

**SAN DIEGUITO PLANNING GROUP**  
P. O. Box 2789, Rancho Santa Fe, California 92067

**Please Note:**  
This document contains corrected  
wording for the motion for Item  
6A.

**MINUTES OF MEETING**

**JANUARY 31, 2013**

1. CALL TO ORDER: 7:10 P.M. PLEDGE OF ALLEGIANCE  
present: Willis, Christenfeld, Lemarie, Dill, Jones, Liska, Barnard, Epstein, Hoppenrath, Clotfelter  
absent: Marks,
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
  - A. Laurel Lemarie reports that she attended the Equestrian Ordinance hearing. The ordinance was approved. She also had the opportunity to mention a specific issue and was told to report it to Code Enforcement, who will handle it. Bruce Liska presented an article from the newspaper that indicated that Code Enforcement will resolve the 13 open cases within the next 6 months.
  - B. Lois Jones reminds the Group members that their Form 700's are due no later than March 29<sup>th</sup>.
  - C. Kevin Barnard discussed the PLDO that the University Hgts property has been purchased by a private company who are very environmentally favorable, and have approached Escondido Creek Conservancy to review opportunities.
  - D. Mid Hoppenrath will attend the San Dieguito River Valley CAC to represent SDPG.
  - E. Lois Jones mentioned that there is a notice in the notebook of the release of the draft EIR for the County Housing Element and has requested a volunteer to take that project and report back to the Planning Group, for submittal of comments to the County before the deadline.
  - F. Bruce Liska reports that the appeal for re-determination of the Cal Fire fees has been denied. The fire district has taken action by filing a lawsuit objecting to this fee on behalf of the RSF Fire District constituents.
  - G. Bruce Liska discussed the problem of publication of the agendas. He requested that Jacqueline and Laurel investigate the opportunities with publications.
5. GENERAL PLANNING ITEMS:
  - A. **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.
  - B. **Community Plan Update:** Review of proposed draft changes to Community Plan for submittal of comments and corrections to DPLU. Advance Planner: Carl Stiehl, 858.694.2216; SDPG Planner: Lois Jones 760-755-7189
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **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: Don Willis (858) 481-6922

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***(This motion has been corrected to more accurately reflect the motion.)***

**MOTION** by Don Willis to approve as presented with following conditions: 1) increase the density of both the new and existing tree; 2) make sure ALL leaf socks on the tree (ALL participants) to maintain the camouflage of the receivers; 3) make sure the antennas are recessed minimum 15" into the foliage to camouflage the unsightly configuration of the antennas; 4) make annual inspections to maintain the appropriate visual value of the trees, including leaf density restored and other necessary maintenance to retain the integrity of the initial aesthetic value of the tree. Seconded: Lemarie

Ayes = 8

nos = 0

abstain = 1

Christenfeld

- 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 2-14-13**
- C. STP 3500-12-015 West end of Artesian Road, Rancho Santa Fe** – Submittal of site plan and boundary adjustment of one lot line on approximately 77.39 acres of land containing six existing legal parcels adjoining Artesian Road, previously created as part of PM 7270 in May 1978. This property is part of Santa Fe Valley Specific Plan. Applicant: RSF Holdings/contact: Wesley W. Pelzer 760-744-7125 / Planner: Laurel Lemarie (858) 756-2835 **Postponed to 2-14-13**
- D. P94-022W2; MUP Modification AT&T Mobility; Location: 9885 Orange Lane, Escondido 92029** – Modification of existing facility. Original 150 sf equipment area & 30; tall monopole with three 8' antennas & 6; high chain link fence. Modification will consist of removal of existing wooden pole & antennas and installation of equipment on existing water tank, including 12 total 8; panel antennas, 24 RRU's, 12 surge suppressors, 6 tower-mounted amplifiers, and 2 GPS antennas. Also 15' of FRP screening will be added to the water tower to the screen the antennas & equipment plus expansion of base station equipment area by approximately 60 sf. Applicant: AT&T Mobility, Doug Munson (619) 972-4944; Planning Group: Don Willis (858) 481-6922. **Continued from meeting of 1-3-2013. Postponed to 2-14-2013**
- E. Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'**; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Submittal of proposed Preferred Project of 42 dwelling units, with revised architectural elevations and floor plans, as well as an Alternative Project with a total of 39 dwelling units, with reduced grading and the same revised architectural elevations and floor plans, as the Preferred Project. The Visual, Noise and Air Quality Studies will be submitted on December 4, 2012. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333 **Postponed to 2-28-13**
- H. Proposed Roundabouts, Del Dios Hwy/Avenida Acacias, Rancho Santa Fe** – Draft Environmental Report. Review of project and draft EIR, public review period expires February 28, 2013. SDPG Planner: Lois Jones 760-755-7189 **Postponed to 2-14-13**
- Discussion ensued as to the community conversations that there are concerns about this project. RSF Association will have a meeting at the Garden club on February 7<sup>th</sup> to hold a public hearing for input from residents. The City of San Diego should also be conferred on their plans that may impact the traffic flow with this project. **Continued to 2-14-13**

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**G. PDS2012-AD 12-038 Moyer Second Dwelling Unit** – request for detached building to include 334 sf game room/pool room, 209 sf wine cellar, 548 sf tandem garage, and 1200 sf upstairs second dwelling unit. Property is 2 acres, zoned RR, APN 266-220-31. Applicant rep: Dena Gillespie, 760-632-1982, SDPG Planner: Laurel Lemarie, 858-756-2835 **Postponed to 2-14-13**

**H. STP13-001 Lennar Homes Faire Sky Way, QuietWood Lane & Silhouette Rd., Santa Fe Valley** – Site plan to establish “V” setbacks. APN 267-432-09 through 267-432-29. Applicant rep: Marsha Santry, Hunsaker & Assoc 949-349-8214, SDPG Planner: Ira Epstein 858-759-0255

**MOTION** by Ira Epstein to recommend approval of the setbacks as indicated on the submitted map. Seconded: Liska

Ayes = 10                      nos = 0                      abstain = 0

7. ADMINISTRATIVE MATTERS:

- A.** Consideration and comments on circulation mail
- B.** Future agenda items and planning
- C.** Vote for new member
- D.** Discussion and possible motion to request reduction of official member seats  
Conversation discussing the pros and cons of reducing the membership. Discussion will continue to next meeting.
- E.** Appointments to TAC, SDRP CAC – The Chair has appointed the following:
  - 1. Doug Dill will represent SDPG at TAC.
  - 2. Laurel Lemarie has offered to sit as the alternate at TAC.
  - 3. Mid Hoppenrath has offered to attend the SDRP CAC representing SDPG.
  - 4. No alternate has been appointed.

Meeting adjourned 8:35 pm.

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