

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, April 10, 2025

MEETING AGENDA

Place of Meeting: RSFFPD Station Number 4, Training Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067.

You can access the County's digital document search engine by visiting

<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):**
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. **OPEN FORUM**
5. **GENERAL PLANNING ITEMS:**
 - A. **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
 - B. **Update to Lake Hodges Deteriorating Condition.** 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 is increasing as the surrounding organic debris in the lake decomposes and cannot circulate and break down properly. Presenter: Robert Dudley, Citizens Advisory Council of The San Dieguito River Park, JPA.
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

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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

- 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 May 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. **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 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.

- F. **PDS2025-TPM-21474 Harmony Grove Village Lot-Split.** Discuss 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.

Continue to April 2025 SDPG Meeting

- G. **PDS2025-HLP-25-001 Valiano Habitat Loss Permit (HLP).** Approved 243 single-family detached home subdivision in Eden Valley. HLP will allow for impacts to 1.8 acres of coastal sage scrub habitat, which will be mitigated at a 2:1 ratio through the purchase of credits at an approved North County MSCP mitigation bank. Applicant: Eden Hills Project Owner, LLC, Greg Waite, 760-944-7511; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member: Doug Dill.

- H. **PDS2005-TM-5447-3100 Quantum Estates Improvement Agreement Time Extension Requests.** Project includes seven (7) single-family residential lots on 39.42 acres and is located south of the Del Dios Highway

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and El Camino Norte intersection, east of Paseo Delicias, APNs 267-161-05 and 267-161-04. Applicant: Mark Thompson, 858-496-2525; PDS Planner: Souphie Sakdarak.

- I. **PDS2024-MUP-24-007; Eat to Live Retreat MUP Resubmittal.** Presentation from applicant, no vote expected. Application to change from one existing single-family residence to be converted into facilities for weight loss and health management programs for up to thirteen (13) live-in residents and up to ten (10) on-site staff. Located at 16413 Rio Vista Road, San Diego; APN: 267-148-02-00. Applicant: Joel and Lisa Fuhrman, 760-728-5380; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Philip Fisch.

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:
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has ONE vacancy; 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 04/10/2025 05/08/2025 06/12/2025 07/10/2025 08/14/2025 09/11/2025

Doug Dill, Chair	e-mail: theddills@att.net
Phil Fisch Vice-Chair	e-mail: philipfisch@gmail.com
Lorraine Kent Secretary	e-mail: rsfkent@gmail.com

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