

SAN DIEGUITO PLANNING GROUP

Regular Meeting Minutes

Thursday, March 13, 2025, 7:01 P.M.

Meeting Location: RSFFPD Station Number 5, Training Room, 2604 Overlook Point Road, Harmony Grove Village, CA 92029.

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Don Willis (1), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Beth Nelson (12), VACANT (13)
Joined meeting at 7:28 pm Thomas Velky (10),
Absent: Sharon Fogg (2), Douglas Dill (Chair) (11)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of the meeting for initials/comments. Vote to be called at the meeting. Vote for the February 13, 2025 meeting minutes:
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 3
4. OPEN FORUM – No comments
5. GENERAL PLANNING ITEMS:

A. **San Diego County Cannabis Program EIR Comments.** Deadline is March 31, 2025. Please review the County EIR link: https://engage.sandiegocounty.gov/cannabis-program-eir/guest_book. Other Community Planning Groups are supporting Alternative 4. SDPG Member: Beth Nelson. Discussion ensued, and the planning group proposed supporting Option 4.

MOTION (J. Zagara): Move to write a letter to San Diego County recommending Alternative 4 from the Draft EIR for the Cannabis Program.
SECOND: (P. Fisch)
VOTE: Aye: 9 No: 1 Abstain: 0 Absent: 2

B. **Unsafe Camping Ordinance Update.** Discuss supporting an update to County Regulatory Code Section 73.108. Proposal includes adding provisions related to fire risk, protection of open spaces, and codifying procedures for unsheltered encampments. SDPG Member: Doug Dill
Continue to April 2025 SDPG Meeting
6. MAJOR PROJECTS AND LAND USE ITEMS:

A. **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 already done at 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 April 2025 SDPG Meeting

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- B. **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.

Continue to April 2025 SDPG Meeting

- C. **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, and 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 April 2025 SDPG Meeting

- D. **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 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 April 2025 SDPG Meeting

- E. **PDS2024-MUP-24-005 HGV Yoz Community Center.** SDPG vote based on a presentation by the applicant to HGV HOA. A 1.85-acre site for a non-profit educational and 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 Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.

Presenter – Sayed Qaderi provided an overview: A non-profit community center for educational, cultural, and religious programs open to the public. Programs include lectures, a game room, language classes, art exhibits, and developmental programs. The allowable building for the site is approximately 27,000 sq ft (30% reduction to 20,245 sq ft). The building is three floors high: 1st floor – 93 parking spaces, 17 EV charging stations, Reception area, Information desk, 2nd floor – Multi-purpose room, Caretaker Suite, meeting rooms, classrooms, 3rd floor – more classrooms, fitness room, senior-activity room. **Azizi Architect Modifications:** Broke the glass curtain wall into smaller residential-scale windows, added canopies, rolling shades behind windows, a screen wall in parking to reduce car light pollution, and color changes to match the mountain. All colors are HOA pre-approved colors or earth tones. Create more shadow lines, and bring the scale down—anti-glare and reflection reductions (Electrochromic glass). Downlights dark sky policy compliant and dimmable. Noise compliance: no exterior speakers outside. A noise study was done. Carpooling is highly encouraged, and caretakers direct traffic. Larger events will have a shuttle service. Benefits to the community include a coffee lounge and rest area, educational opportunities, public service, civic engagement, cultural exchange & Inclusivity, and social connections.

SDPG Comments:

D. Willis—The new lighting specifications presented tonight are not included in the plans; the applicant's use of the proposed lighting is driven by community complaints, and therefore, it is not enforceable. The recommendations to the county need stated steps to address lights, noise, and reflection. Overflow parking can't be neighborhood streets. The applicant has the right to build this on the property.

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N. Christenfeld—like improvements. The challenge is the permitted structure based on zoning and maintaining community character. Good intentions regarding lighting or traffic (shuttles) lack advanced enforcement mechanisms. For example, with blinds, it is hard to expect the center to pay \$30,000 for anti-glare off one community complaint. Concrete triggers are needed.

