMINISTRATIVE MATTERS:**

- A. Community Reports:
 - a. (D. Dill) A motion requesting to reduce the speed limit on Elfin Forest road to TAC produced a lowering of the speed limit to 40mph, and TAC will work with the community on traffic calming efforts.
 - b. (P. Fisch) No activity on the mega church and the 4G park used often.
- B. Consideration and comments on circulation mail: NONE
- C. Future agenda items and planning: NONE
- D. Prospective & returning Planning Group members:
SDPG member seat #13 is OPEN:
- E. Supply orders and reimbursement of expenses: NONE
- F. **ADJOURNMENT- 9:30 pm**

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters proposed within their respective community planning or sponsor group area.

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