

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, April 9, 2026

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), Kelli Hillard (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. **County of San Diego Roadside Vending Draft Ordinance.** SDPG to provide comments and support on the drafted ordinance establishing a roadside vending permitting program. Unregulated roadside vending has become an item of concern for health, safety, and welfare of unincorporated County communities. If adopted, this program would require all roadside vendors to obtain a permit to vend within the County road right-of-way with restrictions to time place and manner as it directly relates to objective health, safety, and/or welfare concerns. SDPG Member: Beth Nelson
 - B. **County Inclusionary Housing Policy.** County staff to provide update/status of Inclusionary Housing Policy currently in development. Draft policy scheduled to be presented to the Board of Supervisors this summer. County Planner: Alicia Kawamoto.
Continue to May 2026 SDPG Meeting
 - C. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning latest Surf Cup/Polo Fields developments. Current Surf Cup (over use) activities/status; not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Member: Beth Nelson.
 - D. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status, RSFA, Art Jury and covenant

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community activity. Planning Group unaware of any submission of proposed project to the County. Location: the group of parcels that makeup the old Mabee estate located at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members.

Continued to April 2026 SDPG Meeting

- E. **Dark Sky Policy Discussion.** Address solutions to inconsistent administration of the San Dieguito Community Plan dark sky policy by County Zoning Department. Also, suggest methods to educate current SDPG area residents of the Dark Sky Policy and how to apply it to their properties. SDPG Member: Kelli Hillard
Continued to April 2026 SDPG Meeting
- F. **Description of Planning Group.** Prepare description of San Dieguito Planning Group for distribution to local media for public consumption, to educate the San Dieguito communities of the planning group purpose. Use the Coast New article about the Fallbrook Planning Group as a template.
<https://thecoastnews.com/about-the-fallbrook-community-planning-group/> SDPG Member: Lorraine Kent
- G. **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 the standard 100-foot front yard setback be reduced to 55 feet. Proposed 1,360 SF ADU and garage at Nasella property, including request for variance for front-yard setback. Pending Art Jury review. 16189 Los Arboles, Rancho Santa Fe CA 92067, APN: 268-162-08-00, 2.05 Acres. Applicant Contact: Chandra Slaven, 858-402-8595; County PDS Planner: Andrew Holtz, 619- 458-2038; SDPG Member: Beth Nelson.
Continue to May 2026 SDPG Meeting
- B. **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.
Continue to May 2026 SDPG Meeting
- C. **PDS2026-AD-26-002 Elfin Forest As-Built and Accessory Structures.** Administrative permit to authorize as-built and proposed accessory structures for the northern lot. Property consists of two parcels totaling 6.17 acres; this permit only applies to the northern parcel (~3.16 acres). Located at 20291 Elfin Vista Lane, Elfin Forest, CA 92029, APN 264-042-91-00 and 264-042-90-00. Owner: Steven Paulson, 858-761-5724; Applicant Representative: Dag Bunnemeyer, 619-455-8589; PDS Planner: Aiden Pulley, 858-694-3728; SDPG Member: Doug Dill.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation e-mails

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- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
SDPG membership is currently full
- E. Supply orders and reimbursement of expenses

Future Meeting Dates 05/14/2026 06/11/2026 07/09/2026 08/13/2026 09/10/2026 10/08/2026

Doug Dill, Chair e-mail: theddills@att.net
Beth Nelson, Vice-Chair e-mail: beth.nelson@me.com
Lorraine Kent, Secretary e-mail: rsfkent@gmail.com

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