J. Callow—Large events occur 4-5 times per year, and there are an average of 20 parking spaces daily. The noise level was acceptable and site-specific based on CEQA. As a practical matter, we are looking at MUP, which is a broader finding per county planner. The building has improved, 3 story building as a gateway into the community doesn't fit.

T. Velky—Improved appearance. After hearing community concerns, the focus was on height and building, which has been more about external appearances. This was a good-faith effort to take input from the community, but it is still too tall and too big.

S. Williams—Concerns regarding the outdoor café, noise spillage, storm drain issues, setbacks from the top of the slope, non-compliant looking green accent colors, and occupancy limits that shouldn't exceed 500 persons. These factors raise concerns about traffic spilling over into homeowners' streets. Doesn't fit the community character and architectural design standard in the Community Master Plan. **(see attachment)**

L. Lemarie—Concerns on hours of operation, washing of dead, permits, lighting (lumens) seen as a beacon on the hill, and green shade doesn't look compliant with HOA colors. Concerns on battery fires. It is too prominent on the edge of the slope. Don't want a beacon on the hill. Appreciate everything they have done.

P. Fisch—no waivers or variances are required, but the project requires a Major Use Permit. Question: Large events (40-50 people per day, with a capacity of up to 150 people) and a total capacity of up to 500 as per the fire marshal. There are concerns about lighting since it does not perform well on a best-efforts basis. The county will approve a plan, and the builder will carry it out. Any community input regarding lighting or the dome must be specified upfront as a requirement and enforced by the county in the building design. The landowner is permitted to build on this property.

L. Kent—The green dome sticks out and looks like a beacon.

B. Nelson—Questions regarding fire-defensible space. A caretaker resides on-site 24/7. The green HVAC rooftop screen highlights the roof and is out of character. Lighting in the parking garage is visible from various angles. Concerns remain about where the building is situated, which hasn't changed. While the design elements and colors represent improvements, they are insufficient to mitigate the impact of this large three-story office-like building in Size, prominence, and architecture. Tackle bulk and mass on the edge of slopes as you enter the community. Compatibility with the community is still a concern. It's incompatible with the community character; it still looks like an office building. Lovely building in the wrong location. Appreciate both sides.

J. Zagara—Inside curtains that drop down are planned. The lighting glare cannot be enforced if not specified as a condition. Specifications must be included in the plans to be a condition and enforceable. The green dome does not fit the character of the community. Understand that mass and bulk could have been easy to push back into the hillside. Appreciate both sides.

Audience comments:

(no name—female): A three-story building is an eyesore and not a good representation of the community's design. It causes excess traffic issues with parking, traffic, and lighting at night, making it a poor social and visual fit.

Mack Williams: A question for the planner regarding advocacy. The general comments seem aspirational, suggesting 90 cars for up to 150 people to soften the presentation to the community. The height of the building is too dominant at the entrance to the community, standing at 70-75 feet above the street, which does not reflect the community's character. If this project moves forward, I request that the planner or the Board reconsider reducing the building's height. It's too tall, creates more traffic, and will negatively impact the community.

Dawn Tamarkin: There are several concerns regarding the lovely building; it's too large and doesn't meet the needs of our community when constructed for county-wide use. Given its size, asserting that there will only be 4-5 events per year with up to 150 people and that they will use a shuttle seems unreasonable. While drawing attendees from all over, the impacts on traffic (a small road connecting to another minor road), capacity, fire evacuations, and operational hours from 8 am to 10 pm with a caretaker enforcing rules are unreasonable. This building is too large for our community.

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Travis: There are major concerns about visibility, but regarding traffic, the number of cars and people is grossly understated. A 20,000 sq ft building use is a gross misstatement. Parking will overflow onto neighborhood streets. The community is situated below, and the light and sight of the building will create significant light pollution.

Sadish: Questions: What does YOZ stand for? (Sayad's answer: It represents two names, Yousef and Zeto.) What is the nature of the events? (Sayad's answer: lecture, tutoring, or classes.) I concur with other community members; we moved to this community because of the rural area, nature, trails, and open space. However, those equations will change with this large community center, especially regarding traffic.

