

Meeting Minutes

COUNTY OF SAN DIEGO
SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA 92067
7:01 pm, Thursday, August 13, 2026

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

1. CALL TO ORDER at 7:01 pm /ROLL CALL/ PLEDGE OF ALLEGIANCE (Seat #):
Don Willis (1), Laurel Lemarie (4), Jennifer Callow (6), Susan Williams (7) arrived 7:05 pm, Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (Vice-Chair) (12), Kelli Hillard (13). **Absent:** Sharon Fogg (2), Phil Fisch (3), Joe Zagara (5)
2. PLEDGE OF ALLEGIANCE/AGENDA REVIEW
3. APPROVAL OF MINUTES: Approval of the July 9, 2026 meeting, along with 21 letters submitted, conducted during this open meeting, and circulated to members for initials/comments. **Vote:** 10-yes, 0-No, 0-abstain, 3-absent
4. OPEN FORUM: No Comments
5. GENERAL PLANNING ITEMS:
 - A. **NCMS Project Presentation.** County of San Diego, Department of Public Works, Environmental Services Unit (DPW ESU), to present North County Mitigation Site (NCMS) Project. County staff to provide an updated and more detailed project presentation. DPW Planners: Kelsey Dix, 619-373-2156; Aydel Zielke, 619-361-9214. **Presenters:** The Dept. of Public Works (Kimberly Jones, **Kelsey Dix**, Aydel Zielke, and Brian MacDonald) presented the project overview: a new mitigation site for the County of San Diego to restore and preserve approximately 7 acres of jurisdictional wetlands and riparian habitat. Credits will be used exclusively as off-site mitigation for future Department of Public Works (DPW) projects and programs that impact wetlands/riparian habitat (e.g., bridges, drainage/flood control, waterway improvements, and the annual RGP 53 flood control maintenance program). The parcel is located in the City of Encinitas (outside the planning group boundary but a County touchpoint), along Lone Jack Road, with surrounding open space to the east and south. Purchased in 2021 as part of a legal settlement. Evaluated as mitigation beginning in 2010; restarted in 2021 due to limited available wetland credits in the County. Project design CEQA process, and permitting began in 2024. Construction to start in May and last approx. 9 months. Key benefits include support for the Escondido Creek watershed and enhanced habitat for the least Bell's Vireo (state and federally endangered species), which was observed on site. **SDPG comments/questions:** Prior discussion with Encinitas regarding a fire station land swap is no longer active. The county owned parcel (since 2001) will remain a permanent mitigation area. Native planting discussion: what is considered native planting, and going back to what year, since eucalyptus has been part of the landscape for over a decade? Eucalyptus removal is required for mitigation credits. Members suggested possible upgrades to larger box sizes. The team will consider viewshed impacts to neighboring properties during final design. Any effects

on floodplain and adjacent properties (including equestrian areas) are negligible. This project is important to enable DPW infrastructure (especially bridges). **No formal recommendation or action taken: presentation and questions concluded, and presenters thanked.**

B. Housing Unlocked Zoning Ordinance Amendment Update. Housing Unlocked Zoning Ordinance Amendments are intended to help achieve the housing goals of the County's General Plan by expanding opportunities for a broader range of housing types and development options. Presentation by County Staff, Geoffrey Plagemann, Project Manager, 858-505-6677. **Presenters:** Josh Mingo and Geoffrey Plagemann (County Planning & Development Services / Housing Division) presented "**Housing Unlocked**," a County initiative aiming to implement portions of the Housing Element Implementation Plan through zoning ordinance amendments to simplify rules, remove barriers, and increase housing. **The scope** focuses on regulatory flexibility and streamlining, rather than changing the General Plan land use designations or maximum allowable densities on individual sites. **The goal** is to better facilitate housing development consistent with the existing General Plan by providing more flexible options for different housing types and more attainable housing. **Key points:** this is not a General Plan Amendment and does not increase existing General Plan densities or the total number of homes allowed. It is focused primarily on village areas where services exist. It has County-wide impacts but has limited practical impact in rural/septic areas. **Phase 1 (target completion at the end of this year; Planning Commission already held; Board of Supervisors targeted for November).** "Housing Unlocked" addresses several Housing Element programs and the Board directive via quicker zoning changes by Development Designators (primary focus):

