

PDS2023-MUP-23-013 Chabad of RSF Project Description Tech Report Cover Letter

- *Acreage: Some of the project's tech report's used the site's gross acreage, while others make reference to the net acreage. The site is 2.43 gross acres and 2.39 net acres.*
- *Existing Buildings: the square footages of the existing-to-remain buildings have been rounded in some of the tech reports (single family residential 1,701 to 1,700; office 582 to 600; candle shop/commercial space 3,395 to 4,000). the existing-to-remain 582 square feet structure is an office and is not an ADU*
- *New Building: the total sf of the proposed new building is 13,845; however, the ground floor (lot coverage) of the proposed new building is 11,550 sf.*
- *Parking Spaces: in a previous round the project had 62 parking spaces but lost 2 spaces due to tree wells. The project proposes 60 parking spaces where 47 are required.*

We have clarified all of these minor inconsistencies through the unifying Project Description below.

The project proposes a Major Use Permit for Chabad of Rancho Santa Fe (as defined by Zoning Ordinance Section 1348 – Civic, Fraternal or Religious Assembly and 1332 – Child Care Center) on 2 lots, totaling approximately 2.43 gross acres (2.39 net acres). The project proposes to redevelop the property to include the construction of one (1) new building, three (3) existing-to-remain buildings, the retention of existing covered areas and construction of new covered areas, all totaling approximately 19,898.66 square foot (sf) of lot coverage or 19.11%. The proposed new building is a Chabad religious assembly center and communal space proposed to be approximately 13,845 gross sf with 11,550 sf of ground floor lot coverage. Uses associated within the proposed new building's Religious Assembly will include administration offices, mikvah, religious education classes, kitchen, childcare, and meeting spaces. Outdoor spaces will include landscaped garden areas, courtyard, playground, and perimeter screening/fence. The project offers 60 parking spaces where 47 are required by the proposed uses. The project will consist of a single phase of construction which will consist of the Shul, parking, drive aisles, signage, right-of-way improvements, and landscaping.

Existing as-built structures include a candle shop/commercial space (approximately 3,395 gross sf), a single-family residence (approximately 1,701 gross sf), an office (approximately 582 gross sf), a stone shop, and various out-structures. Of these structures, the project proposes to retain the candle shop/commercial space, single-family residence, and office. The stone shop and various out-structures will be demolished/removed.

The Child Care Center use is requested for all buildings on site, with specific development details to be determined during the building permit phase. The residence and accessory structures are occasionally inhabited by the Rabbi, his family and guests of the organization. These structures are excluded from the in the Religious Assembly. The candle shop/commercial space will remain as a commercial use for the sale of religious and Chabad-related items. Childcare services are proposed for up to 50 children, aged six months to six years old, operating Monday through Friday,

from 6:00 AM to 6:00 PM. If the childcare program grows to serve 50 children, staffing requirements are estimated to include approximately 12 employees, depending on the ages of the children in compliance with state-mandated staffing ratios for early learning and care programs.

The Religious Assembly use would include typical Shabat weekly services held Friday evenings and Saturday mornings, as well as other holiday services, events, weddings and gatherings, such as but not limited to Rosh Hashanah, Passover, and Yom Kippur. Services may be attended by approximately 100 adults plus children. The project is designed to accommodate the growth of the population from approximately 20 to 30 adults (plus children) to approximately 100 adults (plus children) for an average service. Evening classes and gatherings will operate from Monday through Thursday with varying class times in the day. Administrative offices will operate from 8:00 AM to 5:00 PM. The Religious Assembly currently employs three (3) staff and would be anticipated to grow in accordance with the growth of the Chabad.

The project will include public road improvements along Via De La Valle. Fire would be served by the Rancho Santa Fe Fire Protection District. School Service is provided by Solana Beach (General Elementary) and San Dieguito Union (High School). Water service is provided by Santa Fe Irrigation. The project is currently not connected to a sewer district and will rely on septic. The project will require approximately 2,688 cubic yards of cut and 3,225 cubic yards of fill. A total of 537 cubic yards of imported material will be required. The project is subject to General Plan Regional Category Semi-Rural, the General Plan Land Use of SR-2 and Zoning Single Family (RS). The project is not subject to Special Area Regulations. The project is located at 14906 Via De La Valle, directly north of Villa De La Valle, approximately 1.9 miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 30).

