

SAN DIEGUITO PLANNING GROUP

Regular Meeting Minutes

Thursday, April 10, 2025, 7:03 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), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
Absent: Don Willis (1), Nicholas Christenfeld (9),
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 March 13, 2025, meeting minutes:
VOTE: Aye: 8 No: 0 Abstain: 2 Absent: 2
4. OPEN FORUM—District 2 Supervisor Joel Anderson's staffer, Chris George, presented on the 2024 Legislative Actions & Accomplishments for District 2 and solicited feedback on the county budget (a survey was handed out to gauge support or opposition on budget items).
B. Nelson: There was a question about the minutes from last month, which were approved by six members. Chair Dill inquired, and the approval stands.
D.Dill: Question to PDS planner Aiden on the Stamp for plans
B. Nelson: Requests discussion on:
 - a. **Review the order of agenda items:** Suggestion; consider items with only one applicant (decision on color or sign) versus those with a large audience. Lengthy wait periods for simple motions to be approved occur due to the larger audience on certain items, which takes the most time.
Outcome: We will try this at the next meeting. SDPG members will discuss with the vice chair before the meeting whether an application is simple.**L. Lemarie** requests discussion on:
 - b. **Review process:** SDPG members to weigh in twice before and after community comments. **Outcome:** Let the applicant present first, then speaker slips, thirdly, any additional audience input, and close off public comments, followed by the SDPG members' comments.**S. Williams** requests discussion on:
 - c. **Review comments outside the SDPG area.** Limiting audience participation is inappropriate, and it is difficult to determine if the audience resides within the planning group area. **Outcome:** Seek county guidelines on identifying residents who live in the area, ask those who live there to raise their hands, or please don't repeat what someone else says.**J. Zagara:** Requests discussion on:
 - d. **Review comments regarding the Fire Department Requirements.** Questions on our role in weighing in on fire regulations were discussed.

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5. GENERAL PLANNING ITEMS:

A. **Unsafe Camping Ordinance Update.** Discuss supporting an update to County Regulatory Code Section 73.108. The proposal includes adding provisions related to fire risk, protection of open spaces, and codifying procedures for unsheltered encampments. SDPG Member: **Doug Dill Update:** Legislative issue driven by Supervisor Anderson to adopt a safe camping ordinance with more restrictive campfires in county parks.

B. **Update to Lake Hodges Deteriorating Condition.** State orders to lower water levels for reservoirs with poorly maintained dams have 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's stench increases 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. **Continue to May 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 that do not conform to the dark sky policy. The SDPG recommendation vote was already given at the December 2024 meeting. Proposed Chabad Center on two lots zoned for single-family residential use (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. **Update on the lighting plan, information only; status of sign has not been discussed with the applicant (has been there for 5 years).**

SDPG Comments:

B. **Nelson:** The lights on the shared driveway include lamp posts along the street and path lights. I suggest using only path lights instead of lamp posts, since streetlights are not preferred in our rural area. Each entrance features a sign. They might want a spot light for each entrance sign. The Menorah lighted sign may require sign approval. I don't believe it was ever permitted.

- B. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** New construction of 2 2-story type V single-family residence (15,165sf), an attached 3-car garage (965sf), and an attached eight-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:

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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 May 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

Removed from the agenda

- 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 of the existing S.F. 2-story carriage house and the 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

Presentation by Sam Koob: Located in Santa Fe Meadows, 14 homes are in a gated community, and the plans for the neighboring homes on the street provide context for the community's character. The architectural style is a modern hybrid of Ranch homes. Phase I has no garage. Phase II garage, pool, and pool house. Reviewed the flood plan with the county and has been approved

B. Nelson: Seeking site plan waiver. Design review required due to 'D' designator for height maximum 30 feet, exterior color in shades of earth tones, landscape screening (already in place), drought-specific planting due to fire will be required, general ranch or Spanish style. The applicant has made substantial changes to comply with the 'D' designator for design.

MOTION: (B. Nelson): Move to approve site plan waiver as presented.

