

# SAN DIEGUITO PLANNING GROUP

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

## Minutes of Meeting

July 26, 2012

1. CALLED TO ORDER 7:10 P.M., PLEDGE OF ALLEGIANCE  
PRESENT: Willis, Lemarie, Christenfeld, Dill, Jones, Marks, Arsivaud-Benjamin, Epstein, Hoppenrath,  
ABSENT: Weinstein, Liska, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - a. Don Willis reports that widening of Via de la Valle is moving forward due to funding coming up for expiration soon.
  - b. Don Willis reports that the permit for the Polo Fields' use is being held up until the City determines the outcome for the El Camino Bridge.
  - c. Don Willis reports that the project at Mary's Tack & Feed is continuing forward and the Project Planner wants to meet with the Sun Valley HOA.
  - d. Nikko reports that the registration process for election process to fill planning group seats is cumbersome and time-consuming. It should be a more efficient process.
  - e. Mid Hoppenrath reports that the Eden Hills project has publicized that they are beginning soils testing.
  - f. Mid Hoppenrath reports there is speculation that Harmony Grove Village project is proposed to begin in September of 2012.
5. GENERAL PLANNING ITEMS:
  - a. **General Plan Update;** Community Plans, Draft Residential Guidelines, review specific areas primarily in Harmony Grove and Elfin Forest, including SD 2 and SD 15; planner: Lois Jones. **Off Calendar.**
  - b. **Plans for Expenditure of PLDO funds** – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. We are getting pressure from the County to provide a list, soon. **Postponed to 8-9-2012**
  - c. **Harmony Grove Community** proposal to submit to the county for a permit to construct **“Welcome to Harmony Grove” architectural signs** at the approaches to the community from Escondido and Elfin Forest. Representatives from the community will present a preliminary design to solicit comments and feedback from the SDPG before submitting to the County.  
**MOTION** by Jacqueline Arsivaud-Benjamin to recommend waiver of the design review to construct the sign. Seconded: Christenfeld  
Ayes = 9                      nos = 0                      abstain = 0
  - d. **APPLICANT: County of San Diego - PROJECT/CASE NUMBER(S): General Plan Amendment, 3800 12-003 (GPA):** PROJECT DESCRIPTION: The San Diego County Department of Planning and Land Use proposes a General Plan Amendment to the San Dieguito Community Plan, by making changes to the descriptive text of the Rancho Cielo Specific Plan. These textual changes are intended to correct a long standing inconsistency within the Community Plan and reflect the most recent Rancho Cielo Specific Plan Amendment (SPA00-003) adopted by the Board of Supervisors on December 3, 2003. This General Plan Amendment will preserve the Rancho Cielo Specific Plan overall density of 0.27 dwelling units per acre. The revision to the Community Plan will be

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made available upon request.

**For additional information regarding this proposal, contact Bob Citrano at (858) 694-3229 or Sami Real at (858) 694-3722.**

**MOTION** by Doug Dill to recommend the Chair file the submitted proposed letter to the Dept. of Planning & Land Use and Planning Commission with minor grammatical corrections to explain our objections to the approval of the proposed GPA and related application for development so noting our approved-with-majority-vote position to these objections. Seconded: Lemarie

