

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, May 8, 2025

MEETING MINUTES

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

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Laurel Lemarie (4), Lorraine Kent (8)
VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: April 10, 2025 Meeting Minutes signed off at meeting. Circulated to members during the meeting for initials/comments.
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
 - A. **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.
Continue to June 2025 SDPG Meeting
 - B. **La Valle Coastal Club Facility Night Time Light Pollution.** Discuss ways to reach out to the recently renovated facility that now operates new brighter night time outdoor lighting that impacts surrounding residential neighborhoods. Located in the Whispering Palms area at 5690 Cancha de Golf, Rancho Santa Fe, CA 92091. Can the facility follow San Dieguito Community Plan dark sky policy to minimize impact to surrounding neighborhoods that follow the dark sky policy? SDPG Member: Beth Nelson.
B. Nelson: The former Morgan Run facility has amped up its night time exterior lighting. Communicating with the County; is there a lighting permit? Code enforcement to visit the site. New monument sign, replacement or addition?
S. Fogg: Knows the owner, has greatly improved the facility, but will reach out to the owner concerning the light pollution.
Oliver Laurent (Neighbor): Old lighting was hooded, directing light down. New lighting has no hoods.
Continue to June 2025 SDPG Meeting
6. MAJOR PROJECTS AND LAND USE ITEMS:

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- A. **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 June 2025 SDPG Meeting
J. Zagara: May request the deletion of this project off the agenda at the June meeting if project processing delays continue.
- B. **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 June 2025 SDPG Meeting
- C. **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 July 2025 SDPG Meeting
- D. **PDS2024-MUP-24-007; Eat to Live Retreat MUP Resubmittal.** Presentation from applicant, possible 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.
Brian Woods (Applicant's Representative): Provided presentation on the current facility structures, layout, site plan, etc..
Dr. Joel Fuhrman (Applicant): Luxury health retreat for customers from around the world. Treatment lasts one to three months. No Medical Services rendered by applicant or retreat employees. Coordinate with customers' physician for medical care. Facility to maintain quiet environment, mindful to neighbors, lights out at 9:00 pm. Reduce deliveries by maintaining satellite delivery location and encourage employees to carpool. All driveways and parking areas meet RSFFPD standards. Propane eliminated due to going totally electric with on-site solar generation. Driveway signage to remind visitors to look both ways before exiting. Current storm water drainage standards present on-site. Pickle ball court not for customers, new paddles are designed for quieter play.
Tina Robinson (Neighbor): Completely compatible.
Penny Wahler (Neighbor): Quiet – will not be an Air BnB party house.
David Sider (Neighbor): In support – will not be a party house.
Nicole Gundersen (Neighbor): In support
Shelly Mueller (Neighbor): Opponent – reference issues noted in 'open letter' to Dr. Fuhrman (attached). Add deed restrictions preventing short-term rental of property.
John Mackenberg (Neighbor): Opponent – Applicant's list of neighbors in support of MUP has duplicate signatures, renters (not property owners), and non-Santa Fe Valley rural residents in adjacent masterplan suburban community.
Robert Franzen (Neighbor): is a 50-year resident. Sees retreat as a quiet, good neighbor.
Planning Group Discussion:

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P. Fisch: Impressed with applicant's willingness to deal with issues. The County's and neighbor's support of the MUP.

N. Christenfeld: Concerned future use of the MUP if there was property ownership change, may not be in the same spirit.

D. Willis: A different type of 'retreat' in my Sun Valley neighbor has been problematic.

D. Dill: I find MUPs in residential neighborhoods troubling, in many cases not compatible. One is at the mercy of the MUP property owner to be a good neighbor.

MOTION: P. Fisch: Recommend as presented.

SECOND: S. Williams

VOTE: Yes: 9, No: 1, Abstain: 0, Absent: 2, Vacancy: 1

- E. PDS2025-SPA-25-001 Harmony Grove Village Live/Work Units.** 29 Live/Work dwelling units to be located on two existing vacant commercial parcels (APN 235-571-17 and 235-570-56) located at Country Living Way and Trail Blazer Lane. Applicant: HG NK Investors, LLC, NUWI Capital Inc., Atlantis Group, 310-420-8849; Project Contact: Jeannette Temple, 619-861-6734; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Susan Williams.

Continue to June 2025 SDPG Meeting

- F. PDS2025-STP-25-010 Renaissance Site Plan.** New Accessory Structure (Garage/Gym), 4730 square feet. Existing single-family residence with attached garage and detached ADU (9715 square feet). Location: 16640 El Camino Real, Rancho Santa Fe, CA 92067, APN: 268-010-05-00. Contact: Karl Voigtlander, 760-877-8248; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Beth Nelson.

Continue to June 2025 SDPG Meeting

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 05/08/2025 06/12/2025 07/10/2025 08/14/2025 09/11/2025 10/09/2025

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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note: marks in
pen are mine
Shelley Mueller

Dear Neighbors,

I am writing this to explain our mission and to expound on the benefits of supporting our work in this unique and beautiful community.

