

Meeting Minutes

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, April 9, 2026

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

1. CALL TO ORDER at 7:00 PM /ROLL CALL/ PLEDGE OF ALLEGIANCE (Seat #): Don Willis (1), Sharon Fogg (2), 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 (Vice-Chair) (12) arrive at 7:06 pm, Kelli Hillard (13). Absent: Phil Fisch (3)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Minutes were circulated to members in advance of the meeting for initials/comments. Vote to approve the March 12, 2025, meeting minutes. **Vote:** Yes: 8, No: 0, Abstain: 2 (Don Willis (1), Sharon Fogg (2)), Absent: 3 (Phil Fisch (Vice-Chair) (3), Joe Zagara (5), Jennifer Callow (6)).
4. OPEN FORUM – N. Christenfeld reported insurance issues related to living under a water tank; J. Zagara reported traffic and accident issues on Linea del Cielo and El Camino Real; community member Rory Kendall agreed that cross traffic sometimes fails to stop.
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

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Motion: (B. Nelson, 2nd K. Hillard) The SDPG recommends approval of the proposed County Roadside Vending Draft Ordinance. In addition, we request clarification on the following elements that may be included in the proposed ordinance:

1. What is the duration of the permit? i.e., are these available for various amounts of time, such as a one-time single-day permit, a one-week permit for longer events up to 7 days, or an annual permit for vendors who sell regularly, such as every day or once a week year-round? Various day amounts could be offered for various fees.
2. How are people selling or offering “services” being handled? This ordinance does not include “the offering of services.” However, we have seen “vendors” offering services such as spa or wellness clinics, auto concierge services, and nonprofits distributing educational materials, such as the Alzheimer’s Association, etc.

VOTE: Yes:12, No: 0, Absent:1 (Motion passed)

- 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 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 22ndDAA Horse Park and proposed Del Mar Sports Complex. SDPG Member: Beth Nelson. **Continue to May 2026 SDPG Meeting**
- D. Proposed RSF Silvergate Adult Living Facility.** Monitoring status, RSFA, Art Jury, and covenant community activity. Planning Group is unaware of any submission of a proposed project to the County. Location: the group of parcels that make up the old Mabee estate, located at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members. Two Residents spoke in strong opposition: **R. Kendall** (63-year resident), highlighting concerns about massive underground parking (approx. 110,000 sq ft.) in a floodplain, egress/evacuation risks, water usage (especially laundry), sewer capacity, increased emergency response calls (ambulances/fire trucks), and traffic. The project is stated to lack broad community

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support. **C. Chanin** (long-time resident, lives adjacent): Not anti-senior (cared for her own parents at home), but said the site is inappropriate. Concerns include traffic (especially at Via de la Valle/Calzada de Bosque), risk to Ranch Santa Fe's historic/cultural designation due to open space, deceptive advertising (the project is not limited to local residents), and inconsistency with the community covenant. Noted the project could serve anyone from anywhere. **Additional discussion:** Project recently advanced at the Art Jury (story poles reviewed; applicant could add an additional story back to the memory care building with little discussion of impacts). It was noted that the County review appears very preliminary, with no formal application yet; only a possible pre-planning meeting upcoming. Stormwater management challenges noted (especially after lot configuration changes). Questions raised about sewage capacity, subterranean parking in a floodplain, and overall scale. **Continued to May 2026 SDPG Meeting**

- 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 about the dark-sky policy and how to apply it to their properties. SDPG Member: Kelli Hillard. Discussion ensued about an article titled "Our Night Sky is a Treasure. Are We Protecting It?" regarding the lack of enforcement by both the County and local HOA groups.

Action Item: Kelly to bring back a draft of a motion for the group to consider.

- F. **Description of the Planning Group.** Prepare a description of the San Dieguito Planning Group for distribution to local media for public consumption, to educate the San Dieguito communities about the planning group's purpose. Use the Coast News article about the Fallbrook Planning Group as a template.
<https://thecoastnews.com/about-the-fallbrook-community-planning-group/> SDPG Member: Lorraine Kent **Continued to June 2026 SDPG Meeting**

- 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. (not in attendance)

6. **MAJOR PROJECTS AND LAND USE ITEMS:**

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- A. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting that the standard 100-foot front yard setback be reduced to 55 feet. Proposed 1,360 SF ADU and garage at the Nasella property, including a request for a front yard 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, 858-402-8595; 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 Bunнемeyer, 619-455-8589; PDS Planner: Aiden Pulley, 858-694-3728; SDPG Member: Doug Dill. **Applicant Steven Paulson** discussed the project and the purchase 2 years ago, as well as the challenges related to each parcel's permitted and zoned uses. Plans include a maximum of 20 horses, grass pastures, and a residence (1,200 sq ft) in process. Leach fields are installed and permitted. Discussion ensued on why the applicant wants to keep 2 lots separated due to increased value and why the administrative permit is required.

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Motion: (L. Lemarie, 2nd S.,Williams) Move to approve as submitted following the scoping letter.

VOTE: Yes:12, No: 0, Absent:1 (Motion passed)

7. **ADMINISTRATIVE MATTERS:**

- A. Community Reports: **S. Williams** reported that the Harmony Grove Live-Work project is scheduled to go before the Board of Supervisors on April 22 for approval. The Yoz community center has pulled its permits, raising signs that it may be selling the property. **D. Dill** reported that AES battery facilities have pulled out of the development in the area because tax benefits and tax credits, with no profit margin, don't pencil out and are very unpopular with residents due to fire issues.
- 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
Election of officers (Continued from January) – Vice-Chair
- E. Supply orders and reimbursement of expenses

Adjourn: 8:50 PM

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