

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, May 14, 2026

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), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11)
Absent: Phil Fisch (3), Laurel Lemarie (4), Lorraine Kent (8), Beth Nelson (Vice-Chair) (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. **Continued to June SDPG Meeting**
4. OPEN FORUM
J. Callow: All invited to participate in the 4S Ranch Community 4th of July 5K Run.
5. GENERAL PLANNING ITEMS:
 - A. **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.
County Staff presented Inclusionary Housing Ordinance Program, a policy directive by Board of Supervisors at their August 2025 BOS meeting, follow-up public meetings to be held June 10th, and June 24th, 2026.
Presentation covered: definition, goals, implementation, who benefits – very low

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

income, low income, and moderate income, components – set aside, minimum project size, alternative compliance, and incentives – density bonus, regulatory concessions, priority review. How it would work examples -building a house with an ADU, new 10-unit subdivision.

Working toward a recommendation to the Board of Supervisors later this year.

County Housing Department controls sale, low-income unit compliance, mortgage processing, down payment requirements, County purchase assistance programs, etc. With re-sale properties, County monitors income qualifications. In-lieu – demand existing. Percentage taken in-lieu.

S. Williams: How is inclusionary housing property taxes handled? Equivalent to market accessed rate?.

- B. **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.

Continued to June SDPG Meeting.

- C. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status, RSFA, Art Jury and covenant 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 June 2026 SDPG Meeting

- D. **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 June 2026 SDPG Meeting

- E. **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.

Continued to June 2026 SDPG Meeting

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

- F. **New RSF Charles Schwab office signs.** Signage approval for the new pharmacy building currently under construction at 6105 El Tordo, Rancho Santa Fe (Charles Schwab). Applicant: Jessica Elise O.(Permit Secured), 909-518-3707; PDS Planner: AJ Aziz, 619-987-0368; SDPG Member: Beth Nelson.

Continued to June 2026 SDPG Meeting

- G. **Questhaven Stop Sign Request.** DPW requested to replace missing Stop Sign at the 'T' intersection of (southbound facing traffic at) Questhaven Road with Harmony Grove Road in Elfin Forest. DPW request recommendation from SDPG to proceed with installation. SDPG Member: Doug Dill.

MOTION: D. Dill – Recommend approval of installation of Southbound Questhaven Road Stop Sign at Harmony Grove Road. Also suggest installation of Stop Sign Warning Sign further up southbound Questhaven Road.

SECOND: S. Williams

VOTE: 8 – Yes, 0 – No, 0 – Abstain, 5 - Absent

- H. **Letter to Brian Jones.** Discussion and possible vote for letter referring to the Harmony Grove Village South developers lobbying the California State Senate passing a 'Gut and Amend' bill led by Brian Jones to allow HGVS law suits to be dropped. SDPG has voted to recommend denial of the proposed HGVS project based on safety hazard due to one-way only access/exit. The local *Don't Burn Us* organization currently has an active law suit against the developer. SDPG Member: Doug Dill.

MOTION: D. Dill – Recommend approve to send letter as presented.

SECOND: N. Christenfeld

VOTE: 8 – Yes, 0 – No, 0 – Abstain, 5 - Absent

- I. **Legislative Updates from County and State Field Representatives.** Update from: *Gabriel Valdez* – Legislative Intern for County Supervisor Joel Anderson. Events coming up – 1st time homeowners workshop, Military Appreciation Breakfast May 24th, Supervisor Intern recruitment, and survey/newsletter sign-up.

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

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Acres. Applicant Contact: Chandra Slaven, 858-402-8595; County PDS Planner: Andrew Holtz, 619- 458-2038; SDPG Member: Beth Nelson.

Continue to June 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.

J. Zagara – this is the last parcels of the 22-home Del Rio Estates. The HOA has yet to weigh-in on the site-plan. There was a change of ownership of the parcels to San Dieguito Hills, LLC. The understanding is that the new owners will proceed with the plans already submitted to the County by the previous owner. The owner or applicants' representatives were not present at the meeting. So, this agenda item will be continued. Comments from Del Rio Estates residents:

Meredith Manning (neighbor) – questions about access road to the property improvements, how to limit access to San Diegueno Road and Circa Diegueno.

H. Jarson (neighbor) – there must be a restriction to access Circa Diegueno as it is a private road fronting subject property, yet does not have easement rights.

- C. **PDS2026-STP-18-020W1 HGV Emergency Communications Center.** Rancho Santa Fe Fire Protection District Emergency Communications Center. Construction of new communications facility (911 Dispatch Center) and associated site improvements to be co-located at RSFFPD Station #5. Location: Overlook Point Drive, Escondido, CA 92029; APN: 235-562-02-00. Applicant: Burgen Havens, RSFFPD Finance Manager, 858-756-5971; PDS Planner: Benjamin Cereceres, 619-539-6135; SDPG Member(s): Susan Williams, Don Willis. **Continue to June 2026 SDPG Meeting**

- D. **PDS2025-TM-5659 McCrink Option Property.** Development of a 53-unit single-family residential subdivision on an approximately 83.66-acre site located off Old Course Road (APN 267-060-50-00) within Planning Area III of the Santa Fe Valley Specific Plan The property is zoned Specific Plan (S88) with a density standard of 0.5 dwelling units per acre, and the Specific Plan designates the site as Open Space Area II (golf

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

course/recreation). The site is currently vacant and undeveloped. The project would subdivide the property into a 57-lot subdivision consisting of 53 single-family detached residential lots, including three deed-restricted very-low-income affordable units (Lots 1, 11, and 32); Four homeowners association (HOA) lots for internal streets, trails, and water quality basins. Three open space lots (Lots B, C, and F) totaling approximately 54.45 acres. The development would occur on approximately 29 acres, while over 54 acres (approximately 65 percent of the site) would be preserved as permanent biological open space. Applicant Representative: Matt Simon, Consultants Collaborative, 760-471-2365; PDS Planner: Bronwyn Brown, 619-303-9949; SDPG Member: Nicholas Christenfeld.

Continue to June 2026 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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

Future Meeting Dates 06/11/2026 07/09/2026 08/13/2026 09/10/2026
10/08/2026 11/12/2026

8. Meeting Adjourned: 8:30 PM

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

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.