Ravi: The building is beautiful, but if someone wants to visit, it seems better suited for a more public location than a rural community setting. Coming from a busy area, my main concern is traffic and the laid-back atmosphere, especially since traffic dies down after 7 will be affected. The capacity is up to 500 people; how will that be managed?

Evan White: As a native of San Diego, I moved here for the more open space in Harmony Grove. I don't believe we can accommodate a large community center in this area. We pay over \$3 million in Mello-Roos fees, yet we still can't get out of our neighborhood to take our kids to school in the morning. For the available capacity, this seems to fit better in Escondido and closer to Hwy 15.

Richard Banister: Fire concerns: How would you get 93 cars out of the driveway in case of fire? There are 736 homes in Harmony Grove, which is a risk for homeowners here. What would be the effect of removing the top story, leaving 2 stories? You designed a building for the maximum number of people (500). Maybe design for your current expectation – up to 150 people.

Shanon: What guarantees can be provided that there won't be noise when it's built? We are a quiet community. What is the limit? (Planner's response: Under CEQA, a noise study was conducted. Ambient noise from the balcony models represented the worst-case scenario, showing no significant impact.) Calling of prayer can be restricted to inside the facility and limited to hours of operations as a requirement recommendation.

Michael: From a safety standpoint, we don't need this or any other cultural center built here; we don't have the infrastructure of roads or ways to get out safely.

Kendra: The main concern was the absence of a clear and enforceable plan for overflow parking. How do you define overflow parking for vendors at weddings or anticipate event attendance? It is crucial to ensure thoughtful integration within the community to avoid creating animosity over street parking issues.

David: The building looks better than before. Regarding traffic concerns during red flag warnings, will the community center halt all programming as a safety condition? Can we request a traffic study to determine the capacity? There should be a plan for parking, fire red flag warnings, and residents-only parking areas (permits).

Samire: This project will be a valuable addition to the community. Currently, a similar community center in 4S Ranch accommodates between 300 and 400 people and has a well-managed security team. The center is situated near a school and along smaller roads. I fully support the construction of this center.

AJ: The building is comparable to 4S Ranch, operating earlier, from 5 am to midnight, and managing it successfully. There are usually 15-20 cars at that community center, and there is no overflow traffic.

Jay: What does the emblem at the entrance signify? (Azizi's answer: The only god / one god) The prominent green dome is overly bright and does not harmonize with the neighborhood's aesthetic. Given the size and height of the building, it detracts from the beauty of the community's semi-rural character and dark sky ethos. This challenge is exacerbated by its location at the entrance sign stating, 'Welcome to Harmony Grove'. It will diminish the living experience here and negatively impact property values.

Farid: I have seen significant changes. I have attended the first meeting on this project and any suggestions they have accommodated. We have brought technology to this community -Solar panels and EV charges. I came here 45 years ago -community values will go up; look at it critically. The community is trying its best to be part of it.

Ali: From the 1st rendering to the 3rd, look at this creation; it's beautiful. It's not a nightclub or Sprouts. Positive people come here- Islamic people are positive; "Peace be upon you." The value of morality is rising, along with forgiveness. The green dome is not a problem.

3 Letters read by the Secretary and attached :

- 1) Jacob Carroll
- 2) Jim Manker

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3) Lois Jones

MOTION (S. Williams): Move to **recommend Denial as presented** based on it does not conform to the Community Character and the obligations per the approved Harmony Village Grove Specific Plan.