1. **Residential Density:** greater flexibility for duplexes, triplexes, and attached units to achieve existing General Plan maximum density, which is the highest number of houses allowed in a specific area by the General Plan or by zoning ordinance. (example: a parcel zoned for 3 du/acre currently limited to single-family could allow a triplex).
2. **Building Type:** Permitted building type is the type of homes that are allowed in a specific area by the zoning ordinance (ZO Section 4310 Schedule A)
3. **Building Height:** remove the story limit while retaining the maximum height and maximum number of stories allowed for houses or other buildings in a specific area (ZO Section 4610 Schedule B) while maintaining building/fire code safety.
4. **Minimum Setbacks:** allows reduced building separation setbacks (if approved by applicable fire protection district). The setback designator has different requirements for the minimum space allowed for the front, side, and rear yard. (ZO Section 4810 Schedule C)
5. **Minimum Lot Size:** remove or reduce restrictions to allow smaller lots through the permitting process (support missing-middle housing and constrained sites). This designator aligns with the County's Subdivision Ordinance.
6. **Lot Coverage:** Maximum lot coverage is the largest area of the lot or building site that can be covered by buildings.
7. **Floor Area Ratio (FAR):** Maximum Floor Area is the largest allowed floor area of individual buildings. Exempt uninhabitable accessory structures (e.g., residential garages) from FAR calculations.
8. **Minimum Open Space:** allows the smallest amount of usable open space area allowed for residential development with three or more dwelling units per lot. Essentially expanding allowable types of open space (accessible rooftops, courtyards, green pathways, setback areas). (ZO Section 4910 Schedule D)

The County is considering a 70% maximum density requirement for RHNA (Regional Housing Needs Allocation) sites, as well as codifying alternative and emerging construction methods

(prefabricated, 3D-printed) and tiny homes on wheels (per the Director's determination). The County will also review checklist exemption and permitting process improvements (better marketing tools; allowing certain code-enforcement cases to proceed if infractions are resolved before final sign-off). The County will also formalize the reasonable accommodation process for group homes of 7 or more, with a minor change: the major use permit requirement remains.

SDPG Key Discussion / Q&A / Community Concerns:

- **Neighborhood character:** Changes only apply where the underlying General Plan land-use designation already allows higher density. Cannot place a triplex on SR-1 or RR-2 parcels. Does not override CC&Rs, HOAs, specific plans, or deed restrictions.
 - **ADUs / SB 9 lot splits:** No net increase beyond existing General Plan + ADU rules. Current County rules: 1 attached + 1 detached + 1 junior ADU. State legislation (AB 956) is advancing a possible second detached ADU. Density increases are already mandated by the state and are negatively impacting neighborhoods.
 - **Fire risk, septic, animals/horses:** Building/fire codes, septic requirements, and animal regulations remain unchanged and continue to apply. Animal regs are typically per-acre; presenters will research potential interactions with denser building configurations on constrained sites.
 - **Infrastructure:** RHNA target is ~6,700 units in the unincorporated area by 2029 (currently ~98% toward goal). Infrastructure (roads, water, etc.) is addressed in other General Plan elements / other departments, not this zoning package. However, infrastructure is backlogged in more county communities, and zoning has a huge impact on it.
 - **Group homes:** Phase 1 is procedural only. Phase 2 may lower the major-use-permit threshold. Most neighborhoods oppose lowering the major-use threshold.
 - **Applicability:** Primarily residential (including residential portion of mixed-use). No changes to industrial/commercial base zones or animal regulations.
 - **Other:** Community members expressed concerns about visual character changes, fire risk with attached units, infrastructure lag, focus on production vs. affordability/financing, and potential impacts in established rural neighborhoods despite density limits remaining the same on paper. Support was expressed for focusing on village-area infill and missing-middle housing.
- No formal recommendation or action taken: presentation and questions concluded, and presenters thanked.**

C. **RSF Hiking and Equestrian Trail Parking in County ROW.** Explore solutions to repeat parking “violators” through designation of certain trail sections in the County ROW as “No Parking/Driving” zones per CA Vehicle Code §23127. SD County DPW: Barra Manaseer, Sr. Civil Engineer, 619-361-5633; SDPG Member Beth Nelson. **Continued to September 2026 SDPG Meeting**

D. **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. **Community Member Input:** A letter submitted to SDPG on traffic affecting rural residential side streets and inability to exit homes during high-traffic game times. **Continued to September 2026 SDPG Meeting**

E. **Socially Equitable Cannabis Program (SECP) Board of Supervisors Hearings.** Discuss possible comments/motion to provide the County in advance of the public BOS meetings – August 19 and September 2, 2026. (SECP) Would allow for new cannabis facilities

in the unincorporated areas of the county, including cultivation, distribution, manufacturing, microbusiness, retail, onsite consumption lounges, temporary cannabis events, and testing laboratories. SDPG Member(s): Doug Dill, Beth Nelson. **Discussion item:** A Draft letter was presented, and edits were made to send to the Board of Supervisors on the Socially Equitable Cannabis Program.