Ayes = 9                      nos = 0                      abstain = 0

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **MUP Mod - P95-012W1 (3301-95-012-01) - Verizon Wireless Cell Site at 1790 Rancho Summit Drive,** Olivenhain Mun. Water District - Project is the installation of new 30kW emergency backup diesel generator with a diesel tank in a new 9' 10" x 11' 2" completely enclosed manufactured generator sound enclosure - Project Contact: John Bitterly (714) 349-5539 / DPLU Planner: Marisa Smith (858) 694-2621 / Planning Group: Don Willis (858) 481-6922 **Off Calendar**
- B. **3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave** apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: Paul Marks – possible motion for reconsideration **Postponed to 8-9-2012**
- C. **P 12-006, 3300-12-006 Del Dios Water Tank, Verizon Cellular – 9885 Orange Lane, Del Dios – near Lookout Place - Proposal to attach new power antennas to existing water tank,** new microwave antenna to new 50ft Mono-Broadleaf pole and equipment in 500 square foot equipment enclosure – walls 6 to 9,5 feet high – 5th carrier on site applicant contact Adam Jones 714-357-1398 Planner: Ira Epstein **Postponed to 8-9-2012**
- D. **STP 12-012 Scafidi Site Plan Review, Lot 226, Rose of Tralee, end of cul de sac, near Bing Crosby Dr., Crosby Estates – Applicant: Don Countryman** .64 acre site, 2-story SFR, Guest house, pool, spa, 3 car garage – total of house, garages and guest house @ 6800 sq. ft. Applicant Contact: Randy Brown 858-436-8500 SDPG Planner: Ira Epstein

**MOTION** by Ira Epstein to recommend approval of the site plan. Seconded: Lemarie

Ayes = 9                      nos = 0                      abstain = 0

- E. **TM 5270 RPL2 Replacement Tentative Map, Lennar Homes, The Bridges at RSF – PROPOSAL TO REMOVE CONDITIONS:** Eliminate requirement in existing map to improve “off-site” Aliso Canyon Road, reduce City of Encinitas contribution from \$35,600 to \$4450, and delete need for Section 401 permit. Planner: Laurel LeMarie **Continued to 8-9-2012**
- F. **Cavanaugh – Ratification of Appeal by Chair - Ratify Chair’s Appeal of Certification of Final EIR for Palma de la Reina Development Project L 14372, ER 03-13-001, SCH no. 2009041114 –** Newport Pacific Property at SW corner of Via de La Valle & Cancha de Golf, Whispering Palms, RSF. County Counsel has opined that SDPG could not act on appeal based on language of Policy I-1 Planner: Paul Marks, Laurel LeMarie

**MOTION** by Lois Jones to ratify the filing of the Appeal for this project, and instruct the Chair to file a Declaration with explanation to justify the reason the Appeal should go forth. Seconded: Epstein

Ayes = 9                      nos = 0                      abstain = 0

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- G. Weinger Oversized Garage [AD 12-015] [3000-12-015] 5973 Rancho Diegueno Road @ Lady's Secret Court.**  
Request to approve as built garage @ 2455 sq. ft., adjacent to the street Applicant Contact: Maxwell Wuthrich  
858-756-1788 Planner: Paul Marks 760-489-0900

**MOTION** by Paul Marks to recommend approval as submitted. Seconded: Arsivaud-Benjamin

Ayes = 9                      nos = 0                      abstain = 0

7. REPORTS AND GENERAL DISCUSSION:

DEL DIOS	NICOLAS CHRISTENFELD
PARKS / TAC/COUNTY PARKS	
GENERAL PLAN 2020 + COMMUNITY PLAN	LOIS JONES
SAN DIEGUITO RIVER PARK	BRUCE LISKA/CHACO CLOTFELTER
4S RANCH	
RSF ASSOCIATION	LOIS JONES
ROADS & TRAFFIC / SANDAG	
EL CAMINO REAL/VIA DE LA VALLE	DON WILLIS
ELFIN FOREST	DOUG DILL / JACQUELINE ARSIVAUD- BENJAMIN

8. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.
- D. **VOTE ON APPLICATION FOR MEMBERSHIP – Kevin Bernard** has applied for an open seat for the balance of a term.

**MOTION** by Paul Marks to recommend approval to appoint Kevin Bernard to the San Dieguito Planning Group to fill an open position. Seconded: Christenfeld

Ayes = 9                      nos = 0                      abstain = 0

E. **Election of Officers for 2012**

Election of Officers:            Paul Marks, Chair  
   Doug Dill, Vice Chair  
   Lois Jones, Secretary

Approved unanimously. Agenda generation will be transferred to duties of the Secretary.

Meeting adjourned 8:52 pm