

Meeting Minutes

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, March 12, 2026

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

1. CALL TO ORDER/ROLL CALL/ PLEDGE OF ALLEGIANCE (Seat #):
Laurel Lemarie (4), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (Vice-Chair) (12), Kelli Hillard (13). Absent: Don Willis (1), Sharon Fogg (2), Phil Fisch (3), Joe Zagara (5), Jennifer Callow (6).
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to approve the February 12, 2025, meeting minutes. **Vote:** Yes: 6, No: 0, Abstain: 2: S.Williams (7), N.Christenfeld (9), Absent: 5:Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Joe Zagara (5), Jennifer Callow (6).
4. OPEN FORUM – no comments
5. GENERAL PLANNING ITEMS:
 - A. **Elfin Forest Overnight Parking Restrictions on Harmony Grove Road.** Restrict overnight parking on the south side of Harmony Grove Road at the intersection of Via Ambiente and certain locations in front of the Elfin Forest Recreational Reserve (EFRR). These areas front The Escondido Creek Conservancy (TECC) land and OMWD parkland, which are open to hikers and equestrians during daylight hours but closed at night. DPW requires a recommendation from SDPG to proceed. TECC, EFRR, and the RSFFPD support the overnight parking restriction. SDPG Member: Doug Dill **Discussion:** Issues with overnight parking are leading to illegal campfires, drug use, and a recent attempted home invasion involving a drugged individual. Rangers documented these problems; while daytime parking for trails is permitted, overnight parking creates safety and nuisance concerns. DPW requires support from the planning group for signage.

MOTION: (D. Dill) The San Dieguito Planning Group recommends restricting overnight parking on the south side of Harmony Grove Road at the intersection of Via Ambiente and at specific locations in front of the Elfin Forest Recreational Reserve (EFRR), as specified by OMWD/EFRR Management. (2nd L. Lemarie)

VOTE: Yes: 8, No: 0, Abstain: 0, Absent: 5 (Motion passed)
 - B. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning the latest Surf Cup/Polo Fields developments. Current Surf Cup (overuse) activities/status: not in compliance with property lease/deed restrictions, and related developments with adjacent

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22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Member: Beth Nelson.
Continued to April 2026 SDPG Meeting

- C. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status includes RSFA, Art Jury, and covenant community activity. The Planning Group is unaware of any submission of a proposed project to the County. Location: the group of parcels that comprise the old Mabee estate, situated at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members. **Update:** (no applicant present). Recent RSFA Art Jury progress has been noted and advanced to the next phase. The developer may present as a courtesy in April or later. Community concerns remain ongoing; NBC 7 coverage mentioned. (Note: External updates confirm the RSFA Art Jury advanced the project in March 2026 to plan review for landscaping and lighting; approximately 148 units are proposed; the project still needs to go through county processes. No action was taken; the matter was **continued to the April 2026 SDPG Meeting**.)
- D. **Short-term Rentals (STRs) in unincorporated areas:** Continue the Planning Group's discussion on establishing reasonable and enforceable regulations for STRs in the unincorporated areas of the SDPG. The group favors supporting a framework for community-specific rules—either through community plan amendments or county guidelines for planning groups—rather than a one-size-fits-all county ordinance. **Action:** T. Velky will present a proposed motion at this meeting. SDPG Member(s): Doug Dill, Beth Nelson, Thomas Velky.

MOTION: (T. Velky) Request that the County of San Diego implement a legislative framework for STRs that empowers local communities in the unincorporated county to develop reasonable community-specific regulations to be administered via code enforcement. (2nd L. Lemarie)

VOTE: Yes: 8, No: 0, Abstain: 0, Absent: 5 (Motion passed)

- E. **Dark Sky Policy Discussion.** Address solutions to the inconsistent administration of the San Dieguito Community Plan dark sky policy by the County Zoning Department. Also, suggest methods to educate current SDPG area residents on the Dark Sky Policy and how to apply it to their properties. SDPG Member: Kelli Hillard Discussion: concerns about non-compliance (e.g., Inn at RSF string lights). County code enforcement is noted as an effective tool (with fines stronger than HOA fines). Suggestion for a planning group letter to the editor educating residents on dark-sky history (e.g., Palomar protection, wildlife). Positive response. **Action:** K. Hillard to draft for review at next meeting. **Continued to April 2026 SDPG Meeting**
- F. **Legislative Updates from County and State Field Representatives.** Possible updates from: *Gonzalo Rocha-Vazquez* – Field Representative for 75th District Assembly Member, Darshana R. Patel. *Christian Vega* – Legislative Intern for County Supervisor Joel Anderson.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting to reduce the standard 100-foot front yard setback to 55 feet. Proposed 1,360 SF ADU and garage at Nasella property, including a request for a setback variance. Pending Art Jury review. 16189 Los Arboles, Rancho Santa Fe, CA 92067, APN: 268-162-08-00, 2.05 acres. Applicant Contact: Chandra Slaven, 858-

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402-8595; County PDS Planner: Andrew Holtz, 619-458-2038; SDPG Member: Beth Nelson.
Continue to April 2026 SDPG Meeting