SECOND: (D. Dill)

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

- F. **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: 17,150 SF; Parcel (new lot) 2: 13,450 SF. Applicant: Rajan Sachdeva, 508-542-0353; PDS Planner: Kamden J. Carrillo-Hough; SDPG Planner: **Susan Williams.** **Update:** Alternate zoning per the maximum in the specific plan, in putting homes in retail, exceeds the GPA. Lot splits increase homes; however, due to state mandates, exceeding the maximum is acceptable if the lot is large enough for an ADU. New development exceeds capacity and impacts fire safety. With SB-9, the community has to accept it.

- G. **PDS2025-HLP-25-001 Valiano Habitat Loss Permit (HLP).** Approved a 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-

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944-7511; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member: **Doug Dill. Update:** Information from the county: The county identified a sensitive habitat. 1.8 acres must be purchased to mitigate. The county has not yet identified the area in which to purchase land. **Member Input: Gia Kubil:** Attended to learn about the project.

H. **PDS2005-TM-5447-3100 Quantum Estates Improvement Agreement Time Extension**

Requests. The project includes seven (7) single-family residential lots on 39.42 acres and is located south of the Del Dios Highway 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.

Informational Update: John McKinney, speaker: Application to extend the lien contract on the seven-lot subdivision. A tentative map has been approved with a 2-year expiration period. To record the final map and create a separate title for each lot, you must post subdivision improvement bonds with the county that secure the completion of public improvements (water, streets, sewer, etc.). The bonding requires security on a set-aside letter, indicating how much is allocated for water improvements, sewer improvements, etc., and allows investors to record final maps with a lien contract containing caveats that ensure no physical improvements occur until you replace the contract with traditional subdivision improvement bonds. The application goes before the board of supervisors for extension.

I. **PDS2024-MUP-24-007; Eat to Live Retreat MUP Resubmittal.** Presentation from the 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. **Presentation: Dr Fuhrman** discussed a lifestyle retreat designed to help guests lose weight through diet and exercise and improve their health and longevity. Do not accept individuals with alcohol or drug dependencies, nor accommodate those requiring medical supervision or nursing care. **Brian Woods:** delivered a PowerPoint presentation on a luxury health Retreat on 5 acres. Sixteen max guests stay 1-3 months, 12 rooms (8 single guests, 4 rooms for 2 guests). Guests are in their rooms by 9 pm. 16 max guests are written into the approval. All aspects of property are permitted. Major use requirement submission is required, with notice in April 2024 and closed in October 2024 to comply with the county MUP. Many changes have been made: Noise (wall surrounding property), Traffic (off-site delivery locker), Parking, 19 spaces required (only 7-9 spaces used). Fire required widening the driveway and turnaround, and a fire evacuation plan was implemented. It addressed neighbors' concerns with pool runoff, propane deliveries (no longer needed), staff training, permitted gray water, and septic. Water storage tank (no storm or site water issues), Lighting (no light time lighting, only security down lights)

SDPG Comments:

S. Williams: Clarification on the number of guests and a question about why there is no vote tonight (due to late submission). The majority of neighbors seem to approve of the project concept. Question on Group homes, what is a caveat? (allowed under MUP max at 6 individuals)

J. Callow: The nature of the major use permit (family business; if the property is sold, it returns home. The MUP is very narrow and cannot transition into another use). She likes the improvements and suggests changes to the website to avoid confusing the medical facility.

T. Velky: If sold for residential use, could the owners rent it for Airbnb? (depends on zoning) MUP has conditions that can't change. There is a question regarding medical prescribing: managing medication, not prescribing medications. As part of MUP, is there a restriction against any part-

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time use for Airbnb? Would the project need a permit modification for a short-term vacation rental? (The planner will research)

B. Nelson: Does bulk and scale fit with other properties in the area? (Under 5.72% of a 5-acre lot, 12 bedrooms, living area square footage under 12,000 square feet.) Driveway widening questions (24 feet required and 44-foot turnaround needed due to commercial use). How will they mitigate the large commercial-looking entrance in the residential area? There are 7 on-site staff, but no staff live on-site. Clarification on medical facility: Are they prescribing medications? Dr Fuhrman is writing Rx's to taper residents from medications during their stay. Site plan questions regarding setbacks (already approved gray water plan) exist.