SECOND:(L. Lemarie)

VOTE: Aye: 9 No: 0 Abstain: 1 Absent: 2

- F. **PDS2025-Harispuru Residence Site Plan Waiver.** Remodel of Existing 2,313 S.F. 1 Story Residential Building & Addition of 461 S.F. for the 1st Floor and 1,695 S.F. 2nd Floor (total 4,469 S.F.). Demolition of existing S.F. 2-story carriage and existing storage shed. Build new S.F. 1-story carriage house/ADU. 2nd phase: new pool house, new covered outdoor living area, new four-stall garage, and workshop. Location: 15528 Via De Santa Fe, Rancho Santa Fe, CA 92067, APN: 268-310-20-00. Applicants contact: Sam Koob, 858-345-7597; PDS Planner: AJ Aziz, 619-987-0368; SDPG member: Beth Nelson.

Continue to April 2025 SDPG Meeting

- G. **PDS2025-TPM-21474 Harmony Grove Village Lot-Split.** Discuss the implications of this SB-9 Subdivision for the entire planning group area. Address: 21820 Gallop Way, Harmony Grove Village, CA 92029, APN 235-624-01. Parcel 1:17,150SF; Parcel (new lot) 2: 13,450 SF. Applicant: Rajan Sachdeva, 508-542-0353; PDS Planner: Kamden J. Carrillo-Hough; SDPG Planner: Susan Williams. **Update:** Informational only, SB-9 applications and lot splits.

Continue to April 2025 SDPG Meeting

- H. **PDS2025- RSF Village Wells Fargo Bank Signage D1 Waiver Request.** Location 6008 Paseo Delicias, Rancho Santa Fe, CA 92067, APN: 266-283-02-00. Replace existing building exterior signage. Applicant Representative: Jennifer Galvin, GPS Permit Services; PDS Planner: Jason Neagles, 858-495-5201; SDPG Member: Lorraine Kent.

MOTION (L. Kent): Move to approve the Wells Fargo Bank Signage D1 Waiver request as presented.

SECOND:(N. Christenfeld)

VOTE: Aye: 10 No: 0 Abstain: 0 Absent: 2

7. ADMINISTRATIVE MATTERS:

- A. Community Reports - None
- 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. -None
- E. Supply orders and reimbursement of expenses -.None
- F. **ADJOURNMENT- 10:44 pm**

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San Dieguito Planning Group March 13, 2025

MOTION: Recommend Denial as Presented.

PLEASE NOTE, THIS IS NOT A DENIAL OF A YOZ COMMUNITY CENTER USE TYPE, BUT A DENIAL OF THE PLAN OF THE PROPOSED CENTER STRUCTURE.

This parcel site is at a very strategic Harmony Grove Village masterplan location. It is located at the far easterly edge of the Specific Plan area on Harmony Grove Village Parkway and Harmony Grove Road. This parcel bookends with RSFPPD Fire Station #5 located across the street from the proposed Yoz site, forming the masterplan community main entrance into the >750 dwelling unit development.

As a prominent location, the community character of Harmony Grove Village must be seriously taken into consideration when designing any type of structure on the subject property. The proposed structure does not follow Harmony Grove Village architectural design standard. Please reference RSFPPD fire station #5 as an acceptable conformance to the Harmony Grove Village architectural design standard.

The plan as presented also suggests a very high degree of usage for a parcel of its size with many questions left unanswered:

- Attendee profile (existing congregation-size/vs. a public rental venue of unknown usage) “Community Center”, unclear which community would be using, HGV, surrounding residents, out of towners, etc.?
- Conflicting schedules-operating hours. Website notes multiple public prayers, throughout the day and night, beginning as early as 5:54AM. Yet, applicant stated facility would operate from 10:00am to 8:00PM Class/services regularly scheduled?
- Parking in excess of planned on site spaces- Applicant states no overflow parking will be necessary, or will “shuttle” in groups. Unclear how/if shuttle would operate. With NO street parking permitted on parcel road, attendees would park at the nearest location which would be Overlook Point Dr. This is an extreme safety risk for pedestrians to then have to cross Harmony Grove village Pkwy, without a crosswalk, stop sign, etc. on a hill/blind curve where vehicles travel at speeds of approximately 50mph. The roads in HGV are sparsely lit and it’s very dark.
- Traffic Study was provided, however, is obsolete as it reflects study conditions when community was first designed and does NOT reflect current road conditions, specifically the major change affecting the area, that of the Citracado “Extension” which opened in 2024.

