

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

MAY 9, 2013

1. CALLED TO ORDER 7:08 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Clotfelter, Lemarie, Dill, Jones, Liska, Arsivaud-Benjamin, Epstein, Hoppenrath, Osborn
absent: Barnard
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 - A. Doug Dill asked whether items regarding TAC items should be agendized with motions & official position. Depending on the issues at hand, the items may be reported during the "REPORTS" area. Chairman Liska has requested we itemize the REPORTS portion of the Agenda to include TAC and San Dieguito River Valley CAC, which will allow a more concise list.
 - B. Lois Jones reports that we just received today from City of Escondido a request for comments on a major subdivision being built at Felicitas Road & Hamilton Avenue in the unincorporated Metro North area, and which also is being proposed to be annexed into the City of Escondido. The deadline for comments is May 22nd. Lois will draft comments to submit, which will be provided at the next meeting.
 - C. Ira Epstein commented that the residents from Fairbanks Ranch is expecting to have a presentation by the San Dieguito River Park on May 23rd, so even though the Parks & Rec and SDRVC are here tonight, we hope SDRVC will return to the next meeting.
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. **No action taken.**
 - B. **Community & General Plan Update** - Review of proposed draft changes for submittal of comments and corrections to DPLU. Advance Planner: Kevin Johnston, 858.694.3084; SDPG Planner: Lois Jones 760-755-7189 The subject covers:
 - the Introduction describes the GP Clean-Up purpose and process – p. 1-1, 1-2 (p. 8-9 in the pdf page counter)
 - brief text descriptions of the proposed Land Use Map changes are on p. 2-1 and 2-3 (11 & 13 in the pdf page counter)
 - page 3-2 and 3-3 (20 & 21 in the pdf page counter) have additional information on proposed Land Use Map changes (# of parcels, acreage, existing/proposed designations, estimates of change in potential dwelling units, descriptions of Land Use designations and zoning information links)
 - the community map of San Dieguito with proposed Land Use Map changes outlined is on p. 3-33 (p. 51 in the pdf page counter)
 - zoomed in maps of each proposed Land Use Map change for San Dieguito are on 3-34 through 3-37 (p. 52 – 55 in the pdf page counter)
 - proposed corrections/clarifications for countywide General Plan policies/references are on 4-1 through 4-6 (p. 69 – 74 in the pdf page counter)
 - proposed policy revisions for the Elfin Forest/Harmony Grove portion of the San Dieguito Community Plan are on 4-20 (p. 88 in the pdf page counter)

Presentation by Kevin Johnston on the clean up issues. Policy LU 1.1.4 – The changes are not acceptable because the wording is not strong enough. Suggestions for better language to include:

"commercial and industrial uses are inconsistent with the community character and intent of the community plan and should be strongly discouraged...." Elfin Forest Council letter also contains verbiage that would be better suited for this change.

Policy LU 1.8.1 – mitigation purchase should always fall within the planning area.

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Bob Citrano and Kevin Johnston will make revisions based on our suggestions and we will review at the next meeting.