To introduce myself, if you are not familiar with my work, I am a board-certified family physician, nutritional researcher and lifestyle medicine specialist, who has 7 NY Times bestselling books on longevity, weight loss and natural healing.

As many of you know, my wife, Lisa and I live on a 2.5 acre lots on Rio Vista Road and on the backside of our property we own a secluded 5-acre guest property which has 12 bedrooms. For about 5 years, my guests have flown in from all over the country and rent a room with us for a few months to eat healthfully, exercise, meditate, and be under my care to lose weight and also recover from high blood pressure, diabetes and other health conditions that are remedial to nutritional intervention. We carefully screen our participants, and do not accept any stays less than one month.

Even though we have chefs, gardeners, and an exercise coordinator/house manager, our staffing requirements is not much more than any other person who might utilize such a large home and property with 12 bedrooms. Plus, our use is much quieter than a large family or multigenerational family that might occupy a 12 bedroom home, as there are no parties, no entertaining of friends, and no lights and noise in the evening. We are receptive and considerate of our neighbors' peace and quiet, and we minimize deliveries and traffic by grouping Amazon deliveries and picking up large food delivery off-site.

We applied for a MUP (Major Use Permit) when it was brought to our attention a "shared living facility" requires such authorization. The building and zoning departments then advised us that it would be necessary to add upgrades to our property, including an robust commercial fire sprinklers, new roof, commercial electric wiring, fire-retardant attic room separators, a grey-water system to filter and reuse the water used by the house to water the trees and gardens, and handicapped access features with rebuilding of every deck and entry point and upgraded and larger parking and more landscaping. It is important to note the parking spots are positioned behind our wall, so such vehicles will not be visible from the street.

I want to emphasize that this permit is specific to our ownership and to this purpose of helping people get healthy via natural methods. This is not a hospital, clinic, or alcohol or drug rehab facility and never will be or can be. People are here to eat healthfully, exercise and learn. Permitting and your support does not make it more likely for other business to move into our area, in fact we were advised by the building officials that the unique character of our business is harmonious with the country atmosphere, back from the road and on an appropriate larger lot. Its use would prohibit or make it less likely for other MUPs to be permitted. We feel our quiet and unobstructive use adds a compassionate service that elevates the aesthetics elegance of our neighborhood.

false {

threat!

If we were forced to shut down or did not get approved, we would be forced to sell this 12-bedroom large property immediately and the new owners, may hold corporate events, rent out short term, or impact the neighborhood in a negative way. This is not a regular home; it is already a large capacity property which will not be torn down. I am suggesting, that forcing us to find a buyer for this large estate could result in a neighbor that could be unsatisfactory to our quiet neighborhood.

bribe

medical device

Lastly, I have SoftwaveTRT equipment that can improve or resolve muscular skeletal complaints (like magic). It lessens/removes calcifications and scar tissue and mobilizes stem cell repair to an injury. In other words, foot, ankle, knee, shoulder, wrist or back pain can resolve without the need for orthopedic interventions or surgery. I welcome any neighbor to contact me if they I can help them with this advanced healing technology. I'm offering you a nice perk for supporting our compassionate mission in this neighborhood.

Thank you for reading this and considering our use, at this time we need your support for continuing our passion for changing lives.

Warmly,

Lisa and Joel Fuhrman

This is a copy of the open letter to Dr. Fuhrman that I will read at the planning group meeting tonight, and attached is the letter he delivered to every house (to the best of my knowledge) in this neighborhood in order to garner support for his major use permit application for the Eat To Live Retreat.

Shelley Mueller

This is an open letter to Dr. Joel Fuhrman.

Dr. Fuhrman, tonight I would like to ask you to give your neighbors the freedom to support your major use permit application on its merits, rather than because you offered them a bribe in the form of treatment, using your high-tech medical device, « to resolve muscular skeletal complaints (like magic) »....or---because you took a more negative approach with your neighbors which I'll talk about in a moment.

You have said that your business would not significantly deviate from the character of this mainly equestrian and residential rural community. You have claimed that the increase in vehicles coming and going through the neighborhood would not be a problem. You have asserted that the noise from fitness classes and a pickleball court would not be disturbing to the closest neighbors. According to you, your health retreat would be a tranquil and quiet place which nobody would have reason to object to. Unfortunately, I don't have time now to go into all the misrepresentations.

For now, I would like to point out that, after all those assurances that your business is worthy of neighborhood support, ---in the very next breath, you tell the neighbors that this house, which was 7 bedrooms, until you added five--- for a total of 12 bedrooms, this house will likely become a party house if you can't have your business and instead have to « immediately » sell the property. Why do you make this veiled threat to your neighbors if you think your project deserves their respect, support and approval??

I believe you've terrorized the neighborhood with this horrifying vision of wild, loud, parties taking place late into the night. And this neighborhood is rightfully fearful of such a situation because we've experienced it already.

You have promised to put a deed restriction on the parcel saying that it cannot be used in the future as a drug rehabilitation facility. I'm asking you to add to the deed restriction that future owners cannot use it for short term rentals. Why not do that? And free your neighbors to support your project on its merits without threat and intimidation.