Since the ground level of the plan is nearly all dedicated to vehicle parking, forcing the overall structure to be 3-stories high. There are no other 3-story non-residential structures in Harmony Grove Village, setting a precedence for future 3-story buildings. Especially stark 3-story structure on elevated pad at perimeter of development.

This parcel is significantly elevated above Harmony Grove Road and Harmony Grove Village Parkway, any structure proposed on this site will have a dramatic visual impact. Because the structure has virtually no setback from the edge of its corner lot, all lighting will spill downwards and out to the streets as well clearly within view of the adjacent homes across the street

The rear portion of the parcel here exhibits a very steep cliff rising hundreds of feet at the rear of the parcel to the original ridgeline. The proposed 3-story structure is currently planned to be at the absolute front edges of the building pad. The sheer mass and scale of the structure does not take into consideration the existing topographic characteristics of the parcel to blend in with its surroundings. It is simply too imposing and does not fit the HGV community character or architectural design standard. It's modern design with industrial/office building front facing façade and flat roof are completely out of character for the carefully thought out/planned out, beautifully master planned community of Harmony Grove Village. The Specific Plan states the "overarching architectural theme will be the Western Farmhouse/Cottage Architecture tradition. Application of this architectural theme will provide a consistent design thread throughout the project area."

***The planning group urges the Planning and Development Services to work with the applicant to develop a less intense use of the parcel that is structurally conforming to the natural topography of the parcel as well as the Harmony Grove Village architectural design standard.

Jacob Carroll <fifreejc@gmail.com>

Tue, Mar 11,
2:58 PM

to philipfisch, theddills, me, swilliams0303

Hello San Dieguito Planning Group,

Good afternoon. My name is Jacob Carroll and I am a member of the Harmony Grove community. Due to a conflict of schedules I am unable to attend this week's planning meeting but felt a responsibility to share with you my input for consideration.

As an active member of the Harmony Grove community, I have in the recent past attended both the prior San Dieguito town hall and the HOA meeting where discussions were held in regards to the Yoz community center. For this proposed project, I have been actively keeping an open mind to the potential benefits and challenges that this would introduce to the HG community. Throughout my evaluation of the pro/cons of such a development, I was able to determine there were many more reasons why this doesn't appear safety-minded or a good fit for our community, which include the following:

1. Unknown population of affiliated members of the San Diego Co. and surrounding area which could surge the expected number of visitors.
2. Noise & Light pollution will strain the peace and quiet of our planned residential development community (even with the recent modifications proposed), the natural landscape makes noise echo from the surrounding hillside.
3. Increased traffic to the area with an unclear picture as to the frequency and volume of large events and activities being hosted. Further strained, by a less than ideal access point with a nearby intersection could lead to dangerous pedestrian crossings or driving-related accidents.
4. Fire risk and concerns related to increased number of potential visitors with limited routes to evacuate quickly and safely, old traffic study when Citracado was not open and increasing traffic in nearby streets was unaccounted for.
5. Parking concerns for event attendees that park in the HG community and potential spillover use of our community's facilities.
6. Poor fit for the nearby residents and generally overstated benefit to the HG community; It is recognized that a very small number of HG community residents are affiliated with the muslim community and therefore majority of our community members will not participate in the facilities but be subject to the additional burdens of such a facility.
7. The Fit/Finish of the structure itself appears to belong in more of an "Office Park" commercial workplace environment and does not lend itself to a tranquil residential community.

For these reasons, and for the many unknown impacts that would inevitably arise from this project, I strongly encourage the board to vote no. Please do not support this development as it will impact the safety and tranquility of our residential Harmony Grove community.

Best Regards,
Jacob Carroll

YOZ Community Center Vote - Thursday night

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Jim Manker <jim.manker@gmail.com>

Tue, Mar 11,
6:44 AM

to Susan, Douglas, philipfisch, me, Jim

Hello SAN DIEGUITO PLANNING GROUP.