- C. **County Parks & Recreation/Dept. of Public Works Proposed Community Pathway #35** – presentation for proposed Pathway #35 for San Dieguito Community Trails & Pathways Plan. SD Co. Planner: Mark Massen, 858-966-1351 Jill Bankston made a presentation on this proposed trail. Mark Massen introduced himself and is our newly appointed Parks & Rec representative regarding PLDO funds, in addition to all activities in this area. Pathway 35 is the proposed link in the Coast-to-Crest rail to help connect through Fairbanks Ranch to the City border, up to Santa Luz. Concerns regarding the speed of the automobile traffic along this same road was brought up. The County should look very carefully at the impact of this proposed use. This proposed link is more practical than along the river, which is all private properties. Chair Liska also points out that the Fire Station has opened, for emergency use, the access to San Dieguito Road past Helen Woodward westbound. Chair Liska recommends we wait to May 23rd to allow the Fairbanks Ranch residents and other property owners adjacent to this proposed link to hear the proposal before we take official position, when Susan Carter from The SDRV JPA will be on agenda. **Continued to 5-23-2013**
- D. **San Dieguito River Park** – Presentation by Susan Carter updating the activities, funding, and trail planning. A large missing link is within the SDPG area, and consists of several planned segments. **Scheduled for May 23, 2013 – 7:30 time certain.**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed until further notice.**
- B. **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. **Postponed to 5-23-2013**
- C. **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 5-23-2013**
- D. **SP13-001, GPA13-001, STP13-003, TM5575, REZ13-001, ER13-08-002 Eden Hills Valiano** located in Eden Valley at Mt. Whitney & Country Club Lane; APN#232-013-01,02,03, 232-020-55, 232-492-01, 232-500-18thru23, 235-031-41 Request for tentative map approval, general plan amendment to accommodate the change in land use for a 5-neighborhood development. Applicant contact: Melissa Krause of Integral Communities, for Eden Hills Property Owner, LLC, 760-944-7511; County Planner: Beth Ehsan, 858-694-3103; SDPG Planner: Kevin Barnard 858-688-1700 **Postponed Until Further notice.**
- E. **Cielo De Lusardi 3100-5456 (TM5456 RPL2), 3100-11-031 (P11-031); part of the Rancho Cielo Specific Plan, three contiguous parcels totaling 270 acres, consists of 18 dwelling units and 19 multi-family dwelling units located west of Del Dios Highway**, with access by streets Via Dora, Cerro Del Sol, and Via Rancho Cielo. Lots 1 - 18 with 18 single family DUs are APN 265-300-02 and APN 265-300-03; Condominium Lot 9 with 19 DUs is 9.40 acres, APN 265-300-05. Project Owner: Lavendar Hill Ranch LLC, and Cielo 182 LLC, (760) 744-3133; Applicants Name: Matt Simmons, (760) 471-2365; DPLU Project Manager: Larry Hofreiter, (858) 694-8846; SDPG Planner: Doug Dill, (760) 736-4333. Doug Dill reviewed the minor plan changes to meet the hydrology and drainage changes to the previously approved project. No action taken.
- F. **PDS2013-STP-13-007 Establish setbacks for Lot#304, The Crosby Estates located at 7530 Top O' The Morning Way**, apn#267-210-10-00. 2-story single family residence with 4-car garage. Applicant Contact: Scott

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Grunst, representing Barbara & Kevin Hunter, (858) 571-1799; PDS Planner, Don Kraft, (858)694-3856; SDPG Planner: Ira Epstein (858) 759-0255

MOTION by Ira Epstein to recommend approval of setbacks of 20' front and rear, and 10' sideyards. Seconded: Christenfeld.
Ayes = 9 nos = 0 abstain = 1

G. PDS2013-AD-13-007 – Administrative permit application for 1,231 sf guest living quarters and 89 sf rec room. Located at 17109 Paseo Hermosa (& San Dieguito Rd), Solana Beach, CA 92075 APN 269-181-03-00. Applicant Contact: Steven Barger for William Bradley 760-743-4217; County Planner: Don Kraft 858-694-3856; SDPG Planner: Mid Hoppenrath (760) 747-1145

MOTION by Mid Hoppenrath to recommend approval of the project as presented in their March 14 set of plans, with the understanding that the drainage issue discussed at the Planning Group meeting March 14th has been adequately resolved. Seconded: Epstein
Ayes = 10 nos = 0 abstain = 0

H. Request for 2 hour time-limit parking at 14800 De La Valle Place (De La Valle Place from Via de la Valle northerly to end of County-maintenance (250 feet) directly between the Polo Plaza, LLC c/o RB General, LLC owned buildings located at west 3702-east 3790 Via De La Valle). Applicant: Roger Boesky (858) 523-1100; PDS Planner: Maria Lopez 858-694-3845; SDPG Planner: Don Willis 858-481-1535

MOTION by Don Willis to recommend approval of proposed time limit parking zone on both sides of de la Valle Place from Via de la Valle northerly to end of county-maintenance.
Ayes = 10 nos = 0 abstain = 0

I. REQUEST FOR WAIVER OF 'D' DESIGNATOR located at 15823 Via de Santa Fe, Rancho Santa Fe, APN 269-071-42-00. Applicant: Rabie Mikha for Mees Family Trust, 619-729-5953; PDS Planner: Mike Johnson 858-694-3429; SDPG Planner: Chaco Clotfelter 858-342-3050 **Postponed to 5-23-2013**

7. ADMINISTRATIVE MATTERS:

A. Community Reports

1. 4-S Ranch Pkwy between Dove Creek Rd. & Cross Stone Drive parking prohibition because parked vehicles, impede northbound traffic. Proposed change is supported by the Planning Group.
2. no other community reports submitted.

B. Consideration and comments on circulation mail

B. Future agenda items and planning

C. Vote for new members

C. County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 10:10 p.m.

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