L. Lemarie: Traffic is estimated at 14 daily trips. The fence is located on the property line (fire encourages a 6-foot wall), and part of it is far from the road. A statement on the pickleball sound may require sound attenuation. There's a question about guests leaving the property to walk and hike on the trail.

D. Dill: Inquired regarding the history of the building—original 7-bedroom (addition of a wing with five bedrooms). Inquiry about other commercial activities in the neighborhood, such as a horse ranch and nursery. Inquiry on MUP allowing drug treatment 10-20 years later? (No, would not allow a rehab) Medical insurance does not apply; medical savings accounts may be used for retreats. Seeks clarification on the website stating a medical facility.

J. Zagara: Inquire about Pickleball (no issues with neighbors). Issue with the medical definition.

P. Fisch: Regarding the project, notable improvements have been observed, and the applicant's attitude has become more positive since the enforcement violation (which has now been resolved). It resembles a residential home, maintaining consistency in character and scale. Pickleball is situated away from the property line. (Sound could travel) The county planner indicated that it was not a medical use project. There are concerns about its use as an Airbnb; safety is enhanced if the MUP is approved.

L. Kent: I agree that MUP is more restrictive than if it were only residential, and I support the MUP because it restricts the ability to rent out for short-term rentals.

S. Fogg: It appears to be a positive use of property on 5 acres.

Public Comments: John Mecklenburg: About the rule of law: 1) It doesn't fit under the residential USE under the current zoning. MUP is needed for group residential use, not a standalone use. 2) Degrades community character, no homes with 12 bedrooms and a medical transit, 8-10 employees. 3) Adverse impacts on traffic: Why 22 parking spaces if there is no impact on traffic?

Cara Fuhrman (Dr. Fuhrman's daughter): I wish more people knew about what they do. There is limited foot traffic. We are focusing on diet and lifestyle.

Lisa Fuhrman: Very few guests go out on walks

Tina Robinson lives west of the facility and has never had issues with her property. She is compatible with the neighborhood and is more concerned about the potential development of an Airbnb. We are in favor of this project.

Michael Robinson: The Project architect, has received support from many people, including neighbors. Current zoning permits this under an MUP.

David Sider: 95% of neighbors approve of the project due to its past history; next-door neighbors expressed support. Growing new homes from 9,000 to 12,000 square feet. Object to the term as medical. A big fan due to fear of alternatives like AirBnB. Strongly support

Conner Gunnerson: Lived next door for four years. I have noticed some guests walking around, and the transition to health is inspiring.

Nicole Gunnerson lives directly behind Furman and has the most exposure to the facility. It is so quiet that it embodies everything this neighborhood represents. Health and wellness have no issues with Pickleball. We have over 7,000 sq ft of home and 7 bedrooms on 2.5 acres.

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Aiden: Thank the Fuhrmans for working with the county.

Jeff Brand is a contractor for Eat to Live Construction and a neighbor supporting Eat to Live. It's a great facility, and it is very quiet.

Susan Dixon: This has caused some rifts in the neighborhood due to the lack of adherence to rules. Given the concerns about 16 people on the property, what assurances can be provided that this number will not increase, considering that the rules have not been followed? (MUP will have the maximum number of individuals at any time.) (The county is reactive, not proactive, on code enforcement.)

Shelly Mueller: Lives one parcel away. Core medical services and issues: "Our luxury health retreat provides the medical care, education, and tools to reclaim their health." It claims cutting-edge medical care with medical professionals on staff, manages, and eliminates prescriptions when appropriate. Does not accept Medicare, but other providers can be covered with a deductible with a proper diagnosis.

B. Woods: There is no medical use; we use preventive methods to eliminate the need for medication. They do not provide medications; they manage them. They do not prescribe medications. Parking requires 17 spots. We don't have sound issues. If they don't comply, they could lose the MUP.