MEMORANDUM

To: Kimberly Kantrud, Atlantis Land Use Consultants
From: Josh Saunders AICP, Dudek
Subject: Visual Memorandum for the Chabad Jewish Center of Rancho Santa Fe Project
Date: October 24, 2024
cc: Theodore Shaw, Atlantis Land Use Consultants
Attachment(s): Figures 1-6

Dudek has prepared the following visual memorandum for the Chabad Jewish Center of Rancho Santa Fe Project (Project) to aid in the County of San Diego Department of Planning and Development Services' review of general Project visibility and effects as viewed from nearby Via de la Valle and Interstate 5. Dudek conducted a photographic field inventory of the site and surrounding area in September 2024 and has reviewed the Project architectural site plan (and other design plan documentation prepared for the Project) and renderings of the Project prepared by Page Southerland Page, Inc. Based on a review of these materials and our understanding of the Project site (and with assumed maintenance of existing mature vegetation along the Project site frontage of Via de la Valle), limited, brief duration views to new development on the Project site would be available from eastbound and westbound Via de la Valle. The Project would not be visible from Interstate 5 (located 1.9 miles away) or El Camino Real (located as close as 0.6 mile away) due to the presence of intervening terrain and development. Further and where visible from Via de la Valle, the duration of views to Project features would be brief (lasting for approximately 3 seconds at most assuming a travel speed of 35 miles per hour) and as the Project would be partially shielded from view by existing and proposed landscaping and because the Project would comply with all applicable County of San Diego zoning and development regulations including allowable height, setbacks, lot coverage, etc., construction and operation of the Project as proposed would have a less than significant impact on existing views and visual character.

This memorandum includes a summary of the Project Description, a brief assessment of existing conditions pertaining to site visibility, and an analysis of Project visibility and visual effects.

1 Project Description

The Project includes a Major Use Permit for a Chabad of Rancho Santa Fe (as defined by Zoning Ordinance Section 1348 – Civic, Fraternal or Religious Assembly) and a Childcare Center on two lots, totaling approximately 2.43-acres located at 14906 Via De La Valle in unincorporated San Diego County, California. The Project proposes the construction of a Shul (approximately 12,200-square-feet and featuring wood and stone veneer and stucco exterior building materials, along with a metal panel roof), maintenance of the existing single-family home, the Accessory Dwelling Unit (ADU), and the candle shop buildings, and addition of surface parking, signage, and landscaping. The Project will consist of a single phase of construction that will include construction of the Shul, parking and drive aisles, and installation of signage and landscaping. Less than eight vertical feet of grading is estimated to be necessary on the Project site (excavation and fill are not anticipated to exceed 200 cubic yards). The Project Site Plan (with existing trees depicted) is shown on Figure 1, Architectural Site Plan. Colored elevations of proposed structures are depicted on Figures 2a and 2b, Elevations.

The existing property has structures comprising approximately 10,000 square-feet of building area that includes a candle factory and shop, stone shop, ADU, a single-family home, and various out-structures. The Shul is proposed in an area currently free of structures. See Figure 1. As mentioned above, single-family home (approximately 1,800 square-feet), ADU (approximately 600 square-feet), and candle shop (approximately 3,400 square-feet) structures will remain on-site. The stone shop and various out-structures will be removed from the property.

The design of the project focuses activities internally to the property in a modified courtyard layout thus reducing light and noise affecting the neighboring properties. The design reflects Chabad of Rancho Santa Fe's desire to preserve the existing landscaping and to supplement it with additional plant material to screen the Project. The site plan and design are intended to embrace the natural conditions of the property. The MUP will include religious activities, administrative functions, small gathering areas, evening classes, childcare, and quiet spaces for the community. The existing candle shop, ADU, and single-family home are incorporated into the site plan. The project will also comply with the County's Dark Skies requirements and will include low-profile signs at the east and west driveways.

2 Assessment of Site Visibility

Under existing conditions, overall site visibility is limited by the presence of existing vegetation, the characteristics of local topography, and by the relatively short Project site frontage of Via de la Valle. Regarding vegetation, the southernmost site boundary supports a dense assemblage of mature trees and shrubs including species with broad crowns and spreads (e.g., eucalyptus, pine, pepper). Tall palm trees are also intermixed within this dense cluster of existing vegetation. The line of vegetation along Via de la Valle generally extends to the east and west of the Project site driveways and, in addition to existing topography and development, further limit the availability of views to the Project site (and existing structures on the project site) from east and westbound Via de la Valle. See Figure 3, Photographs of Views from Via de la Valle towards Project site, for existing viewing conditions. Photos A and B illustrate views from eastbound Via de la Valle and Photos C and D capture views from westbound Via de la Valle near the driveways and along the site frontage.