Motion: (D. Dill): Approve the letter with edits based on comments from SDPG members to the Board of Supervisors. (T. Velky)

Vote: 9-Yes, 0-No, 1-Abstain (N.Christenfeld). Motion passed

F. **Legislative Updates from County and State Field Representatives.** NONE

6. MAJOR PROJECTS AND LAND USE ITEMS:

A. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting a reduction of 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 variance for the 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 September 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 September 2026 SDPG Meeting

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. **Presentation** (Matthew Wells, Chris Herron, and Dave McQuead): The Emergency Communications Center (ECC) is moving from Rancho Santa Fe Station #1 (El Fuego) to Harmony Grove Village Fire Station #5, located on Overlook Point Dr. HGW designed the new approx. 10,000 sq. ft. building. ECC dispatches fire and medical emergencies for most of North County. Reasons for the new center include limited room for expansion, parking constraints, and concerns about modern security and hardening standards for critical public safety infrastructure. Benefits include expanded dispatch operations capacity, improved emergency

communications, better cybersecurity and physical security (6-foot fence), and support for evolving technologies and 9-1-1 systems. **SDPG Comments/Questions:** Members discussed 24-hour staffing and travel time traffic, lighting (dark sky compliant), and open skylight windows with possible inside light overflow, landscaping, compatibility with surrounding rural residential development, and the ongoing environmental review process.

Motion: (L. Lemarie) To approve the recommendation contingent they comply with dark sky regulations and mitigating any light spillage from the building. (2nd D. Dill)

Vote: 9-Yes, 0-No, 1-Abstain (recusal -S. Williams). Motion passed

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 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 September2026 SDPG Meeting – will table item until further direction from County

E. PDS2026-STP-26-009 El Camino Resident Site Plan. New single-story, single-family residence on a vacant 5.37 acre lot. Project includes hardscape, landscaping, and grading. Main residence living area: 1400 sf with attached 603 sf garage and 584 covered patio. Location: 15350 El Camino Real, Del Mar, CA 92014-4122. APN: 268-230-30-00. Owner/Applicant: Drexel Trust c/o Kate Kearney; Applicant Representative: Craig Frieauf (Architect) 858-792-6116; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Don Willis.

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F. PDS2026-MUP-57-013W4M3 – RSFA Tennis Court Expansion. Grading for two new cement-surfaced tennis courts. Earthwork volumes: Cut: 2,750 CY; Fill: 120 CY; Export: 2,630 CY · Retaining Walls: Max. 10.0 Ft Tall · Tennis Court Fence: Max. 10 Ft Tall · Relocation Existing Private Sewer Lateral. No additional events or operations are part of this minor deviation application. No tennis lighting proposed. County Planner: Patricia Calderon, 619-629-7535; SDPG Member: Kelli Hillard. *Continue to September2026 SDPG Meeting*

G. PDS2026-VAR-26-048 SDG&E Construction Noise Variance. Information only; we may submit comments if necessary. TL13811 Rancho Penasquito to San Marcos wood-to-steel project. Approximately 10.5 miles; work will occur throughout the SDG&E right-of-way, crossing

multiple roadways: Azuga St., California State Route 56, Carmel Mountain Rd., Carmel Valley Rd., Camino Del Sur, Del Dios Hwy. Normal construction hours are 7:00 a.m. to 7:00 p.m. This variance is requested only to allow work to continue beyond 7:00 p.m. when necessary to safely complete ongoing operations. Applicant Contact: Rob Knudsen (SDG&E), 619-538-9540; PDS Planner: Andrew Holtz; SDPG Member: Doug Dill. **Chair Dill presented** SDG&E's reason for the noise variance as informational only – no comments submitted.