Leslie Peters Osmus: Oppose the Major Use Permit.

Penny Wahler: The letter supporting the Major Use Permit was submitted and read at the meeting.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports -None
- B. Consideration and comments on the 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- 10:42 pm**

Attachments: 2 letters submitted

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Please understand that their presence on Rio Vista is very important to me. They are so quiet and a wonderful addition to what I would call a great neighbor.

Everything I've ever asked for is something they immediately come forward to address although there is hardly anytime I've asked anything.

To lose them as neighbors would be a big blow to our street and I hope you will award them a peace.

Thank You. Penny Walker
16622 Rio Vista Rd
San Diego 92127

To Whom it May Concern -
I have been a neighbor for Joel and her a Fuhrman for several years. First as my next door neighbor and now as my neighbor across the street on Rio Vista Rd.

I cannot make the meeting on April 10 due to a job in Orange County. I am sending this note because of my concern for their application for their MVP. I truly want to express what great neighbors they are for me and our neighborhood. Not only are they professionally excellent but their hours and work ethics are very important to our neighborhood. No late hours and no traffic.

Tina Robinson
7943 Artesian Road
San Diego, CA 92127

RE: SDC PDS RCVD 04-11-24
MUP24-007

May 11, 2024

Aiden Pulley
County of San Diego Planning and Development Services
5510 Overland Ave., Suite 110
San Diego, CA 92123

Dear Mr. Pulley, County Planning Commissioners, and Board of Supervisors,

I am writing to request that you approve the Major Use Permit for Joel and Lisa Fuhrman subject to the conditions that I have listed below. I would like to start with my reasons for requesting your approval.

First a bit about my husband and I – we met on Artesian Road in 1985 and purchased our property in 1988, subsequently building our home. We've seen many changes, good and bad – but change is inevitable. Our neighborhood is unique, eclectic and friendly for the most part. Many of us walk or ride our horses on its streets and the nearby trails. Mostly it is quiet and has a country feel next to the Lusardi Preserve. When Joel and Lisa moved into our neighborhood over 5 years ago, they immediately loved it for these reasons. Their use does not conflict and we have other long term businesses in the area, including equestrian operations, an orchard, and a nursery that we feel are compatible with our lifestyle. That said, we have also had Air BnB and other party houses with loud noise, bonfires, helicopters, major shipping, and drunk drivers that conflict badly. We do not want a use that would potentially change our quiet lifestyle.

Joel and Lisa Fuhrman are great neighbors and some of the kindest people you will ever meet. Their retreat saves people's lives with their dietary and exercise program, primarily for those with diabetes. They are actually quieter than most neighbors because their patients stay for 1 to 3 months and do not drive. So there is no night traffic. Only the staff and deliveries drive in and all parking is contained on their property. So, yes, there is more traffic, but it is manageable. The patients walk our roads and trails daily are always very nice, say hello, and seem thrilled by watching my horses when

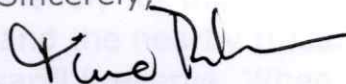
they are in pasture. My primary concern with the MUP would be if there was a change in use or ownership, and slowing some of the staff down as they drive by.

I would ask that the following conditions be added to the MUP:

1. That the MUP specify that it is a health and wellness retreat only with guests staying 30 days or longer and no short-term stays. It should specifically exclude retreats for substance abuse, mental health, and criminal rehabilitation of any kind.
2. That if there is a change in ownership/management, that the MUP expires and is null and void. We know that Joel and Lisa will stay compatible our neighborhood, but another owner may not.
3. No more than 3 guests at one time would be allowed to keep a vehicle onsite and all parking will remain on the property.
4. That all employees be given training regarding traffic speed and responsibility within our neighborhood so that it is treated like the estate residential area that it is.

Thank you for your attention and I hope that you will give your approval to this MUP with the conditions added.

Sincerely,



Tina Robinson

cc: Santa Fe Hills Landowners Assn.
Joel and Lisa Fuhrman
Penny Walther
Jim and Sharon Harrison