On the approach towards the Project site from westbound Via de la Valle, the existing curved alignment of the road (and road-adjacent trees) obstruct and fully screen the Project site from view of motorists. As motorists approach the driveway of the private residence to the east of the Project site, dense private yard landscaping (and landscaping on the Project site) fully block existing site structures from view. As explained above, as westbound motorists pass the Project site, views to the interior of the site (including to existing site structures) are partially to fully blocked by existing vegetation. See Figure 3 for photos of existing vegetation along the Project site's southern boundary. On the approach to the Project site from eastbound Via de la Valle, the road passes between mounded terrain that occurs to the north and south. Upon exiting this narrowed corridor (approximately 475 feet long) and near the Project site's western driveway, the southwesternmost corner of the Project site is partially visible but obscured from view by intervening vegetation. This partial view is available over an approximately 125 foot segment of eastbound Via de la Valle and thus, the view exposure to passing motorist is brief (lasting for less than 3 seconds assuming a travel speed of 35 miles per hour).

Lastly, existing local topography aids in the screening of structures on the Project site from motorists on the adjacent segment of Via de la Valle. According to the Topographic Survey prepared for the Project (see Figure 4, Topographic Survey), spot elevations along Via de la Valle adjacent to the Project site are approximately 88 feet above mean sea level (amsl). Continuing north from Via de la Valle across the Project site, the local terrain abruptly falls in elevation (spot elevations near the existing on-site structures (the home/office and home buildings shown on Figure

1) near the center of the site range from 72 feet to 75 feet amsl) before gradually rising across the northern portion of the site. Elevations in the western portion of the Project site are more gradual than in the central portion of the site; however, as described above views to the southwest corner of the site are partially screened and available for a limited (i.e., less than 3 second) duration. Because existing structures on the Project site nearest to Via de la Valle are setback from the road and occur lower in elevation than the road's surface, the local topography works in combination with existing vegetation and aids in the screening and obscuring of existing site structures from view of passing motorists.

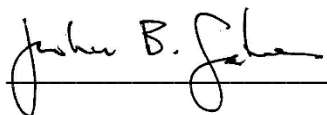
3 Assessment of Visual Impacts and Project Visibility

As proposed, the Project would comply with all zoning and regulations applicable to development within the underlying Residential-Single Unit (RS) zone. Specifically, the proposed Shul building would comply with permitted height, setback, and lot coverage requirements. In addition, site architecture incorporates modern building materials and exteriors that are common in contemporary construction. As such, development of the Project as proposed would not result in a negative site aesthetics associated with exceedances of regulations and would not introduce features that detract from or contrast from existing visual character of the site or surrounding area. Further and as documented above, the site has limited public visibility due to the characteristics of local topography (i.e., the southern portion of the site sits at elevations lower than that of adjacent Via de la Valle) and the presence of dense vegetation along the Project site frontage of Via de la Valle (and on adjacent properties). Figure 5, Existing and Proposed View from Eastbound Via de la Valle, and Figure 6, Existing and Proposed View from Westbound Via de la Valle, illustrate the existing quality of views towards the Project site and anticipated future views towards the Project. Despite the depiction of new landscaping in the proposed views (renderings), the Project proposes to retain existing mature trees along the site frontage.

As shown in the figures, from eastbound Via de la Valle, the proposed Shul building would be partially screened from view by landscaping and view exposure to the western façade of the building would be extremely brief (i.e., less than 3 seconds) due to intervening topography that occurs to the west of the site's western driveway. From westbound Via de la Valle, views to the proposed Shul building and other interior project features including proposed surface parking, signage, and landscaping would be partially to fully blocked from view by site landscaping. Therefore and based on Project compliance with applicable development regulations, limited/brief view exposure of the site and Project components from adjacent Via de la Valle, maintenance of existing mature trees that would screen proposed development from public view, changes to existing visual character and views from Via de la Valle would be less than significant.

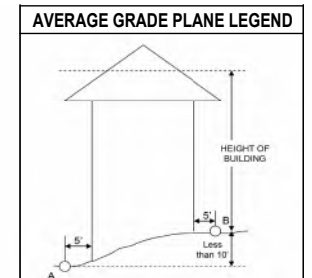
If you have any questions regarding this memorandum, please contact me at jsaunders@dudek.com.