- B. **PDS2025-MUP-03-088W1 RSF Cell Site Extension.** This is a renewal for the continued operation of the Cell Carrier on existing infrastructure. Located at 17576 Via Del Bravo, Rancho Santa Fe, CA 92067; APN: 267-161-05-00. Operator/Applicant: Global Signal Acquisitions, LLC, Angela Mumme, 805-625-1695; County Planner: Enrique Aponte, 619-539-6946; SDPG Member: Thomas Velky/Don Willis. **Applicant's representative, Robert Ramirez** of Vertical Bridge for AT&T and the original tower, clarified that there is no new expansion under this renewal; modifications are often administrative, such as under the 6409 Spectrum Act. **Discussion on Cell Site Renewals (Major Use Permits – Sections 6B and 6C):** Del Dios / Field El Bravo area (approx. 17,576 Via Del Bravo; two monopalm towers on private property, one authorized under the original 2004 MUP for AT&T, the second via a minor use permit for T-Mobile). There is a long history of community issues, including a 2020 lawsuit (dismissed), which led to higher HOA D&O insurance costs in assessments/year. Recent T-Mobile work on the second tower added large visible panels and antennas with incomplete camouflage (scaffolding removed; looks “naked” and bulky compared to prior disguised fronds). The discussion covered aesthetics and compliance with camouflage requirements, technology upgrades (such as 5G antennas that often do not require full MUP amendment), distance and setback rules (height-based from property lines in unincorporated areas), emissions signage (FCC-mandated), and the leverage provided by the expiring MUP. **Public Comments:** A neighbor adjacent to the property expressed strong concerns about visual impact, property values, disclosure burdens, lack of notice for administrative changes, and enforcement gaps.

MOTION: (T. Velky) Motion to recommend a conditional approval of the MUP renewal, **contingent on** bringing Tower 2 into full compliance with existing conditions (PDS 2016-ZAP-02078M1 or similar, dated ~June 26, 2025) regarding equipment screening and camouflage. With a strong emphasis on oversight for future equipment and appearance changes, as well as overall community impacts. (2nd S. Williams)

VOTE: Yes: 7, No: 1 (K. Hillard), Abstain: 0, Absent: 5 (Motion passed).

- C. **PDS2025-MUP-12-018W1 Elfin Forest Cell Site Extension.** Renew the operation of Cell Carrier on the existing infrastructure. Location: 1790 Rancho Summit Drive, Encinitas, CA, APN: 264-591-13-00. Owner: Olivenhain Municipal Water District; Applicant: Angela Mumme, Network Connex, 805-625-1695; County Planner: Patricia Calderon, 619-629-7535; SDPG Member: Doug Dill/Don Willis. **Discussion:** Renewal of the existing camouflaged tower. Photos showed varying camouflage quality across nearby towers (some with barren/white panels vs. others with better-fronded panels). Similar concerns about maintenance, blending with foliage, and equipment noise in a quiet ridge area with new nearby housing.

MOTION: (D. Dill) The San Dieguito Planning Group's conditional recommendation to renew the MUP for the continued operation of Cell Carrier(s) on existing infrastructure located at 1790 Rancho Summit Drive, Encinitas, CA, APN: 264-591-13-00, in accordance with the following San Dieguito Community visually stealth Cell Site character guidelines.

- 1.) Camouflage cell tower and antenna arrays to blend into the surrounding foliage.
 - a. Matching socks to cover individual antenna arrays

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- b. Install and maintain foliage on the cell tower that matches the existing on-site trees. Foliage must extend 16 inches beyond each antenna array.
 - c. A minimum of a 3-year maintenance cycle to replace worn-out or discolored socks and foliage.
- 2.) Sound attenuation reduction to near zero dB from cell tower equipment. The location is very isolated on a high ridgeline in a sparsely populated area with no ambient noise. The cell site facility should not impact adjacent residents. (2nd B. Nelson)

VOTE: Yes: 8, No: 0, Abstain: 0, Absent: 5 (Motion passed)

- A. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** Applicant presentation of 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. **Public comments:** Neighbors/school reps (H. Jarson, M. Manning) raised concerns about secondary access/cut-through onto private Road (maintenance, traffic, construction impacts, safety near school/events, and fire access). No action taken; comments heard for the record.

Continue to April 2026 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
 - a. S. Williams reported on Harmony Grove, the live work project, and Johnson Ward House. She discussed AES Battery Storage rumors of delays or cancellations due to fire risks and interconnection issues, as well as topics like equestrian extensions, power line upgrades, ADU lot split laws, Valano project clearing, and YOZ lot for sale.
 - b. B. Nelson reported on road maintenance and groundwater issues in the RSF Covenant.
 - c. K. Hillard reported on HOA/Art Jury matters (e.g., ADU challenges, lot splits, village gas station redevelopment).
- B. Consideration and comments on circulation e-mails
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members: SDPG membership is currently full
- E. Supply orders and reimbursement of expenses – Name tags for SDPG members

Adjourn: 9:56 PM

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