H. **PDS2026-MUP-26-006 Attebury Cell Site Cell Site Upgrade.** Replacement Mono Faux Pine Cell Tower and Ground Equipment. Property Owner/Location: Mark and Jane Malkiewicz Trust, 21851 Washingtonia Drive, San Marcos, CA, APN: 222-101-18-00 Operator: Crown Castle, Houston, TX 77024; 949-259-7119; Applicant Contact: Bella Daugherty, Plancom, Inc., 858-774-8703; Patricia Calderon, 619-629-7535; SDPG Member: Doug Dill

Continue to September 2026 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. **Community Reports-**

N. Christenfeld reported on the lightning storm and 'Jam for the Dam' event.

S. Williams reported that her last meeting will be in September 2026 because she is moving out of state.

L. Lemaire reported to the Fire Chief that weeds on Via De La Valle on SD City property need to be cut, and reported ongoing discussions with M. Donner (Fire) about the proposed roundabout needing a decoration in the middle.

B. Nelson asked about the letter we submitted to TAC about traffic-calming measures on Via De Santa Fe. (Chair to follow up) and properties along Via De Santa Fe installing large white boulders in the road right-of-way needing code enforcement. Additional discussion on attending Socially Equitable Cannabis Program (SECP) Board of Supervisors hearings.

Motion: (L. Lemaire) Move to nominate Vice Chair Nelson to represent the planning group at the Board of Supervisors meeting on the SECP hearing. (2nd S. Williams)

Vote: 9-Yes, 0-No, 1-Abstain (B. Nelson). Motion passed

Nelson continued that it still takes 8-10 months to get permits through the PDS department, and the County is now using AI responses.

L. Kent reported receiving a letter and phone call regarding concerns with Surf Cup traffic.

K. Hillard asked whether the planning group could use a Dropbox system as the preferred way to share plans and documents. Chair will inquire with County staff.

J. Callow reported on the Egg Bread signage using a new signage company for the permitting.

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

Adjourned: 10:27 PM

1-Submitted letter attached

August 9, 2026

San Dieguito Planning Group
P. O. Box 2789
Rancho Santa Fe, CA 92067

Re: General Plan Items - 07/09/26
D- Surf Cup / Horse Park
E- Silvergate RSF

Attn: Doug Dill
Beth Nelson
Lorraine Kent

Dear Committee Members,

I attended your meeting on 7/9 primarily to track the progress of Silvergate. You certainly had a rather long agenda of projects to address, which in itself was very informative and interesting for me personally. I am very supportive of your community involvement and commitment of time and energy.

Understanding the depth and interest of the proposed Silvergate project in the community, there was not enough time in general for public comment. I do wish to introduce myself and provide this narrative for your consideration.

My name is Ken Westphal and our family has lived in the Ranch on Las Planideras for over 30 years where we have thoroughly enjoyed our community, friends and unique history of Rancho Santa Fe. I am also fairly well engaged in our community as a member of our RFS Infrastructure Committee having served on the Roads Subcommittee and now on the Water Resources Subcommittee. Over the years, I was asked to take Frank Creed's position on the Santa Fe Irrigation District for District #1 which geographically covers a great deal of the Covenant. Ultimately, San Diego County approved my appointment to his position about 5 years ago. I did run for my position during the general election of November 2024 and now serve that position until 2028.

Moving on to the Surf Cup/Showpark venues, I want to share some very factual regular situational events facing our community. As an example, July 11 and 12 at 6:45 AM on Saturday the 11th, cars traveling east from I-5 to the Surf Cup entrance were fully lined up from the I-5 to the entry, fully packed with no field traffic control by the SPD, none whatsoever. West bound traffic from the Whispering Palms traffic light to the Surf Cup entry was the same at 6:45 AM.

Driving apps were sending traffic eastbound from I-5 on Lomas Santa Fe to Las Planideras as an alternate route. Cars raced down Las Planideras southbound to Via de la Valle where the cars were backed up for ½ mile at 9:15 AM that same day. Our street is barely wide enough for two cars going in opposite directions. It was unsafe to walk on our street.

Late in the afternoons, our street becomes an alternative exit route to leave the Surf Cup to get to the I-5.

On 7-11 at 9:20 AM I called our RSF Ranch Patrol who were well aware of the problem and could not themselves drive on Via de la Valle from the Village. The Patrol did call the CHP but nothing changed on 7/12, same problems that day to a lesser extent.

The above events are now more frequent as the months pass and the Surf Cup capacity is far beyond the infrastructure of the roads and our community streets. It is unsafe to walk on our street when the Surf Cup is being held, much less normal egress and ingress in our neighborhood!

Please let me know if I can be of further assistance.

Sincerely,

Kenneth B. Westphal
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