Sincerely,



Josh Saunders, AICP
Visual Resources Specialist

Figures



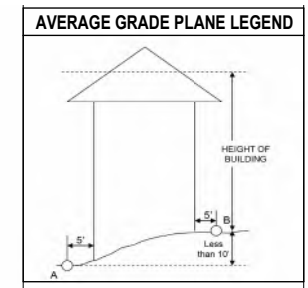
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1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SOURCE: Page, 2024

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FIGURE 2b
Elevations
Chabad Jewish Center of Rancho Santa Fe Project



Photo A



Photo B

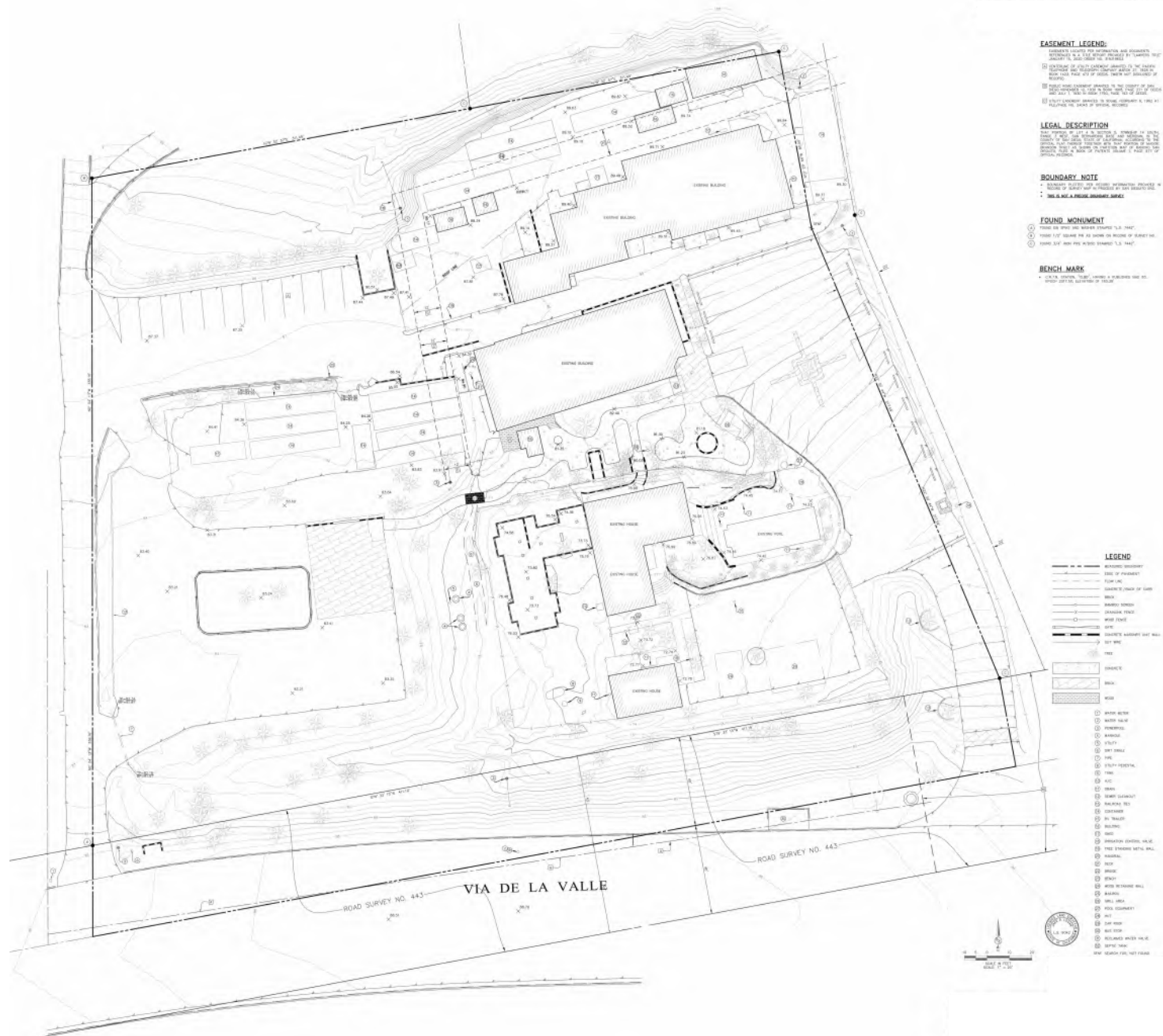


Photo C



Photo D

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FIGURE 4

Topographic Survey

Chabad Jewish Center of Rancho Santa Fe Project