My name is Jim Manker. I have been a resident of Harmony Grove since May of 2020. I will not be able to attend this week's meeting as I am out of town, and yet I'm hopeful that you will read this letter in my absence.

I attended in person the first San Dieguito planning group meeting when the Yoz center was first presented. I also attended last month's HG HOA meeting (on line) to see the changes that the architect made since the San Dieguito meeting. I spoke against this project in both cases.

While I applaud the Yoz leadership for their attempts to "tone down" the lighting, sound, and color impacts (changing the green covered staircases to brown). I still believe that the scope of this project and its impacts are unknown. I believe the traffic impacts have been largely understated, especially given that most people will be entering from the east (because they do not live in Harmony Grove) and will be forced to make a sharp right or u-turn to access the driveway, not to mention what might happen during a fire evacuation event or any other large group gathering (which Yoz has stated will be multiple times a year). I believe the number of people who are members at large of the Yoz community in San Diego County has also been largely understated as well.

While the presentations have suggested this community center is for all people in Harmony Grove, their website suggests something different, which you can read about here: <https://yozsd.com/about-yoz/>. In short their primary mission is to "*provide educational, cultural and religious services to the Muslim society in San Diego county.*" A simple google search suggests there are over 100,000 Muslim society members in San Diego County alone. To suggest this center is for the current home owners or the "community" in and around Harmony Grove, is perhaps disingenuous.

Lastly and perhaps more importantly is that the location of the property unfortunately is so distinct and so visible to the main entrance and exit of our wonderful housing development that a typical resident and visitor can't help but see it from many different angles as they approach or leave our community. While I understand that the original developer of this area allowed a significant parcel of land in a premier location to be made available for purchase, I'm confident they didn't envision this type of project. How could anyone have imagined that rising up amongst the natural hillside at the main entrance of a beautiful well planned community, complete with rolling hills, horse paths and carefully planned craftsman style single family homes, would there be a large, flat, three story glass walled office type building for a community the doesn't live here, and become more of a question mark then a welcome sign.

Please vote no on this project and protect the integrity of the design and nature of Harmony Grove village.

Thank you,

Jim Manker



Lois A. Jones

March 7, 2025

Mr. Vince Nicoletti, Interim Director
Mr. Christopher Jacobs, County PDS Project Planner
County of San Diego
Department of Planning & Development
5510 Overland Ave., Ste 210
San Diego, CA 92123

Re: PDS2024-MUP-24-005 HGV Yoz Community Center

Dear Mssrs. Nicoletti and Jacobs:

There are so many things wrong with this massive project! As a former San Dieguito Planning Group member of many, many years, I am shocked to think this project could ever possibly be acceptable to the Planning Department or the Planning Group. The community character for Harmony Grove is seriously being ignored to allow this building to be pursued in its most current version, without mentioning what may be the real purpose of such a giant building.

Harmony Grove was developed with so much care and planning to guarantee it would never be assaulted with urban development on the community or an influx of careless planning by ambitious developers. Yet, here it is.

This community was intended to be a gateway ... both to the rural communities on its southeastern side, and an introduction toward the more suburban world of Escondido ... and was introduced and accepted for careful development with this character in mind. A 3-story, large concrete building on the precipice of the hillside at the entrance to the neighborhood does not exude this ambiance!

The renderings presented at the Planning Group's meeting of February 13th did not provide an honest picture of the visual impact of this building on the site proposed. I personally drove out to look at the site and cannot under any circumstances envision this building on that lot and not have it unduly overpower the entire intersection and overwhelm the neighborhood from all directions.

Following are my pictures, with the proposed building approximately drawn in a red circle to better envision what this will honestly look like. It is not a good enhancement to its surroundings! I've also included the google maps aerial of the site and surrounding neighborhood, hills, and intersection. The size of this building certainly severely impacts the area negatively!

Please preserve the community character for these residents and reject this project as it is now submitted.

Sincerely,

Lois A. Jones

Cc: County Planning Commission
SDPG, Doug Dill
encl

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